

MEETING	DATE	TIME	LOCATION
Joint Sanitary District	Tuesday, September 18, 2018	6:30 p.m.	Grand Chute Town Hall 1900 Grand Chute Blvd Board Room

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA/ORDER OF THE DAY

D. PUBLIC INPUT

Members of the public are welcome to address the Commission and Town Board. **Individuals are allowed to speak only about agenda items and must fill out a “Request to Speak” form and submit to the Town Clerk prior to the start of the meeting in order to speak during the Public Input segment of the meeting.** This segment is placed early in the agenda so that the public may make their comments prior to any discussion or action by the Commission or Town Board. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Commission/Town Board may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience.

E. CONSENT AGENDA

(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Supervisor and addressed immediately following the motion to approve the other items on the Consent Agenda.)

1. Approve Regular Joint Meeting minutes – September 4, 2018
2. Accept Monthly Report – August 2018

F. FINANCIAL REPORTS

1. Approval of Voucher List – September 18, 2018

G. NEW BUSINESS

1. Approve the Administrative Revision/Revised Offer to Purchase of \$115,000 for the offering price for the 3.98 acres of vacant commercial property on S. Misty Lane to be used for storm water management.

H. ADJOURNMENT

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchute.net](http://www.grandchute.net) 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

**Special Accommodations:** Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk’s Office at (920-832-5644) with at least 24-hour notice.

**Notice of Possible Quorum:** A quorum of the Town Board, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Community Development Authority, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Plan Commission, Board of Review, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

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JOINT REGULAR MEETING – SANITARY DISTRICT NO. 1, NO. 2, NO. 3 & EAST SIDE UTILITY DISTRICT – 1900 W. GRAND CHUTE BLVD., GRAND CHUTE, WI – SEPTEMBER 4, 2018

CALL TO ORDER/ROLL CALL

Meeting called to order at 6:30 p.m. by Dave Schowalter, presiding officer.

PRESENT: Dave Schowalter, Jeff Nooyen, Bruce Sherman, Travis Thyssen, and Angie Cain, Town Clerk

EXCUSED: Eric Davidson

STAFF: Jim March, Town Administrator; Bob Buckingham, Community Development Director; Tim Bantes, Fire Chief; Katie Schwartz, Public Works Director; Julie Wahlen, Finance Director; Bob Heimann, IT Director; Colette Jaeger, Police Captain; Karen Heyrman, Deputy Director of Public Works; Mike Patza, Town Planner; Brent Braun, IT; Elizabeth Miller, Deputy Clerk; Atty. Rossmeissl, Herrling Clark Law Offices

OTHERS: 2 signed attendance

PLEDGE OF ALLEGIANCE

President Schowalter led the Pledge of Allegiance.

APPROVAL OF AGENDA/ORDER OF THE DAY

**Motion (Thyssen/Nooyen) to approve the agenda as printed. Motion carried.**

PUBLIC INPUT – There was no public input.

CONSENT AGENDA

Approve Regular Joint Meeting minutes – August 21, 2018

**Motion (Thyssen/Sherman) to approve the consent agenda. Motion carried.**

FINANCIAL REPORTS

Approval of Voucher Lists – September 4, 2018  
San 1, 2, 3 & East Side – \$652,382.68; ACH – \$731,219.51

**Motion (Thyssen/Sherman) to approve the voucher list. Motion carried.**

NEW BUSINESS

Approval of water and septic deferral hook-up request for 2110 W. Edgewood Drive.

**Motion (Thyssen/Sherman) to approve. Motion carried.**

Perkins Street Water Main Relay change order #1, reducing the amount by \$64,008.00

**Motion (Thyssen/Sherman) to approve. Motion carried.**

RESOLUTIONS

Preliminary Resolution SD3-14-2018 declaring intent to exercise special assessment powers under Chapter 66, Police Powers, Wis. Stats., 2015-16 as amended for storm sewer installation – W. Woodman Drive – N. Westhill Boulevard. to S. Bluemound Drive.

**Motion (Nooyen/Sherman) to approve SD3-14-2018. Motion carried.**

JOINT REGULAR MEETING – SANITARY DISTRICT NO. 1, NO. 2, NO. 3 & EAST SIDE UTILITY DISTRICT – 1900 W. GRAND CHUTE BLVD., GRAND CHUTE, WI – SEPTEMBER 4, 2018

Preliminary Resolution SD3-15-2018 declaring intent to exercise special assessment powers under Chapter 66, Police Powers, Wis. Stats., 2015-16 as amended for storm sewer installation – Bluemound Court – W. Woodman Drive to termini.

