

TOWN OF GRAND CHUTE
BOARD OF SUPERVISORS
(OUTAGAMIE COUNTY, STATE OF WISCONSIN)
RESOLUTION 1 - SERIES OF 2017

CASALOMA DRIVE URBANIZATION
(Converters Drive to Prairie Song Lane)

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER CHAPTER 66, POLICE POWERS, WIS. STATS., 2015-16 AS AMENDED.

BE IT RESOLVED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin as follows:

1. The Town Board of Supervisors hereby declares its intention to exercise its powers under Section 66.0703(1)(b), Wis. Stats., 2015-16 as amended, to levy special assessments upon property within the following area as described and shown on Exhibit "A" for benefits conferred upon such property by improvement of the following:
 - I. Improvements
 - A. Street Reconstruction
 - II. Location of Improvement
Located in Sections 17 & 18, T21N, R17E
2. The total amount assessed against such improvements shall not exceed the total cost of the improvements. The Town Board determines that such improvements shall be made under the police power, and the amount assessed against each parcel shall be on a cost per front foot, area, or unit cost basis.
3. The assessments against any parcel may be paid in cash or in the number of installments to be determined at the Public Hearing on the proposed assessments and according to the Final Resolution of the Town Board.
4. The Town Board/Engineer is directed to prepare a Report consisting of:
 - I. Plans and specifications of said improvements
 - II. A summary of the entire cost of the proposed improvements
 - III. A schedule of proposed assessments showing the properties, which are benefited by the work or improvement

Upon completing such report, the Town Board/Engineer is directed to file a copy thereof in the Town Clerk's Office for public inspection.

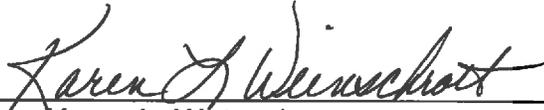
5. Upon receiving the report of the Town Board/Engineer, the Town Clerk is directed to give notice of a public hearing on such report as specified in Section 66.0703(7), Wisconsin Statutes. The hearing shall be held at the Grand Chute Town Hall at a time set by the Town Clerk in accordance with Section 66.0703(7), Wisconsin Statutes.

Passed and approved this 23 day of February, 2017

TOWN OF GRAND CHUTE



By: David A. Schowalter
Town Chairperson



By: Karen L. Weinschrott
Town Clerk

EXHIBIT A

ASSESSMENT AREA DESCRIPTION:

All of Lots 1, 13, 14, 15 & 16 of Bentwood Estates, all of Lots 24, 25, 28, 29 & 30 of Schmidt Plat, all of Lot 29 of Woodberry Estates, all of Casaloma Creek Estates Condominium, all of Lots 1, 2 & 3 of Certified Survey Map No. 45 as recorded in Volume 1 of Certified Survey Maps on Page 45 as Document No. 677918, all of Lot 1 of Certified Survey Map No. 729 as recorded in Volume 4 of Certified Survey Maps on Page 729 as Document No. 988566, all of Lots 1 & 2 of Certified Survey Map No. 1189 as recorded in Volume 6 of Certified Survey Maps on Page 1189 as Document No. 1028716, all of Lots 1 & 2 of Certified Survey Map No. 3795 as recorded in Volume 20 of Certified Survey Maps on Page 3795 as Document No. 1371910, all of Lot 4 of Certified Survey Map No. 4063 as recorded in Volume 22 of Certified Survey Maps on Page 4063 as Document No. 1411072, all of Lot 2 of Certified Survey Map No. 4552 as recorded in Volume 25 of Certified Survey Maps on Page 4552 as Document No. 1543039, all of Lot 1 of Certified Survey Map No. 4734 as recorded in Volume 26 of Certified Survey Maps on Page 4734 as Document No. 1595136, all of Lots 1 & 2 of Certified Survey Map No. 5348 as recorded in Volume 30 of Certified Survey Maps on Page 5348 as Document No. 1708704, all of Lot 1 of Certified Survey Map No. 6349 as recorded in Volume 37 of Certified Survey Maps on Page 6349 as Document No. 1925574, all of Lot 2 of Certified Survey Map No. 6535 as recorded in Volume 38 of Certified Survey Maps on Page 6535 as Document No. 1963827, all of Lot 1 of Certified Survey Map No. 7126 as recorded in Volume 42 of Certified Survey Maps on Page 7126 as Document No. 2066075, and a part of the Northwest 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, the Northwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 17, and a part of the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 18, all in Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin containing 104.8 acres of land more or less and described as follows:

