# *RESOLUTION R-9-11*

FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENTS AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY.

Introduced by Alderman Taylor.

*WHEREAS,* the Common Council of the City of Menasha, Wisconsin, held a Public Hearing at the Council Chambers in the City Hall at 6:00 p.m. on March 7, 2011, for the purpose of hearing all interested persons regarding the listed improvements in the following area:

A. Improvements
   1. Sewer, Water and Streets (unsold lots in Woodland Hills)
   2. 4" Asphalt Pavement
   3. Concrete Curb and Gutter
   4. Concrete Walk
   5. Street Trees
   6. Various Associated Items

B. Location of Improvements
   1. Ribblesdale Subdivision
   2. Woodland Hills Subdivision

*NOW, THEREFORE, BE IT RESOLVED* by the Common Council of the City of Menasha as follows:

1. That the report of the Board of Public Works pertaining to the construction of the described public improvements, including plans and specifications, is, therefore and hereby, reaffirmed.

2. That payment for said improvements be made by assessing the applicable costs to the property benefited as indicated in said report.

3. The schedule of assessments made under the police power, and the amount assessed against each parcel, are true and correct and are hereby confirmed.

4. That the assessment for all projects included on said report is a single assessment.

5. That the assessment against any parcel shall be paid in accordance with Section 3-2-14 of the Menasha Municipal Code.

6. The City Clerk is directed to publish this resolution in the Official Newspaper of the City.

7. The Clerk is further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll and whose post office address is known or can, with diligence, be ascertained.

Passed and approved this ____ day of _____, 2011.

_____
Donald Merkes, Mayor

ATTEST: _____
Debbie A. Galeazzi, City Clerk

Menasha

# Memorandum

DATE: March 3, 2011

TO: Menasha Common Council

FROM: Mark Radtke, Director of Public Works MR

RE: Final Resolution for Special Assessments in Woodland Hills and Ribblesdale Subdivisions

Subsequent to notifying the property owners of the public hearing regarding proposed special assessments for street and walk improvements in Woodland Hills and Ribblesdale subdivisions, we have received several phone calls and emails concerning the proposed concrete sidewalk construction portion of this project. As proposed, walks are planned to be installed along the west side of Kernan Avenue and the south side of Woodland Hills Drive.

The original plan for Woodland Hills Subdivision included an 8' wide bike and pedestrian trail along one side of Kernan Avenue and Woodland Hills Drive. A few years ago, when the City was pursuing grant funding for the trail, meant to be an extension of the Friendship Trail, the neighborhood strongly objected to the concept of a trail system running along homeowners' front yards so the trail concept was changed to a more typical walk arrangement, which seemed to be somewhat better accepted by the owners.

Kernan Avenue is classified a collector street as it functions to distribute traffic between Manitowoc Road and Hwy 10/114, one of only three connected north-south routes in a two mile stretch from Oneida Street to CTH LP. Because of the increased traffic, I feel it is important to remove the pedestrians from the street pavement carrying that traffic. Additionally, Woodland Hills Drive will ultimately extend westerly to connect with existing and future residential development farther west. Again, that street will be an important east-west traffic corridor as there are no other planned continuous east-west routes other than Manitowoc Road and Hwy 10/114 in this area. That is the basis for including the walks along Kernan Avenue and Woodland Hills Drive. Included in the packet are excerpts from Menasha's Comprehensive Plan which further define the City's objectives relative to mobility and alternate modes of transportation.

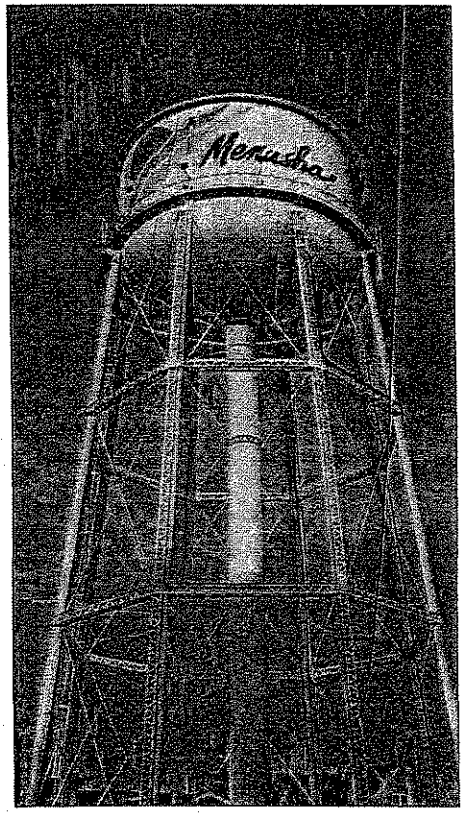
Because current sidewalk installation policy makes it unlikely walks would be constructed anywhere else in these two subdivisions, the walk is proposed to be assessed equally on an area wide, per lot basis throughout the two subdivisions. City Attorney Captain has advised me that an area wide assessment, in which all properties within the designated area are assessed for a particular improvement, is allowed by law. The reason we chose to recommend an area wide assessment for the sidewalk is that the current City sidewalk policy does not require walks on local residential streets such as Whistling Swan Court or Trumpeter Swan Lane, the premise being that all neighboring properties would derive some benefit from the construction of the sidewalk on the two streets.

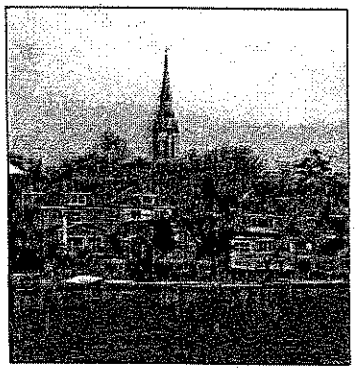
Also included in the packet are copies of emails from property owners who could not attend the public hearing and wanted their input considered prior to action on the final resolution. Additionally, we have included a copy of the special assessment report and the cover letter that was submitted with the report to each of the affected property owners.

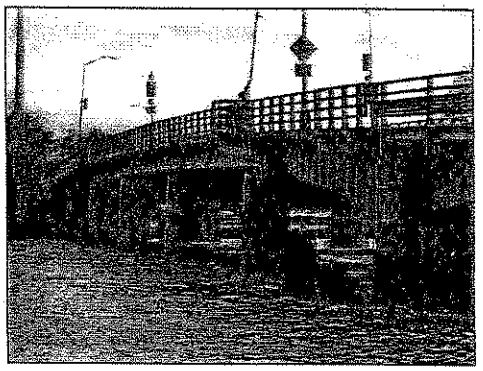
Report

# City of Menasha Year 2030 Recommended Comprehensive Plan

May 2008





Foth

## 3.6 Transit

Valley Transit is owned and operated by the City of Appleton. It operates in the following jurisdictions: the cities of Appleton, Kaukauna, Menasha and Neenah; the towns of Buchanan, Grand Chute and Menasha; and the villages of Kimberly and Little Chute.

Valley Transit has two routes within the City of Menasha (Routes 30 and 1). Route 30 is an hourly route which runs from the Valley Transit bus terminal to Wisconsin Avenue in the City of Neenah. Within Menasha, this route runs from the corner of Valley Road and Appleton Road to Doty Island including a loop inside the city. Route 1 runs half-hourly during peak hours, and hourly during non-peak hours. This route serves Midway Road, including UW-Fox Valley, and Appleton Road, including Shopko Plaza and Goodwill Industries, within the City of Menasha.

Fares for Valley Transit are $1.50, $.075 for seniors and disabled people, and children under the age of four travel free. Reduced fares for multi trip options include Day Pass ($4.00), a 10-Ride Ticket ($13.00), and 10-Ride Senior/Disabled Ticket (7.50).

Fares and other operating revenues (including Menasha's) may require substantial adjustments due to possible reductions in federal operating cost subsidies. Under current federal funding policy guidelines, federal assistance for operating costs would be markedly reduced after the Fox Cities Urbanized Area reaches a population of 200,000. This is expected to occur with the 2010 decennial census. Valley Transit is pursuing avenues to change federal funding guidelines to soften or eliminate the fiscal effects of reaching the 200,000 population threshold. It is also pursuing alternative revenue sources, including the formation of a Regional Transit Authority, to mitigate the impacts of reaching the 200,000 threshold if the funding guidelines are not changed. As the city moves forward in its future transportation planning, efforts should be made for regional collaboration to maintain or increase existing levels of service.