**Motion (Sherman/Nooyen) to approve SD3-15-2018. Motion carried.**

ADJOURNMENT

**Motion (Sherman/Thyssen) to adjourn. Motion carried.**

Meeting adjourned 6:34 p.m.

These minutes were taken at a regular meeting held on September 4, 2018 and entered in this record book, September 5, 2018 by:

*Angie Cain*

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Angie Cain, Town Clerk  
Joint Sanitary District No. 1, No. 2, No. 3 & East Side Utility District  
**INITIAL DRAFT**



## Sanitary District No. 1 & 2 Monthly Report August 2018

UTILITY LOCATES .....	518
SERVICE CONNECTION PERMITS	
WATER .....	15
SEWER .....	15
STORM .....	15
FT. OF VACTORING .....	12,880
QUARTERLY BILLS .....	5,865
(Cycle 2 plus past due - Does not include final bills)	

Check Number	Check Issue Date	Payee	Invoice Number	Description	Invoice GL Account	Check Amount
Grand Totals:						100,447.38

Dave Schowalter, President: \_\_\_\_\_

Jeff Nooyen, Commissioner: \_\_\_\_\_

Travis Thyssen, Commissioner: \_\_\_\_\_

Bruce Sherman, Commissioner: \_\_\_\_\_

Eric Davidson, Commissioner: \_\_\_\_\_

Angie Cain, Secretary: \_\_\_\_\_

Julie M. Wahlen, Treasurer: \_\_\_\_\_

Check Number	Check Issue Date	Payee	Invoice Number	Description	Invoice GL Account	Check Amount
<b>61</b>						
93059	09/18/2018	MCAHON	0911027	BIDDING/CONSTR ADMIN-WREN DR TO CTH A WA	61-00-10700	514.47
93059	09/18/2018	MCAHON	0911028	BIDDING/CONSTR ADMIN-PERKINS ST WATER MAI	61-00-10700	2,311.50
93059	09/18/2018	MCAHON	0911029	ENGINEERING SERVICES ELSNER RD WATER MAI	61-00-10700	2,366.13
Total 93059:						5,192.10
Total 61:						5,192.10
<b>62</b>						
93059	09/18/2018	MCAHON	0910994	DESIGN SERVICES - ELSNER RD SANITARY SEWE	62-00-10700	863.09
93059	09/18/2018	MCAHON	0910995	CONSTRUCTION ADMIN - WREN DR SANITARY SE	62-00-10700	194.40
Total 93059:						1,057.49
93067	09/18/2018	SCHULER & ASSOCIATES, IN	18-4491a-01	SAN DISTRICT ATTACHMENT LEGAL DESC	62-02-85203-210	266.00
Total 93067:						266.00
Total 62:						1,323.49
<b>63</b>						
93042	09/18/2018	ADVANCE CONSTRUCTION	08312018 - #1	PAY APP #1 ARROWHEAD PARK POND OUTLET	63-00-10700	70,646.35
Total 93042:						70,646.35
93046	09/18/2018	CALNIN & GOSS INC	09072018-101	2ND APPRAISAL ON PARCEL 101128300-MISTY PO	63-00-10700	2,000.00
Total 93046:						2,000.00
93053	09/18/2018	HEARTLAND BUSINESS SYST	273769-H	CISCO GATEWAY FOR ANALOG LINES	63-03-82000-221	175.68
Total 93053:						175.68
93059	09/18/2018	MCAHON	0910979	CONSTRUCTION ADMIN-AMBERWOOD LN STORM	63-00-10700	1,167.16
93059	09/18/2018	MCAHON	0910980	CONSTRUCTION ADMIN/ONSITE REP - BENTWOO	63-00-10700	5,152.26
93059	09/18/2018	MCAHON	0910982	DESIGN-1ST ADD TO WHISPERING GROVES TO G	63-00-10700	845.76
93059	09/18/2018	MCAHON	0911011	DESIGN & PERMITTING-APPLE CREEK RD BOX CU	63-00-10700	1,476.18
93059	09/18/2018	MCAHON	0911013	ASSESSMENT AREA MAP/LEGAL DESCRIP/BOX C	63-00-10700	687.88
93059	09/18/2018	MCAHON	0911200	WET POND DESIGN-MISTY POND FOR SPENCER	63-00-10700	1,678.90
93059	09/18/2018	MCAHON	0911201	MS4 STORMWATER PERMIT-PLAN OF ACTION SV	63-03-82000-290	285.22
93059	09/18/2018	MCAHON	0911202	STORM WATER ENGINEERING-FORMER KMART S	63-03-82000-210	2,194.80
Total 93059:						13,488.16
93065	09/18/2018	PRECISION SEALCOATING IN	01391	STREET SWEEPING 8/20/18 - 8/22/18	63-03-82000-290	5,920.00
Total 93065:						5,920.00
93072	09/18/2018	US POSTMASTER	09062018	POSTAGE UTILITY BILLS	63-03-82000-311	1,701.60
Total 93072:						1,701.60
Total 63:						93,931.79