Beginning at the Northeast corner of Lot 2 of said Certified Survey Map No. 6535; thence Southerly, 750.59 feet along the East line of said Lot 2 and its Southerly extension to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence Easterly, 7.30 feet along said South line to the Northwest corner of Outlot 2 of Bentwood Estates; thence Southerly, 125.00 feet along the West line of said Outlot 2 to the Southwest corner thereof; thence Southwesterly, 163.87 feet along the East line of Lot 16 of said Bentwood Estates to the Southeast corner thereof and the Northerly right-of-way line of Amberwood Lane; thence continue Southwesterly, 70.76 feet to the Southerly right-of-way line of said Amberwood Lane and the start of a 67.00 foot radius curve to the right; thence 81.29 feet along said Southerly right-of-way line and the arc of said curve to the right with a 76.39 foot chord which bears Southeasterly to the start of a 283.00 foot radius curve to the left; thence 100.61 feet along said Southerly right-of-way line and the arc of said curve to the left with a 100.08 foot chord which bears Southeasterly to the Northeast corner of Lot 15 of said Bentwood Estates; thence Southerly, 270.00 feet along the East line of Lots 13, 14 & 15 of said Bentwood Estates to the Southeast corner of said Lot 13; thence Easterly, 134.06 feet along the South line of Lot 11 of said Bentwood Estates to the Northwest corner of Lot 10 of said Bentwood Estates; thence Southerly, 411.00 feet along the West line of Lots 8, 9 & 10 of said Bentwood Estates to the Southwest corner of said Lot 8; thence Westerly, 188.16 feet along the North line of Lots 2 & 3 of said Bentwood Estates to the Northwest corner of said Lot 2;

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McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.04 Date MAR. 2016 Scale _____
Drawn By CWK 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.