### Transportation for Persons with Disabilities

Specialized public transportation, referred to as para transit, provides services to the elderly, disabled, and other persons with similar needs for more accessible vehicles. Valley Transit II serves those who meet the ADA guidelines for para transit eligibility. This service operates on the same schedule as fixed-route operations within ¾ mile of the fixed routes. It also is in operation 7:30 a.m.-2:00 p.m. on Sunday.

Taxi service is available in Menasha and other Fox Cities communities. There is also a volunteer transportation service coordinated through the Calumet County Senior Resources Center that links volunteer drivers with people in need on a request basis.

## 3.7 Pedestrian and Bicycle Corridors

Non-motorized travel is an integral part of the total transportation picture. Many people rely on walking and biking for travel from their homes to work, school, or shopping. For the elderly, children, and those who are disabled, having safe and convenient pedestrian facilities is often

essential to daily activities. Creation and maintenance of these safe corridors is a priority for the City of Menasha.

The City has an established sidewalk policy which requires sidewalks on both sides of all arterial and collector streets, with installation taking place at the time the streets are constructed to urban sections. Sidewalks are also mandatory on streets with higher densities and ADT is greater than 500 vehicles per day. Exceptions may be granted for newly platted subdivisions if the subdivision meets certain special circumstances.

The City of Menasha has a system of trails which includes the State Friendship Trail, on-street bike routes, and off-street trails.

The Friendship Trail includes the recently completed Trestle Trail which spans Little Lake Butte des Morts and connects the City and the Town of Menasha. The trail features a unique lift bridge over the Menasha lock. The 1,600-foot long, lighted pedestrian bridge is the longest in Wisconsin and includes a center pavilion area with seating and several fishing platforms along the way. At its western end, the Trestle Trail meets the Friendship Trail at Fritse Park in the Town of Menasha. Currently, on the western end, it runs from Fritse Park eight miles to the Wiouwash Trail. On the eastern edge the trail follows Broad Street, First Street, goes along Jefferson Park and Heckrodt Wetland Reserve and ends at the intersection of Plank Road and State Highway 10. It is anticipated that the trail will soon extend east to High Cliff State Park. When completed the Friendship Trail will extend for 110 miles and connect a number of existing trails together linking Stevens Point and Manitowoc.

On the western side of the city an on-street bike route runs from Doty Island, across the Friendship Trail, and continues north along Tayco Street, 9$^{th}$ Street, Racine Street and Valley Road. This route terminates at STH 47. On the eastern side of the city there is an off-street trail on Province Terrace which runs from Midway Road south to the Menasha Conservancy. There is also an off-street trail in Lake Park Villas.

The city is currently working to expand the system of on and off road trails with an emphasis on connectivity between neighborhoods, parks, and services. The following projects have been identified as priorities:

- The extension of the Province Terrace Trail to the Friendship Trail on USH 10/Oneida Street.
- Land acquisition and design of the Friendship Trail from USH 10/Oneida Street to High Cliff State Park.
- Continued planning and development of the city's trail system.

Refer to Map 3-2 to see the locations of paths and trails in the City of Menasha.

## 3.11 Transportation Focus Group

A focus group was held with the City of Menasha on January 12, 2006, which covered transportation issues. Attendees included representatives from the City of Menasha, WDOT, Winnebago and Calumet Counties, private/non-profit interest groups, Valley Transit, Canadian National Rail, UW Extension, ECWRPC, and neighboring municipalities. Information gathered at this meeting covered in part: strengths and weaknesses of the current transportation system, future anticipated needs, and anticipated challenges.

For a summary of questions asked and data gathered at this meeting please refer to Appendix B of this document.

## 3.12 Transportation Goals and Objectives

Following are the goals and objectives developed by the City of Menasha regarding transportation.

***Goal: Provide a safe, efficient, and cost effective transportation system for the movement of people and goods.***

*Objectives*

1. Balance competing community desires (i.e., scenic beauty, direct highway access, etc.) with the need to provide for safe roads, intersections, interchanges, rail crossings, and other transportation features.

2. Mitigate hazards at high accident locations.

3. Require safe locations and designs for driveway access onto local public roadways.

4. Require developers to bear an equitable share of the costs for the improvement or construction of transportation system infrastructure and services (road, bike paths, sidewalks, public transportation, etc.) needed to serve development.

5. Where feasible, direct development to areas of existing infrastructure capable of managing new development or redevelopment.

6. Coordinate the location of new road infrastructure with Area Development Plans and utilities.

7. Monitor the effectiveness of existing, and enhance opportunities for new shared service agreements for providing local road development and maintenance.

8. Improve deficient roadways and other transportation systems.

9. Work to achieve a traffic circulation network that conforms to the planned functional classification of roadways.

10. Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.

11. Direct truck traffic to appropriate routes and coordinate routes with adjoining jurisdictions.

12. Maintain existing public parking facilities and monitor the need for additional facilities.

13. Ensure that the transportation needs of the physically challenged are met.

14. Support regular fixed commercial air service.

***Goal: Support and promote the development and use of multiple modes of transportation.***

***Objectives***

1. Make bicycling and walking viable, convenient, and safe transportation choices in the community.

2. Continue the provision of both fixed route and demand response transportation services.

3. Improve pedestrian facilities to better accommodate people with disabilities (i.e., curb cuts, minimizing inclines and slopes of sidewalks, ensuring sidewalk connectivity, and increasing signal times at crossings, etc.).

4. Support the development of convenient and affordable transit options.

5. Promote the use and development of alternative forms of transportation as a positive, viable choice.

***Goal:*** Incorporate energy conservation principles in transportation facility design and services.

***Objectives***

1. Design Streets and Highways to promote the free flow of traffic.

2. Design streets to minimize heat islands.

3. Use design of streets, neighborhoods, destination points and subdivisions to facilitate multi-modal transportation.

4. Encourage the use of design techniques that minimize hard surfaces where possible.

## 3.13 Transportation Policies and Recommendation

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies and recommendations that direct action using the words "will" or "shall" are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies and recommendations that direct action using the word "should" are advisory and intended to serve as a guide.

1. The PASER (Pavement Service and Evaluation Rating System) shall be utilized to bi-annually update the 5-year Road improvement Program, including funding sources and priorities for identified improvement projects.

2. Area Development Plans may be required as part of the submittal of any residential development plans (i.e., subdivisions). This will allow the community to assess the future connection and traffic flow impacts on surrounding properties.

3. The city shall install planned bicycle and pedestrian facilities during road construction in new developments.

4. The community will consider bicycle and pedestrian safety needs when new roads are proposed or when roadway improvements are made.

5. Through and Loop street systems shall be encouraged to promote traffic circulation within and between neighborhoods.

6. The city shall update its list of designated heavy truck routes.

7. All proposed access to local roads shall require an access permit.

8. Developers shall bear an equitable share of the costs for improvements and extensions to the transportation network.

9. Street design standards (intersection design, signal phasing, roadway width) shall give priority to and enhance the safety of pedestrians and non-motorized traffic and minimize conflict with motorists. Priority for installation or construction should be given to those routes that are used by school children, senior citizens, physically challenged persons and/or commuters.

10. Transportation related issues which have impact neighboring communities will be discussed and evaluated considering input from East Central Wisconsin Regional Planning Commission and the Wisconsin Department of Transportation as necessary.

11. Residential development proposals will be designed to include an efficient system of internal circulation and interconnectivity for all vehicles, non-motorized traffic and pedestrians including the provision for external collector streets, on-street bike lanes,

sidewalks, and trails where applicable, to feed all traffic onto external arterial roads and highways.

12. The existing road network and public facilities and services will be utilized to accommodate new development to the maximum extent possible.

13. Whenever feasible, promote the separation of truck and through-traffic from local traffic and reroute truck traffic around the community as much as possible.