Check Issue Date	Payee	Invoice Number	Description	Invoice GL Acct	Check Amount
<b>61</b>					
09/04/2018	DEPOSITORY TRUST TRANSF	090418	2012 DEBT INTEREST	61-01-43000-620	4,195.00
Total 180904001:					4,195.00
Total 61:					4,195.00
<b>63</b>					
09/05/2018	PSN	179610	PSN 63-03-82000-290	63-03-82000-290	49.95
Total 180905002:					49.95
Total 63:					49.95
Grand Totals:					4,244.95

Angie Cain, Secretary: Angie Cain

Date: 9/11/18





**ADMINISTRATIVE REVISION**

ipa1592 08/2011 (Replaces LPA3038)

Property type Vacant commercial	Property net size 3.90-3.98 acres	Fee acquired 3.98 acres	Other interests NA
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Brief description of size, shape, effect of acquisition on property: The parcel is a approximately 7.2 acre vacant development land site consisting of two distinct parcels lying east and west of a creek running through the parcel. The portion being purchased is approximately 3.98 acres lying west of the creek. In the after condition the remainder is approximately 3.30 acres.

**COMPARISON OF DAMAGES**

Item	Offering Price	Owner Appraisal	Administrative Revision
Appraiser Name	Mann	Pelegrin	Moss
Before Value	\$89,550	\$117,000	\$115,000
After Value	\$0	\$0	\$0
Land	\$89,550	\$117,000	\$115,000
<b>TOTAL DAMAGES</b>	<b>\$89,600</b>	<b>\$117,000</b>	<b>\$115,000</b>

Justification for administrative increase (attach additional pages if necessary): Both appraisals used sales within a reasonable distance of the subject. The owner was offered a split between the 2 appraisals as a possible settlement or \$103,300. The owner was willing to revise their counter offer to \$115,000. The owner said they would not go any lower in price, and was willing to go to court. Since condemnation would trigger a 2 year time frame for filing an appeal as opposed to 6 months if the owner accepted the offer, the risk of going to court and court costs the Town would incur make the acceptance of the \$115,000 the best choice for the Town. The settlement is fair to both parties and I recommend acceptance of the \$115,000.

Administrative Revision \$115,000	
Approved Offering Price \$89,600	
Variance Amount \$25,400	Percent Increase 28%

  
Negotiator Signature

9/7/18  
Date

Randy Moss  
Print Name

\_\_\_\_\_  
Approving Authority Signature

\_\_\_\_\_  
Date

Katie Schwartz, Public Works Director  
Print Name

Project: Misty Lane Pond

County: Outagamie

Owner(s): Calnin &amp; Goss

Parcel No.: 1

# PROPERTY AQUISITION MAP

LAWRENCE STREET

UNPLATTED  
LANDS

100 50 0 100

SCALE - FEET

ROAD  
DEDICATION  
PER CSM 3923

NORTH



LOT 2  
CSM 3696

LOT 1  
CSM 3696

LOT 2  
CSM 3696

UNAMED TRIBUTARY OF MUD CREEK

MISTY LANE

VAN ROOY SUBDIVISION

WEST SPENCER STREET

W:\PROJECTS\G0003\91700766\CADD\Civil3D\Survey Documents\Property Acquisition Map.dwg, 5/23/2018 3:54:35 PM, DWG To PDF.pc3