thence Southerly, 210.86 feet along the extended West line of said Lot 2 to the South line of the Northwest of said Section 17; thence Easterly, 75.94 feet along said South line to the Northerly extension of the West line of Lot 23 of Schmidt Plat; thence Southerly, 233.00 feet along said Northerly extension and the West line of said Lot 23 to the Southwest corner thereof; thence Easterly, 1592 feet more or less along the North line of Lot 1 of Certified Survey Map No. 3795 to the centerline of a navigable stream and the Northeast corner of said Lot 1; thence Southerly & Westerly, 1626 feet more or less along said centerline; thence Southerly, 178 feet more or less along the East line of said Lot 1; thence Easterly, 251.56 feet along said East line; thence Southerly, 528.90 feet along said East line to the Northeast corner of Lot 3 of said Certified Survey Map No. 3795; thence Westerly, 440.00 feet along the North line of said Lot 3 to the Northwest corner thereof; thence Southerly, 576.55 feet along the West line of said Lot 3 to the Southwest corner thereof and the Northerly right-of-way line of Victory Lane; thence Westerly, 41.70 feet along said Northerly right-of-way line to the Northerly extension of the East line of Lot 4 of Certified Survey Map No. 4063; thence Southerly, 274.52 feet along said Northerly extension and the said East line to the Southeast corner thereof; thence Southerly, 150.00 feet along the West line of Lot 3 of said Certified Survey Map No. 4063 to the Southwest corner thereof and the Northerly right-of-way line of State Road "15"; thence Westerly, 247.66 feet along said Northerly right-of-way line to the East right-of-way line of Casaloma Drive; thence Southwesterly, 93.03 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 4734; thence Westerly, 204.77 feet along the South line of said Lot 1 to the Northwest corner of Document No. 1165907; thence Southerly, 110.89 feet along the West line of said Lands to the Southern most corner of Lot 1 of said Certified Survey Map No. 4734; thence Northwesterly, 613.96 feet along the West line of said Lot 1 to the Northwest corner thereof and Southerly right-of-way line of Converters Drive; thence Northeasterly, 64.32 feet along said Southerly right-of-way line; thence Northerly, 90.51 feet to the Northerly right-of-way line of said Converters Drive and the Southwest corner of Lot 2 of Certified Survey Map No. 4552; thence Northwesterly, 278.35 feet along the West line of said Lot 2; thence Northerly, 580.55 feet along said West line to the Northwest corner thereof; thence Westerly, 1332.64 feet along the South line of Lot 1 of Certified Survey Map No. 5348 to Southwest corner thereof and the Northeasterly right-of-way line of the Canadian National Railroad; thence Northwesterly, 120.48 feet along said Northeasterly right-of-way line to the Northwest corner of said Lot 1; thence Northeasterly, 259.75 feet along the Southeasterly line of the First Addendum to Westbrook Villas Condominium; thence Northeasterly, 322.81 feet along said Southeasterly line; thence Northeasterly, 353.42 feet along said Southeasterly line; thence Northeasterly, 258.67 feet along said Southeasterly line; thence Northeasterly, 120.34 feet along said Southeasterly line; thence Northeasterly, 150.84 feet along said Southeasterly line to the Eastern most corner of said First Addendum to Westbrook Villas Condominium; thence Easterly, 171.23 feet along the Northerly line of Casaloma Creek Estates Condominium; thence Easterly, 226.32 feet along said Northerly line; thence Easterly, 261.98 feet along said Northerly line; thence Easterly, 182.67 feet along said Northerly line; thence Easterly, 152.14 feet along said Northerly line to the East line of the Southeast 1/4 of said Section 18; thence Northerly, 419.77 feet along said East line to the Northeast corner thereof, being the East 1/4 corner of said Section 18; thence Westerly, 175.00 feet along the North line of said Southeast 1/4 to the Southerly extension of the West line of Lot 1 of Certified Survey Map No. 45; thence Northerly, 162.45 feet along said Southerly extension and the West line of said Lot 1 to the Northwest corner thereof;

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thence Westerly, 37.40 feet along the South line of Lot 2 of said Certified Survey Map No. 45 to the Southwest corner thereof; thence Northerly, 210.00 feet along the West line of Lots 2 & 3 of said Certified Survey Map No. 45 to the Northwest corner of said Lot 3 and the South line of Lands described in Document No. 1294817; thence Westerly, 39.94 feet along said South line to the Southwest corner thereof; thence Northerly, 657.30 feet along the West line of said Lands and the East line of Lots 15, 16, 17 & 18 of Thornberry Estates to the Northeast corner of said Lot 15; thence Northerly, 66.00 feet to the Southeast corner of Lot 14 of said Thornberry Estates; thence Northerly, 250.48 feet along the East line of said Lot 14 to the Northeast corner thereof; thence Westerly, 486.62 feet along the North line of said Lot 14 and the South line of Lot 1 of Certified Survey Map No. 7126 to the Southwest corner of said Lot 1; thence Northerly, 364.33 feet along the West line of said Lot 1 to the Northwest corner thereof; thence Easterly, 578.96 feet along the North line of said Lot 1 and the North line of Lot 1 of Certified Survey Map No. 729 to the Southwest corner of Lot 29 of Woodberry Estates; thence Northerly, 203.00 feet along the West line of said Lot 29 and its Northerly extension to the centerline of Prairie Song Lane; thence Easterly, 156.81 feet along said centerline to the East line of the Northeast 1/4 of said Section 18; thence Northerly, 186.40 feet along said East line to the Westerly extension of the North line of Lot 2 of Certified Survey Map No. 6535; thence Easterly, 208.00 feet along said Westerly extension and the North line of said Lot 2 to the Point of Beginning.