14. Actively pursue all available funding, especially federal and state sources, for needed transportation facilities. Funding for multimodal facilities should be emphasized.

15. The community shall protect the visual quality of major community thoroughfares by requiring all development and redevelopment along these entry corridors to include site plan and design review. Streets shall be designed and located in such manner as to maintain and preserve natural topography, cover, significant landmarks, and trees, and to preserve views and vistas.

16. Require pedestrian facilities as land is developed based on standards for the street classification and community needs.

17. Continue to support public transportation and para transit initiatives.

18. Participate in planning initiatives evaluating future public transportation programs and funding options.

19. Ensure that the transportation needs of the physically challenged are met.

20. The city shall participate in regional transportation system planning.

21. Promote maintenance and expansion of fixed route air carrier service.

22. Limit the use of stop signs and traffic control signals to intersections where MUTDC warrants are met and engineering studies conclude that installing such signs or devices will improve the overall safety and/or operation of an intersection.

23. Utilize roundabouts as an alternative to stop signs or traffic signals wherever practicable.

24. Employ traffic calming measures as an alternative to stop signs or traffic signals wherever feasible.

25. Coordinate traffic signal cycles wherever feasible.

26. The city should engage in transportation planning to ensure that the needs of the citizens of the city are being met.

27. The city should obtain data related to type of vehicle involved accidents (automobile, motorcycle, bicycle) and if the accident involved pedestrians. This data will allow the city to analyze the types of accidents that occur and look towards finding site-specific solutions that will minimize future accidents.

28. Encourage the use of the Safe Routes to School Programs when appropriate.

## 3.14 Transportation Programs and Resources

The following programs and resources are currently utilized by the city or are available for use by the city to implement the goals, objectives, policies, and recommendations identified.

Fox River Navigational System Authority

The Fox River Navigational System Authority (FRNSA) was created in 2001 by the State Legislature to facilitate the transfer and rehabilitation of the lower Fox River locks from the U.S. Army Corps of Engineers. The mission of the FRNSA is to serve the citizens of the Fox River area and the state by rehabilitating, maintaining, developing and operating the navigational system to:

- Promote tourism and recreational use of the navigational system; and
- Maintain and improve the scenic, physical, historic and environmental character of the navigational system.

Local Roads Improvement Program (LRIP)
Established in 1991, the Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. A reimbursement program, LRIP pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Three additional discretionary programs (CHIP-D, TRIP-D and MSIP-D) allow municipalities to apply for additional funds for high-cost road projects. For more information contact the WDOT.

Pavement Surface Evaluation and Rating (PASER)
PASER is a simple method of rating asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5, based on visual inspection. PASER manuals and a video explain how and why roads deteriorate, and describe proper repair and replacement techniques. PASER ratings can be put into PASERWARE, an easy to use pavement management software. PASERWARE helps to inventory roads and keep track of their PASER ratings and maintenance histories. It also helps to prioritize road maintenance and improvement needs, calculate project costs, evaluate the consequences of alternative budgets and project selection strategies, and communicate those consequences to the public and local officials. Both PASER and PASERWARE are available from the University of Wisconsin's Transportation Information Center at no charge. The Center also offers free training courses.

Menasha

February 25, 2011

RE: Proposed Street Construction Project – Special Assessment Hearing Notice

Dear Menasha Property Owner,

The City of Menasha is proposing the completion of the streets within Ribblesdale Subdivision and the north half of Woodland Hills Subdivision. This will include work on Kernan Avenue from the roundabout at Woodland Hills Drive to the north corporate limits, Trumpeter Swan Lane, Whistling Swan Court, and Woodland Hills Drive. The proposed improvements include construction of a new 4" asphalt pavement with concrete curb and gutter, installation of street trees, and construction of a concrete sidewalk **only** along the west side of Kernan Street and the south side of Woodland Hills Drive.

**Construction Item Details**

Work will consist of the following work items:

- Installation of pavement underdrains at all storm sewer inlets (City crews)
- Pulverize and grade the existing asphalt pavement and gravel base (Contractor/City)
- Installation of concrete curb and gutter (Contractor)
- Paving of new 4" thick asphalt pavement (City crews)
- Installation of concrete walk along west side of Kernan Avenue and south side of Woodland Hills Drive (Contractor)
- Restoration of disturbed driveway aprons (restore with like material) (Contractor/City)
- Restoration of disturbed terrace areas (topsoil, seed, and mulch) (Contractor)

It is expected this work will commence in May and will be completed in approximately eight weeks. We will allow access to the street fronting your home during all non-work hours; however, there will be a period of time when you will not be able to access your driveway due to the installation of the concrete curb or walk.

The City will replace the disturbed section of your driveway apron with the same material at no cost to you, meaning if you have a gravel apron, we will replace with gravel, asphalt with asphalt, etc. Many homeowners choose to install permanent driveway aprons at the time of this street construction. If you wish to upgrade your driveway section at this time (gravel to asphalt or asphalt to concrete), you may contract with the City for asphalt or with your contractor of choice for concrete. Many times the concrete contractor for the City project will provide prices for the homeowners wishing to construct concrete driveway aprons.

As stated previously, concrete walk is being proposed for only the west side of Kernan Avenue and the south side of Woodland Hills Drive. When this subdivision was developed an eight foot wide bike and pedestrian trail was proposed for these same sections of street. The trail proposal was rejected by the Common Council after hearing from homeowners in the subdivision. We still feel there is a need for an off street facility for pedestrians to enhance safety and neighborhood connectivity, thus the proposed concrete walk.

**Special Assessment Process**

The City of Menasha policy prescribes special assessments against benefitting properties for all new public improvements. The normal assessment procedure bases the assessments on the property's front footage along the street right of way. Enclosed you will find the preliminary assessments for your property including assessments for the street, street trees, concrete walk and associated items. The City's current sidewalk policy would not require sidewalks along Trumpeter Swan Lane and Whistling Swan Court so we have recommended that each property within the entire assessment area be assessed on a per lot basis for the proposed walk along the west side of Kernan Avenue and the south side of Woodland Hills Drive. It is our belief that these walks will benefit all residents of the two subdivisions.

As stated, the enclosed assessments are preliminary assessment estimates. The final assessment will be based on actual project expenses, but cannot exceed these preliminary assessments. The City's assessment policy allows the deferral of assessment payments for any assessment exceeding $2,500. For this project, all proposed assessments exceed $2,500 so you will all have the option of deferring your assessments for five years with no penalty and no interest charged. Following the initial five year period, you may choose to pay the balance in installments over an additional five years, with interest charged at a rate of 1% over the rate at which the City borrowed the project funds. To my knowledge the five year deferral is a provision no other area municipality offers.

**Special Assessment Public Hearing Information**

Enclosed is a notice of Public Hearing from the City Clerk's office with the public hearing information details if you wish to provide input to the Common Council prior to their deliberations and action on the final assessment resolution. If you are unable to attend this hearing, but wish to provide comments, you may contact the Mayor or members of the Common Council prior to the hearing date.

Should you have any questions regarding any aspect of the proposed project or assessment process, please contact the Public Works Director, Mark Radtke via telephone or email.

Phone: 920/967-3610
Email: mradtke@ci.menasha.wi.us

Thank you for your patience during these past few years while awaiting the construction of the final pavement and curb and gutter in your neighborhood.