**McMAHON**  
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.

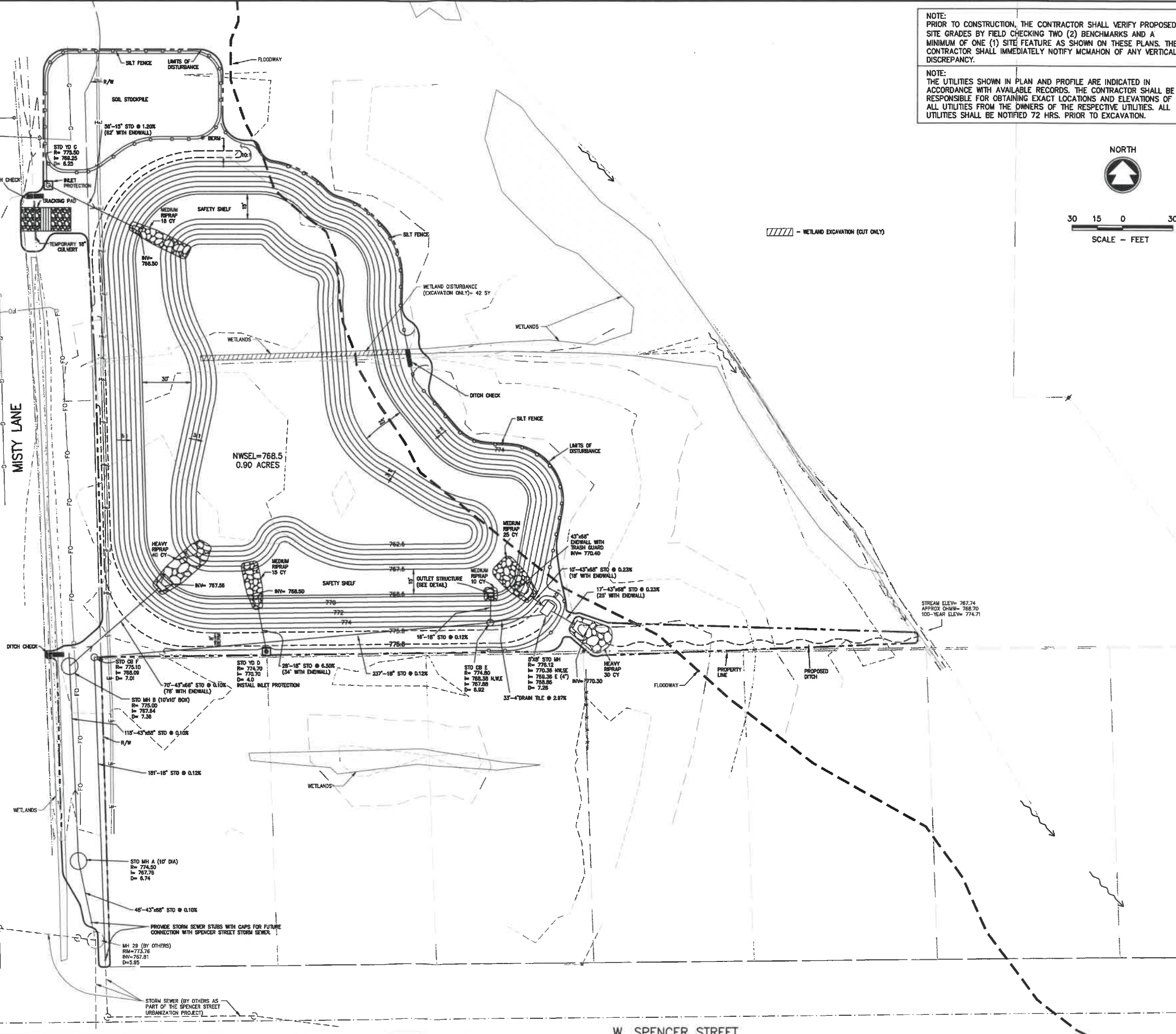
Project No. G0003 91700766.04 Date MAY, 2018 Scale 1"=100'

Drawn By HPA Field Book        Page       

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.

G:\PROJECTS\G0003\91700766\_GA01D\_Gw13D\_Plan\_Sheets\_03\_PROPOSED\_POND\_b.dwg, 03 proposed pond, Plot Date: 7/23/2018 4:49 PM, xrefs: k-exist, low, misty, lane, pond, x-all, joints, misty, lane, pond, x-misty, lane, pond, comms, dew, x-wetbound, x-proposed, misty, po



**NOTE:**  
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.

**NOTE:**  
 THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.



30 15 0 30  
 SCALE - FEET

[Hatched pattern] - WETLAND EXCAVATION (CUT ONLY)

**McMAHON**  
**ENGINEERS ARCHITECTS**  
 1445 MCMAHON DRIVE NEENAH, WI 54956  
 Neenah, WI 54956-1025  
 Tel: (920) 751-4200 Fax: (920) 751-4284  
 www.mcmahon.com

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NO.	DATE	REVISION

**MISTY POND**  
**TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN**  
**PROPOSED POND**

DESIGNED	AWG	DRAWN	MJA
PROJECT NO.			
G0003 9-17-00766			
DATE			
07/2018			
SHEET NO.			
03			