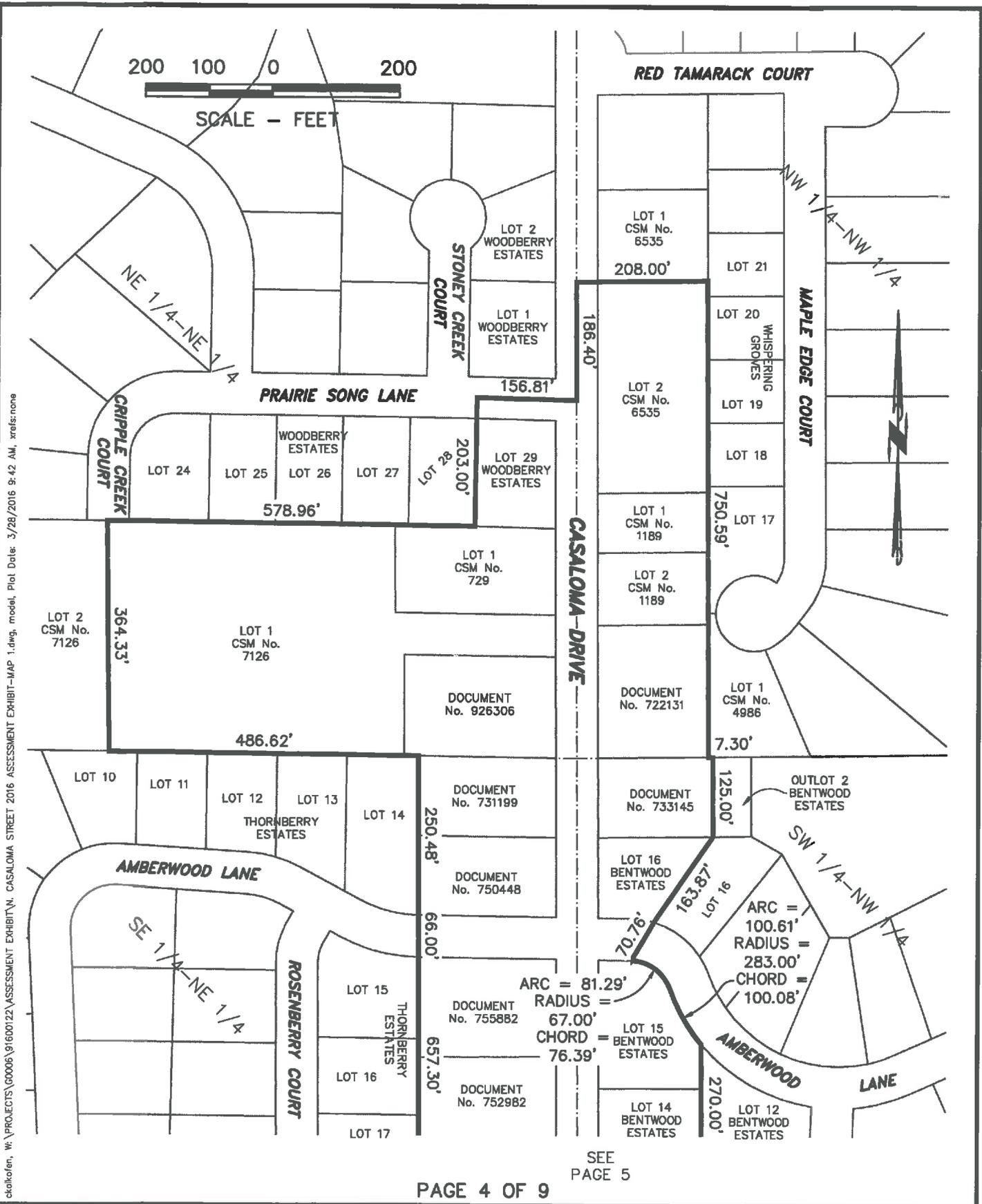
The above description shall be used for assessment purposes only.