Enclosure

C: Mayor Merkes
Common Council

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| **Woodland Hills** | | | | | | | | |
| 7-00699-75 | 2505 Gosling Way<br>Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive<br>Appleton, WI 54915 | 1st Addition to Woodland Hills Lot 75 | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 1 | | | | | | | | $24,900.00 |
| 7-00699-76 | 2509 Gosling Way<br>Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive<br>Appleton, WI 54915 | 1st Addition to Woodland Hills Lot 76 | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 2 | | | | | | | | $24,900.00 |
| 7-00699-77 | 2513 Gosling Way<br>Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive<br>Appleton, WI 54915 | 1st Addition to Woodland Hills Lot 77 | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 3 | | | | | | | | $24,900.00 |
| 7-00700-01 | 2365 Woodland Hills Drive<br>Menasha, WI 54952 | Danial P. Ferris<br>Cynthia A. Ferris | 816 S. Midpark Drive<br>Appleton, WI 54915 | Woodland Hills Lot 1 | 4" Asphalt Pavement | $29.50 | 141.78 | $4,182.51 |
| | | | | | Concrete Curb & Gutter | $16.00 | 141.78 | $2,268.48 |
| | | | | | Street Tree | $1.00 | 141.78 | $141.78 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 141.78 | $708.90 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 4 | | | | | | | | $8,051.67 |
| 7-00700-02 | 2373 Woodland Hills Drive<br>Menasha, WI 54952 | Thomas E. Potter<br>Jennifer R. Potter | 2701 Schaefer Circle<br>Appleton, WI 54915 | Woodland Hills Lot 2 | 4" Asphalt Pavement | $29.50 | 112.01 | $3,304.30 |
| | | | | | Concrete Curb & Gutter | $16.00 | 112.01 | $1,792.16 |
| | | | | | Street Tree | $1.00 | 112.01 | $112.01 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 112.01 | $560.05 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 5 | | | | | | | | $6,518.52 |
| 7-00700-03 | 2381 Woodland Hills Drive<br>Menasha, WI 54952 | William Christopher Kwasny<br>Cecilia B. Kwasny | 2381 Woodland Hills Drive<br>Menasha, WI 54952 | Woodland Hills Lot 3 | 4" Asphalt Pavement | $29.50 | 112.01 | $3,304.30 |
| | | | | | Concrete Curb & Gutter | $16.00 | 112.01 | $1,792.16 |
| | | | | | Street Tree | $1.00 | 112.01 | $112.01 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 112.01 | $560.05 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 6 | | | | | | | | $6,518.52 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-04 | 2389 Woodland Hills Drive<br>Menasha, WI 54952 | Timothy R. Dutter<br>Kristine M. Dutter | 2389 Woodland Hills Drive<br>Menasha, WI 54952 | Woodland Hills<br>Lot 4 | 4" Asphalt Pavement | $29.50 | 106.92 | $3,154.14 |
| | | | | | Concrete Curb & Gutter | $16.00 | 106.92 | $1,710.72 |
| | | | | | Street Tree | $1.00 | 106.92 | $106.92 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 106.92 | $534.60 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 7 | | | | | | | | $6,256.38 |
| 7-00700-05 | 2397 Woodland Hills Drive<br>Menasha, WI 54952 | Robert J. Schleinz<br>Lisa A. Schleinz | 3616 Aschen-Puttel<br>Appleton, WI 54915 | Woodland Hills<br>Lot 5 | 4" Asphalt Pavement | $29.50 | 117.10 | $3,454.45 |
| | | | | | Concrete Curb & Gutter | $16.00 | 117.10 | $1,873.60 |
| | | | | | Street Tree | $1.00 | 117.10 | $117.10 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 117.10 | $585.50 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 8 | | | | | | | | $6,780.65 |
| 7-00700-06 | 2405 Woodland Hills Drive<br>Menasha, WI 54952 | Thomas C. Marlborough<br>Christine D. Marlborough | 2405 Woodland Hills Drive<br>Menasha, WI 54952 | Woodland Hills<br>Lot 6 | 4" Asphalt Pavement | $29.50 | 137.36 | $4,052.12 |
| | | | | | Concrete Curb & Gutter | $16.00 | 137.36 | $2,197.76 |
| | | | | | Street Tree | $1.00 | 137.36 | $137.36 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 137.36 | $686.80 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 9 | | | | | | | | $7,824.04 |
| 7-00700-07 | 2413 Woodland Hills Drive<br>Menasha, WI 54952 | Christopher B. Bohne<br>Mary A. Bohne | 2413 Woodland Hills Drive<br>Menasha, WI 54952 | Woodland Hills<br>Lot 7 | 4" Asphalt Pavement | $29.50 | 130.72 | $3,856.24 |
| | | | | | Concrete Curb & Gutter | $16.00 | 130.72 | $2,091.52 |
| | | | | | Street Tree | $1.00 | 130.72 | $130.72 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 130.72 | $653.60 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 10 | | | | | | | | $7,482.08 |
| 7-00700-08 | 2421 Woodland Hills Drive<br>Menasha, WI 54952 | Frederick J. Neuberger<br>Kathryn A. Neuberger | 429 Commonwealth Dr.<br>Ft. Atkinson, WI 53538 | Woodland Hills<br>Lot 8 | 4" Asphalt Pavement | $29.50 | 138.24 | $4,078.08 |
| | | | | | Concrete Curb & Gutter | $16.00 | 138.24 | $2,211.84 |
| | | | | | Street Tree | $1.00 | 138.24 | $138.24 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 138.24 | $691.20 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 11 | | | | | | | | $7,869.36 |
| 7-00700-16 | 868 Kernan Avenue<br>Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive<br>Appleton, WI 54915 | Woodland Hills<br>Lot 16 | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 12 | | | | | | | | $24,900.00 |
| 7-00700-17 | 809 Kernan Avenue<br>Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive<br>Appleton, WI 54915 | Woodland Hills<br>Lot 17 | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 13 | | | | | | | | $24,900.00 |
| 7-00700-19 | 841 Kernan Avenue<br>Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive<br>Appleton, WI 54915 | Woodland Hills<br>Lot 19 | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 14 | | | | | | | | $24,900.00 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-28 | 985 Kernan Avenue<br>Menasha, WI 54952 | Frederick J. Neuberger<br>Kathryn A. Neuberger | 429 Commonwealth Dr.<br>Ft. Atkinson, WI 53538 | Woodland Hills<br>Lot 28 | 4" Asphalt Pavement | $29.50 | 141.59 | $4,176.91 |
| | | | | | Concrete Curb & Gutter | $16.00 | 141.59 | $2,265.44 |
| | | | | | Street Tree | $1.00 | 141.59 | $141.59 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 141.59 | $707.95 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 15 | | | | | | | | $8,041.89 |
| 7-00700-29 | 1001 Kernan Avenue<br>Menasha, WI 54952 | Joseph Finian Flood<br>Kathleen M. Flood | 1201 N. Hawthorne Drive<br>Appleton, WI 54915 | Woodland Hills<br>Lot 29 | 4" Asphalt Pavement | $29.50 | 182.44 | $5,381.98 |
| | | | | | Concrete Curb & Gutter | $16.00 | 182.44 | $2,919.04 |
| | | | | | Street Tree | $1.00 | 182.44 | $182.44 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 182.44 | $912.20 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 16 | | | | | | | | $10,145.66 |
| 7-00700-30 | 2449 Whistling Swan Court<br>Menasha, WI 54952 | Paul F. Ziemer<br>Karen J. Ziemer | 2449 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 30 | 4" Asphalt Pavement | $29.50 | 119.96 | $3,538.82 |
| | | | | | Concrete Curb & Gutter | $16.00 | 119.96 | $1,919.36 |
| | | | | | Street Tree | $1.00 | 119.96 | $119.96 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 119.96 | $599.80 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 17 | | | | | | | | $6,927.94 |
| 7-00700-31 | 2457 Whistling Swan Court<br>Menasha, WI 54952 | Jon M. Bjelde<br>Lori A. Bjelde | 2457 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 31 | 4" Asphalt Pavement | $29.50 | 120.02 | $3,540.59 |
| | | | | | Concrete Curb & Gutter | $16.00 | 120.02 | $1,920.32 |
| | | | | | Street Tree | $1.00 | 120.02 | $120.02 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 120.02 | $600.10 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 18 | | | | | | | | $6,931.03 |
| 7-00700-32 | 2463 Whistling Swan Court<br>Menasha, WI 54952 | Jeffrey L. White<br>Linda A. White | 2463 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 32 | 4" Asphalt Pavement | $29.50 | 103.65 | $3,057.68 |
| | | | | | Concrete Curb & Gutter | $16.00 | 103.65 | $1,658.40 |
| | | | | | Street Tree | $1.00 | 103.65 | $103.65 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 103.65 | $518.25 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 19 | | | | | | | | $6,087.98 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-33 | 2471 Whistling Swan Court<br>Menasha, WI 54952 | Jay R. Fulkerson<br>Janet K. Fulkerson | 2471 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 33 | 4" Asphalt Pavement | $29.50 | 83.38 | $2,459.71 |
| | | | | | Concrete Curb & Gutter | $16.00 | 83.38 | $1,334.08 |
| | | | | | Street Tree | $1.00 | 83.38 | $83.38 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 83.38 | $416.90 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 20 | | | | | | | | $5,044.07 |
| 7-00700-34 | 2475 Whistling Swan Court<br>Menasha, WI 54952 | Dean J. Basten<br>Kim M. Basten | 2475 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 34 | 4" Asphalt Pavement | $29.50 | 100.28 | $2,958.26 |
| | | | | | Concrete Curb & Gutter | $16.00 | 100.28 | $1,604.48 |
| | | | | | Street Tree | $1.00 | 100.28 | $100.28 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 100.28 | $501.40 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 21 | | | | | | | | $5,914.42 |
| 7-00700-35 | 2479 Whistling Swan Court<br>Menasha, WI 54952 | Joseph P. Hardage | 2479 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 35 | 4" Asphalt Pavement | $29.50 | 122.77 | $3,621.72 |
| | | | | | Concrete Curb & Gutter | $16.00 | 122.77 | $1,964.32 |
| | | | | | Street Tree | $1.00 | 122.77 | $122.77 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 122.77 | $613.85 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 22 | | | | | | | | $7,072.66 |
| 7-00700-36 | 2483 Whistling Swan Court<br>Menasha, WI 54952 | John VanAbel | 2483 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 36 | 4" Asphalt Pavement | $29.50 | 122.00 | $3,599.00 |
| | | | | | Concrete Curb & Gutter | $16.00 | 122.00 | $1,952.00 |
| | | | | | Street Tree | $1.00 | 122.00 | $122.00 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 122.00 | $610.00 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 23 | | | | | | | | $7,033.00 |
| 7-00700-37 | 2487 Whistling Swan Court<br>Menasha, WI 54952 | Uecker Development, LLC | W4954 Highline Road<br>Kaukauna, WI 54130 | Woodland Hills<br>Lot 37 & Outlot 2 | 4" Asphalt Pavement | $29.50 | 128.57 | $3,792.82 |
| | | | | | Concrete Curb & Gutter | $16.00 | 128.57 | $2,057.12 |
| | | | | | Street Tree | $1.00 | 128.57 | $128.57 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 128.57 | $642.85 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 24 | | | | | | | | $5,871.36 |
| 7-00700-38 | 2491 Whistling Swan Court<br>Menasha, WI 54952 | William M. Engler<br>Laurie A. Engler | 2491 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 38 and Outlot 3 | 4" Asphalt Pavement | $29.50 | 78.07 | $2,303.07 |
| | | | | | Concrete Curb & Gutter | $16.00 | 78.07 | $1,249.12 |
| | | | | | Street Tree | $1.00 | 78.07 | $78.07 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 78.07 | $390.35 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 25 | | | | | | | | $4,770.61 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-39 | 2488 Whistling Swan Court<br>Menasha, WI 54952 | Timothy S. Moy<br>Lori S. Moy | 2488 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 39 | 4" Asphalt Pavement | $29.50 | 63.13 | $1,862.34 |
| | | | | | Concrete Curb & Gutter | $16.00 | 63.13 | $1,010.08 |
| | | | | | Street Tree | $1.00 | 63.13 | $63.13 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 63.13 | $315.65 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 26 | | | | | | | | $4,001.20 |
| 7-00700-40 | 2480 Whistling Swan Court<br>Menasha, WI 54952 | David J. Hoyer<br>Rachel A. Hoyer | 2480 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 40 | 4" Asphalt Pavement | $29.50 | 74.58 | $2,200.11 |
| | | | | | Concrete Curb & Gutter | $16.00 | 74.58 | $1,193.28 |
| | | | | | Street Tree | $1.00 | 74.58 | $74.58 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 74.58 | $372.90 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 27 | | | | | | | | $4,590.87 |
| 7-00700-41 | 2472 Whistling Swan Court<br>Menasha, WI 54952 | Ronald J. Schinker<br>Pamela S. Schinker | 2472 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 41 | 4" Asphalt Pavement | $29.50 | 193.32 | $5,702.94 |
| | | | | | Concrete Curb & Gutter | $16.00 | 193.32 | $3,093.12 |
| | | | | | Street Tree | $1.00 | 193.32 | $193.32 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 193.32 | $966.60 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 28 | | | | | | | | $10,705.98 |
| 7-00700-42 | 2464 Whistling Swan Court<br>Menasha, WI 54952 | Stephen R. Herbst<br>Kasey M. Herbst | 2464 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 42 | 4" Asphalt Pavement | $29.50 | 152.65 | $4,503.18 |
| | | | | | Concrete Curb & Gutter | $16.00 | 152.65 | $2,442.40 |
| | | | | | Street Tree | $1.00 | 152.65 | $152.65 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 152.65 | $763.25 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 29 | | | | | | | | $8,611.48 |
| 7-00700-43 | 2456 Whistling Swan Court<br>Menasha, WI 54952 | John M. Re<br>Jennifer A. Re | 2456 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 43 | 4" Asphalt Pavement | $29.50 | 104.36 | $3,078.62 |
| | | | | | Concrete Curb & Gutter | $16.00 | 104.36 | $1,669.76 |
| | | | | | Street Tree | $1.00 | 104.36 | $104.36 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 104.36 | $521.80 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 30 | | | | | | | | $6,124.54 |
| 7-00700-44 | 2448 Whistling Swan Court<br>Menasha, WI 54952 | Wilbur A. Sarino<br>Maria P. Sarino | 2448 Whistling Swan Court<br>Menasha, WI 54952 | Woodland Hills<br>Lot 44 | 4" Asphalt Pavement | $29.50 | 140.90 | $4,156.55 |
| | | | | | Concrete Curb & Gutter | $16.00 | 140.90 | $2,254.40 |
| | | | | | Street Tree | $1.00 | 140.90 | $140.90 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 140.90 | $704.50 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 31 | | | | | | | | $8,006.35 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-45 | 1017 Kernan Avenue<br>Menasha, WI 54952 | Steven C. Sadowski | 1017 Kernan Avenue<br>Menasha, WI 54952 | Woodland Hills<br>Lot 45 | 4" Asphalt Pavement | $29.50 | 159.99 | $4,719.71 |
| | | | | | Concrete Curb & Gutter | $16.00 | 159.99 | $2,559.84 |
| | | | | | Street Tree | $1.00 | 159.99 | $159.99 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 159.99 | $799.95 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 32 | | | | | | | | $8,989.49 |
| 7-00700-46 | 1025 Kernan Avenue<br>Menasha, WI 54952 | Amy Basten | 1025 Kernan Avenue<br>Menasha, WI 54952 | Woodland Hills<br>Lot 46 | 4" Asphalt Pavement | $29.50 | 120.22 | $3,546.49 |
| | | | | | Concrete Curb & Gutter | $16.00 | 120.22 | $1,923.52 |
| | | | | | Street Tree | $1.00 | 120.22 | $120.22 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 120.22 | $601.10 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 33 | | | | | | | | $6,941.33 |
| 7-00700-47 | 1033 Kernan Avenue<br>Menasha, WI 54952 | James E. Hickman | 1033 Kernan Avenue<br>Menasha, WI 54952 | Woodland Hills<br>Lot 47 | 4" Asphalt Pavement | $29.50 | 120.22 | $3,546.49 |
| | | | | | Concrete Curb & Gutter | $16.00 | 120.22 | $1,923.52 |
| | | | | | Street Tree | $1.00 | 120.22 | $120.22 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 120.22 | $601.10 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 34 | | | | | | | | $6,941.33 |
| 7-00700-48 | 1041 Kernan Avenue<br>Menasha, WI 54952 | Woodland Developments LLC | N319 Brezewood Drive<br>Appleton, WI 54915 | Woodland Hills<br>Lot 48 | 4" Asphalt Pavement | $29.50 | 109.36 | $3,226.12 |
| | | | | | Concrete Curb & Gutter | $16.00 | 109.36 | $1,749.76 |
| | | | | | Street Tree | $1.00 | 109.36 | $109.36 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 109.36 | $546.80 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| | | | | | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 35 | | | | | | | | $31,282.04 |
| 7-00700-49 | 2484 Whistling Swan Court<br>Menasha, WI 54952 | Uecker Development LLC | W4954 Highland Road<br>Kaukauna, WI 54130 | Woodland Hills<br>Lot 49 | 4" Asphalt Pavement | $29.50 | 185.30 | $5,466.35 |
| | | | | | Concrete Curb & Gutter | $16.00 | 185.30 | $2,964.80 |
| | | | | | Street Tree | $1.00 | 185.30 | $185.30 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 185.30 | $926.50 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 36 | | | | | | | | $10,292.95 |
| 7-00700-50 | 1048 Kernan Avenue<br>Menasha, WI 54952 | Jeremey A. Olmsted<br>Lori L. Olmsted | N9121 Kernan Avenue<br>Appleton, WI 54915 | Woodland Hills<br>Lot 50 | 4" Asphalt Pavement | $29.50 | 197.65 | $5,830.68 |
| | | | | | Concrete Curb & Gutter | $16.00 | 197.65 | $3,162.40 |
| | | | | | Street Tree | $1.00 | 197.65 | $197.65 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 197.65 | $988.25 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 37 | | | | | | | | $10,928.98 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-51 | 1032 Kernan Avenue<br>Menasha, WI 54952 | James H. Miner<br>Patricia G. Miner | 1032 Kernan Avenue<br>Menasha, WI 54952 | Woodland Hills<br>Lot 51 | 4" Asphalt Pavement | $29.50 | 95.00 | $2,802.50 |
| | | | | | Concrete Curb & Gutter | $16.00 | 95.00 | $1,520.00 |
| | | | | | Street Tree | $1.00 | 95.00 | $95.00 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 95.00 | $475.00 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 38 | | | | | | | | $5,642.50 |
| 7-00700-52 | 1016 Kernan Avenue<br>Menasha, WI 54952 | Brian R. Burmeister<br>Alexandra M. Burmeister | 1016 Kernan Avenue<br>Menasha, WI 54952 | Woodland Hills<br>Lot 52 | 4" Asphalt Pavement | $29.50 | 100.00 | $2,950.00 |
| | | | | | Concrete Curb & Gutter | $16.00 | 100.00 | $1,600.00 |
| | | | | | Street Tree | $1.00 | 100.00 | $100.00 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 100.00 | $500.00 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 39 | | | | | | | | $5,900.00 |
| 7-00700-53 | 1000 Kernan Avenue<br>Menasha, WI 54952 | Anubhuti Varma | 1000 Kernan Avenue<br>Menasha, WI 54952 | Woodland Hills<br>Lot 53 | 4" Asphalt Pavement | $29.50 | 161.02 | $4,750.09 |
| | | | | | Concrete Curb & Gutter | $16.00 | 161.02 | $2,576.32 |
| | | | | | Street Tree | $1.00 | 161.02 | $161.02 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 161.02 | $805.10 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 40 | | | | | | | | $9,042.53 |
| 7-00700-54 | 2412 Woodland Hills Drive<br>Menasha, WI 54952 | Richard A. Schultz<br>Tara J. Schultz | 2412 Woodland Hills Drive<br>Menasha, WI 54952 | Woodland Hills<br>Lot 54 | 4" Asphalt Pavement | $29.50 | 145.26 | $4,285.17 |
| | | | | | Concrete Curb & Gutter | $16.00 | 145.26 | $2,324.16 |
| | | | | | Street Tree | $1.00 | 145.26 | $145.26 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 145.26 | $726.30 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 41 | | | | | | | | $8,230.89 |
| 7-00700-55 | 2404 Woodland Hills Drive<br>Menasha, WI 54952 | Joanne B Mjos<br>Survivor's Trust | 321 E. Crossing Meadows Ln<br>Appleton, WI 54913 | Woodland Hills<br>Lot 55 | 4" Asphalt Pavement | $29.50 | 181.49 | $5,353.96 |
| | | | | | Concrete Curb & Gutter | $16.00 | 181.49 | $2,903.84 |
| | | | | | Street Tree | $1.00 | 181.49 | $181.49 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 181.49 | $907.45 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 42 | | | | | | | | $10,096.74 |
| 7-00700-56 | 2383 Trumpeter Swan Lane<br>Menasha, WI 54952 | Greg W. Moore<br>Roberta T. Moore | 2383 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 56 | 4" Asphalt Pavement | $29.50 | 165.00 | $4,867.50 |
| | | | | | Concrete Curb & Gutter | $16.00 | 165.00 | $2,640.00 |
| | | | | | Street Tree | $1.00 | 165.00 | $165.00 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 165.00 | $825.00 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 43 | | | | | | | | $9,247.50 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-57 | 2391 Trumpeter Swan Lane<br>Menasha, WI 54952 | David E. Naden<br>Linda Naden | 2391 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 57 | 4" Asphalt Pavement | $29.50 | 180.17 | $5,315.02 |
| | | | | | Concrete Curb & Gutter | $16.00 | 180.17 | $2,882.72 |
| | | | | | Street Tree | $1.00 | 180.17 | $180.17 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 180.17 | $900.85 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 44 | | | | | | | | $10,028.76 |
| 7-00700-58 | 2399 Trumpeter Swan Lane<br>Menasha, WI 54952 | Gary M. Simo<br>Deborah J. Simo | 2399 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 58 | 4" Asphalt Pavement | $29.50 | 120.00 | $3,540.00 |
| | | | | | Concrete Curb & Gutter | $16.00 | 120.00 | $1,920.00 |
| | | | | | Street Tree | $1.00 | 120.00 | $120.00 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 120.00 | $600.00 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 45 | | | | | | | | $6,930.00 |
| 7-00700-59 | 2407 Trumpeter Swan Lane<br>Menasha, WI 54952 | David E. Miller<br>Tineka M. Miller | 2407 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 59 | 4" Asphalt Pavement | $29.50 | 118.56 | $3,497.52 |
| | | | | | Concrete Curb & Gutter | $16.00 | 118.56 | $1,896.96 |
| | | | | | Street Tree | $1.00 | 118.56 | $118.56 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 118.56 | $592.80 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 46 | | | | | | | | $6,855.84 |
| 7-00700-60 | 2415 Trumpeter Swan Lane<br>Menasha, WI 54952 | Michael W. Johns<br>Jacqueline A. Johns | 2415 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 60 | 4" Asphalt Pavement | $29.50 | 161.08 | $4,751.86 |
| | | | | | Concrete Curb & Gutter | $16.00 | 161.08 | $2,577.28 |
| | | | | | Street Tree | $1.00 | 161.08 | $161.08 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 161.08 | $805.40 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 47 | | | | | | | | $9,045.62 |
| 7-00700-61 | 1064 Kernan Avenue<br>Menasha, WI 54952 | James M. Longo<br>Mary Jane Longo | PO Box 1696<br>Appleton, WI 54912 | Woodland Hills<br>Lot 61 | 4" Asphalt Pavement | $29.50 | 275.57 | $8,129.32 |
| | | | | | Concrete Curb & Gutter | $16.00 | 275.57 | $4,409.12 |
| | | | | | Street Tree | $1.00 | 275.57 | $275.57 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 275.57 | $1,377.85 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 48 | | | | | | | | $14,941.86 |
| 7-00700-62 | 2432 Trumpeter Swan Lane<br>Menasha, WI 54952 | Gloss Construction, Inc. | 42 Brentwood Lane<br>Appleton, WI 54915 | Woodland Hills<br>Lot 62 | 4" Asphalt Pavement | $29.50 | 133.12 | $3,927.04 |
| | | | | | Concrete Curb & Gutter | $16.00 | 133.12 | $2,129.92 |
| | | | | | Street Tree | $1.00 | 133.12 | $133.12 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 133.12 | $665.60 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 49 | | | | | | | | $7,605.68 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-63 | 2424 Trumpeter Swan Lane<br>Menasha, WI 54952 | William M. Bohn<br>Teri B. Bohn | 2424 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 63 | 4" Asphalt Pavement | $29.50 | 99.82 | $2,944.69 |
| | | | | | Concrete Curb & Gutter | $16.00 | 99.82 | $1,597.12 |
| | | | | | Street Tree | $1.00 | 99.82 | $99.82 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 99.82 | $499.10 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 50 | | | | | | | | $5,890.73 |
| 7-00700-64 | 2416 Trumpeter Swan Lane<br>Menasha, WI 54952 | John R. Spencer<br>Susan A. Spencer | 2416 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 64 | 4" Asphalt Pavement | $29.50 | 103.17 | $3,043.52 |
| | | | | | Concrete Curb & Gutter | $16.00 | 103.17 | $1,650.72 |
| | | | | | Street Tree | $1.00 | 103.17 | $103.17 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 103.17 | $515.85 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 51 | | | | | | | | $6,063.26 |
| 7-00700-65 | 2408 Trumpeter Swan Lane<br>Menasha, WI 54952 | Michael L. Weller<br>Peggy E. Weller | 3508 S. Whip-Poor-Will Lane<br>Appleton, WI 54915 | Woodland Hills<br>Lot 65 | 4" Asphalt Pavement | $29.50 | 140.28 | $4,138.26 |
| | | | | | Concrete Curb & Gutter | $29.50 | 140.28 | $4,138.26 |
| | | | | | Street Tree | $16.00 | 140.28 | $2,244.48 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 140.28 | $701.40 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 52 | | | | | | | | $11,972.40 |
| 7-00700-66 | 2400 Trumpeter Swan Lane<br>Menasha, WI 54952 | Daniel Regal | 2400 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 66 | 4" Asphalt Pavement | $29.50 | 100.15 | $2,954.43 |
| | | | | | Concrete Curb & Gutter | $16.00 | 100.15 | $1,602.40 |
| | | | | | Street Tree | $1.00 | 100.15 | $100.15 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 100.15 | $500.75 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 53 | | | | | | | | $5,907.73 |
| 7-00700-67 | 2392 Trumpeter Swan Lane<br>Menasha, WI 54952 | James W. Thunes<br>Kathleen M. Thunes | 2392 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 67 | 4" Asphalt Pavement | $29.50 | 100.15 | $2,954.43 |
| | | | | | Concrete Curb & Gutter | $16.00 | 100.15 | $1,602.40 |
| | | | | | Street Tree | $1.00 | 100.15 | $100.15 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 100.15 | $500.75 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 54 | | | | | | | | $5,907.73 |
| 7-00700-68 | 2384 Trumpeter Swan Lane<br>Menasha, WI 54952 | John A. Albright Trust<br>Patricia M. Albright Trust | 2384 Trumpeter Swan Lane<br>Menasha, WI 54952 | Woodland Hills<br>Lot 68 | 4" Asphalt Pavement | $29.50 | 120.26 | $3,547.67 |
| | | | | | Concrete Curb & Gutter | $16.00 | 120.26 | $1,924.16 |
| | | | | | Street Tree | $1.00 | 120.26 | $120.26 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 120.26 | $601.30 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 55 | | | | | | | | $6,943.39 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00700-69 | 2376 Trumpeter Swan Lane Menasha, WI 54952 | Ryan Hall Melissa A. West | 2376 Trumpeter Swan Lane Menasha, WI 54952 | Woodland Hills Lot 69 | 4" Asphalt Pavement | $29.50 | 131.66 | $3,883.97 |
| | | | | | Concrete Curb & Gutter | $16.00 | 131.66 | $2,106.56 |
| | | | | | Street Tree | $1.00 | 131.66 | $131.66 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 131.66 | $658.30 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 56 | | | | | | | | $7,530.49 |
| 7-00700-70 | 2388 Woodland Hills Drive Menasha, WI 54952 | John D. Swanson Jr. and Suzan | 2388 Woodland Hills Drive Menasha, WI 54952 | Woodland Hills Lot 70 | 4" Asphalt Pavement | $29.50 | 244.96 | $7,226.32 |
| | | | | | Concrete Curb & Gutter | $16.00 | 244.96 | $3,919.36 |
| | | | | | Street Tree | $1.00 | 244.96 | $244.96 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 244.96 | $1,224.80 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 57 | | | | | | | | $13,365.44 |
| 7-00700-71 | Woodland Hills Drive Menasha, WI 54952 | Woodland Development LLC | N319 Breezewood Drive Appleton, WI 54915 | Woodland Hills Lot 71 | 4" Asphalt Pavement | $29.50 | 71.27 | $2,102.47 |
| | | | | | Concrete Curb & Gutter | $16.00 | 71.27 | $1,140.32 |
| | | | | | Street Tree | $1.00 | 71.27 | $71.27 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 71.27 | $356.35 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| | | | | | Sanitary Sewer, Storm Sewer, Water Main, Street Grading and Gravelling | $24,900.00 | 1.00 | $24,900.00 |
| 58 | | | | | | | | $29,320.41 |

| Ribblesdale | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
| 7-00801-01 | 1117 Kernan Avenue<br>Menasha, WI 54952 | Robert L. Docter<br>Judith M. Docter | 1117 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 1 | 4" Asphalt Pavement<br>Concrete Curb & Gutter<br>Street Tree<br>Engineering, Admin., Etc.<br>Concrete Walk | $29.50<br>$16.00<br>$1.00<br>$5.00<br>$750.00 | 90.00<br>90.00<br>90.00<br>90.00<br>1.00 | $2,655.00<br>$1,440.00<br>$90.00<br>$450.00<br>$750.00 |
| 59 | | | | | | | | $5,385.00 |
| 7-00801-02 | 1111 Kernan Avenue<br>Menasha, WI 54952 | Dennis Bialecki<br>Mary Beth Bialecki | 1111 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 2 | 4" Asphalt Pavement<br>Concrete Curb & Gutter<br>Street Tree<br>Engineering, Admin., Etc.<br>Concrete Walk | $29.50<br>$16.00<br>$1.00<br>$5.00<br>$750.00 | 90.00<br>90.00<br>90.00<br>90.00<br>1.00 | $2,655.00<br>$1,440.00<br>$90.00<br>$450.00<br>$750.00 |
| 60 | | | | | | | | $5,385.00 |
| 7-00801-03 | 1105 Kernan Avenue<br>Menasha, WI 54952 | David A. Peterson Trust<br>Karen A. Peterson | 1105 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 3 | 4" Asphalt Pavement<br>Concrete Curb & Gutter<br>Street Tree<br>Engineering, Admin., Etc.<br>Concrete Walk | $29.50<br>$16.00<br>$1.00<br>$5.00<br>$750.00 | 90.57<br>90.57<br>90.57<br>90.57<br>1.00 | $2,671.82<br>$1,449.12<br>$90.57<br>$452.85<br>$750.00 |
| 61 | | | | | | | | $5,414.36 |
| 7-00801-04 | 1089 Kernan Avenue<br>Menasha, WI 54952 | Richard J. Lynch<br>Cheryl A. Lynch | 1083 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 4 | 4" Asphalt Pavement<br>Concrete Curb & Gutter<br>Street Tree<br>Engineering, Admin., Etc.<br>Concrete Walk | $29.50<br>$16.00<br>$1.00<br>$5.00<br>$750.00 | 68.92<br>68.92<br>68.92<br>68.92<br>1.00 | $2,033.14<br>$1,102.72<br>$68.92<br>$344.60<br>$750.00 |
| 62 | | | | | | | | $4,299.38 |
| 7-00801-05 | 1083 Kernan Avenue<br>Menasha, WI 54952 | Richard J. Lynch<br>Cheryl A. Lynch | 1083 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 5 | 4" Asphalt Pavement<br>Concrete Curb & Gutter<br>Street Tree<br>Engineering, Admin., Etc.<br>Concrete Walk | $29.50<br>$16.00<br>$1.00<br>$5.00<br>$750.00 | 103.00<br>103.00<br>103.00<br>103.00<br>1.00 | $3,038.50<br>$1,648.00<br>$103.00<br>$515.00<br>$750.00 |
| 63 | | | | | | | | $6,054.50 |
| 7-00801-06 | 1077 Kernan Avenue<br>Menasha, WI 54952 | Wiliam S. Boyd II<br>Nicole M. Boyd II | 1077 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 6 | 4" Asphalt Pavement<br>Concrete Curb & Gutter<br>Street Tree<br>Engineering, Admin., Etc.<br>Concrete Walk | $29.50<br>$16.00<br>$1.00<br>$5.00<br>$750.00 | 103.00<br>103.00<br>103.00<br>103.00<br>1.00 | $3,038.50<br>$1,648.00<br>$103.00<br>$515.00<br>$750.00 |
| 64 | | | | | | | | $6,054.50 |

| PARCEL ID | PROPERTY ADDRESS | PROPERTY OWNER | OWNERS ADDRESS | LEGAL DESCRIPTION | ASSESSABLE ITEMS | ESTIMATED UNIT COST | FRONT FOOT/ LUMP SUM | TOTAL ASSESSMENTS |
|---|---|---|---|---|---|---|---|---|
| 7-00801-07 | 1071 Kernan Avenue<br>Menasha, WI 54952 | Kirt M. Hoffmann<br>Molly L. Hoffmann | N9170 Hoffmann Court<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 7 | 4" Asphalt Pavement | $29.50 | 157.06 | $4,633.27 |
| | | | | | Concrete Curb & Gutter | $16.00 | 157.06 | $2,512.96 |
| | | | | | Street Tree | $1.00 | 157.06 | $157.06 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 157.06 | $785.30 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 65 | | | | | | | | $8,838.59 |
| 7-00801-08 | 1065 Kernan Avenue<br>Menasha, WI 54952 | Jeffrey I. Promer<br>Patricia A. Promer | 1065 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 8 | 4" Asphalt Pavement | $29.50 | 108.20 | $3,191.90 |
| | | | | | Concrete Curb & Gutter | $16.00 | 108.20 | $1,731.20 |
| | | | | | Street Tree | $1.00 | 108.20 | $108.20 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 108.20 | $541.00 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 66 | | | | | | | | $6,322.30 |
| 7-00801-09 | 1118 Kernan Avenue<br>Menasha, WI 54952 | Randy D. Heule<br>Linda J. Heule | 1118 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 9 | 4" Asphalt Pavement | $29.50 | 98.50 | $2,905.75 |
| | | | | | Concrete Curb & Gutter | $16.00 | 98.50 | $1,576.00 |
| | | | | | Street Tree | $1.00 | 98.50 | $98.50 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 98.50 | $492.50 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 67 | | | | | | | | $5,822.75 |
| 7-00801-10 | 1112 Kernan Avenue<br>Menasha, WI 54952 | Dennis H. Zelinske<br>Cindy L. Zelinske | 1112 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 10 | 4" Asphalt Pavement | $29.50 | 98.50 | $2,905.75 |
| | | | | | Concrete Curb & Gutter | $16.00 | 98.50 | $1,576.00 |
| | | | | | Street Tree | $1.00 | 98.50 | $98.50 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 98.50 | $492.50 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 68 | | | | | | | | $5,822.75 |
| 7-00801-11 | 1106 Kernan Avenue<br>Menasha, WI 54952 | Gary J. Behnke<br>Susan M. Behnke | 1106 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 11 | 4" Asphalt Pavement | $29.50 | 95.51 | $2,817.55 |
| | | | | | Concrete Curb & Gutter | $16.00 | 95.51 | $1,528.16 |
| | | | | | Street Tree | $1.00 | 95.51 | $95.51 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 95.51 | $477.55 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 69 | | | | | | | | $5,668.77 |
| 7-00801-12 | 1100 Kernan Avenue<br>Menasha, WI 54952 | Jerome F. Smith<br>Kathleen A. Smith | 1100 Kernan Avenue<br>Menasha, WI 54952 | Ribblesdale Subdivision<br>Lot 12 | 4" Asphalt Pavement | $29.50 | 359.25 | $10,597.88 |
| | | | | | Concrete Curb & Gutter | $16.00 | 359.25 | $5,748.00 |
| | | | | | Street Tree | $1.00 | 359.25 | $359.25 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 359.25 | $1,796.25 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 70 | | | | | | | | $19,251.38 |
| 7-00735-00 | 6931 Manitowoc Road<br>Menasha, WI 54952 | Jonen Family Limited Partners | 1535 Plank Road<br>Menasha, WI 54952 | SEC 7 T20N R18E com at SE corner of NE-SE of SEC 7 T20N R18E the POB th W 735.24', th N 1020.88', th E 184.40', th N to a part that is 238' S of CL of Man Rd | 4" Asphalt Pavement | $29.50 | 108.75 | $3,208.13 |
| | | | | | Concrete Curb & Gutter | $16.00 | 108.75 | $1,740.00 |
| | | | | | Street Tree | $1.00 | 108.75 | $108.75 |
| | | | | | Engineering, Admin., Etc. | $5.00 | 108.75 | $543.75 |
| | | | | | Concrete Walk | $750.00 | 1.00 | $750.00 |
| 71 | | | | | | | | $6,350.63 |

## Mark Radtke

**From:** Kathryn Neuberger [kneuberger563@sbcglobal.net]
**Sent:** Thursday, March 03, 2011 2:29 PM
**To:** Mark Radtke
**Cc:** Kevin Benner
**Subject:** sidewalk in Woodland Hills Subdivision

To the City of Menasha Council Members -

We own lots 8 and 28 in Woodland Hills Subdivision. As we are unable to appear at the hearing on Monday night, I'm emailing so we have some input into your decision-making.

We are opposed to having sidewalk put on our property. When we purchased five lots in the city of Menasha, our intention was to move to the area, build our home on one lot, and build spec homes on the others (we have a home building business in Fort Atkinson). Since the recession intervened, we have had to put the lots on the market, lot 8 and lot 28 being two of our remaining three.

Because we haven't been able to relocate to the area, having the responsibility of shoveling snow and clearing ice would be a huge responsibility, both from a physical and monetary standpoint. Even though we aren't living in the community, and use none of the services associated with the privilege of living there, we are obligated to pay full property taxes on the land. The sidewalk would be one more expense we are finding difficult to cover as time goes on.

Please consider our situation as you make your decision. Thank you. - Fred and Kathy Neuberger

## Mark Radtke

**From:** John Albright [jalbright5305@yahoo.com]
**Sent:** Tuesday, March 01, 2011 7:32 PM
**To:** Kevin Benner; Mark Radtke
**Subject:** Street - Sidewalk Construction Woodland Hills

Gentlemen:

We **Do Not Agree** with your sidewalk assessment of the Woodland Hills subdivision. We should not have to pay for another persons property improvement, it is not even on our street.

We feel that it is unfair to charge us to add property value to other houses in our sub-division. If these people get an increased property value then we feel they should pay for that improvement.

Please advise us of your decision!

John and Pat Albright
2384 Trumpeter Swan Lane
Menasha, WI. 54952

PH: 920-428-2225

# City of Menasha
## Community Map

### Legend

- Signalized Intersections
- 4-Way Stops
- Transit Stops
- Bus Stop Shelter
- Ramp Used at Bus Stop
- Proposed Pedestrian Overpass
- Existing Pedestrian Overpass
- Parks and Public Lands
- Public Schools
- City Limits

### Bike/Pedestrian Facilities

- Off-Road Hard Surface
- On-Street Route
- Future Off-Road Hard Surface
- Future On-Street Route

### Speed Limits

- 35 mph
- 30 mph
- 15 mph
- 10 mph

### Road Type

- City Streets
- County Highways
- State Highways
- Federal Highways

### Functional Class

- Collector
- Minor Arterial
- Principal Arterial
- Sidewalks

0 1,000 2,000 4,000 Feet

### Public School Facilities

1 - UW-Fox Valley
2 - Maplewood Middle School
3 - Gegan Elementary School
4 - Calder Stadium
5 - Menasha Senior High
6 - Butte des Morts Elementary School
7 - Clovis Grove Elementary School
8 - Banta Administration Building
9 - Nicolet Elementary School
10 - Jefferson Elementary School