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McMAHON
ENGINEERS ARCHITECTS

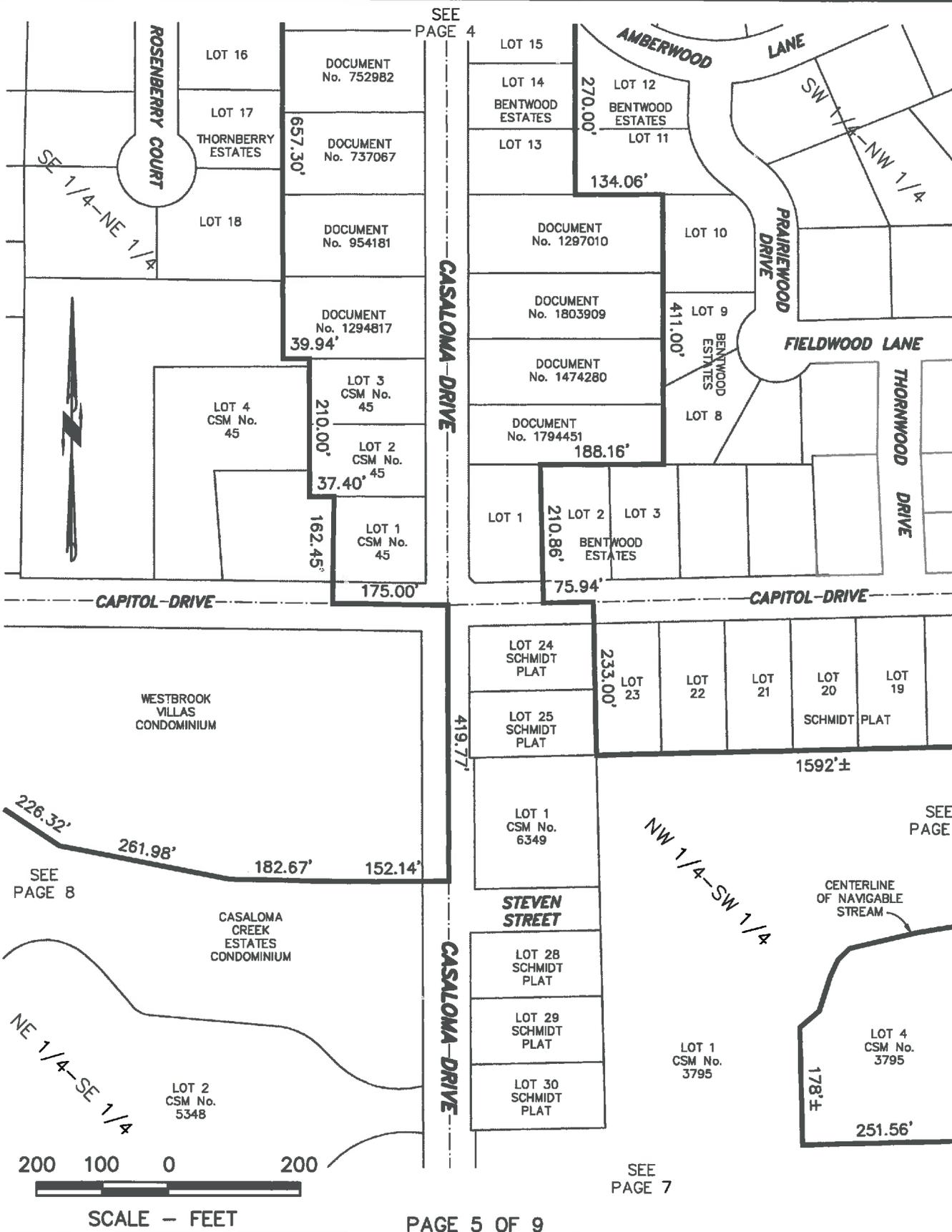
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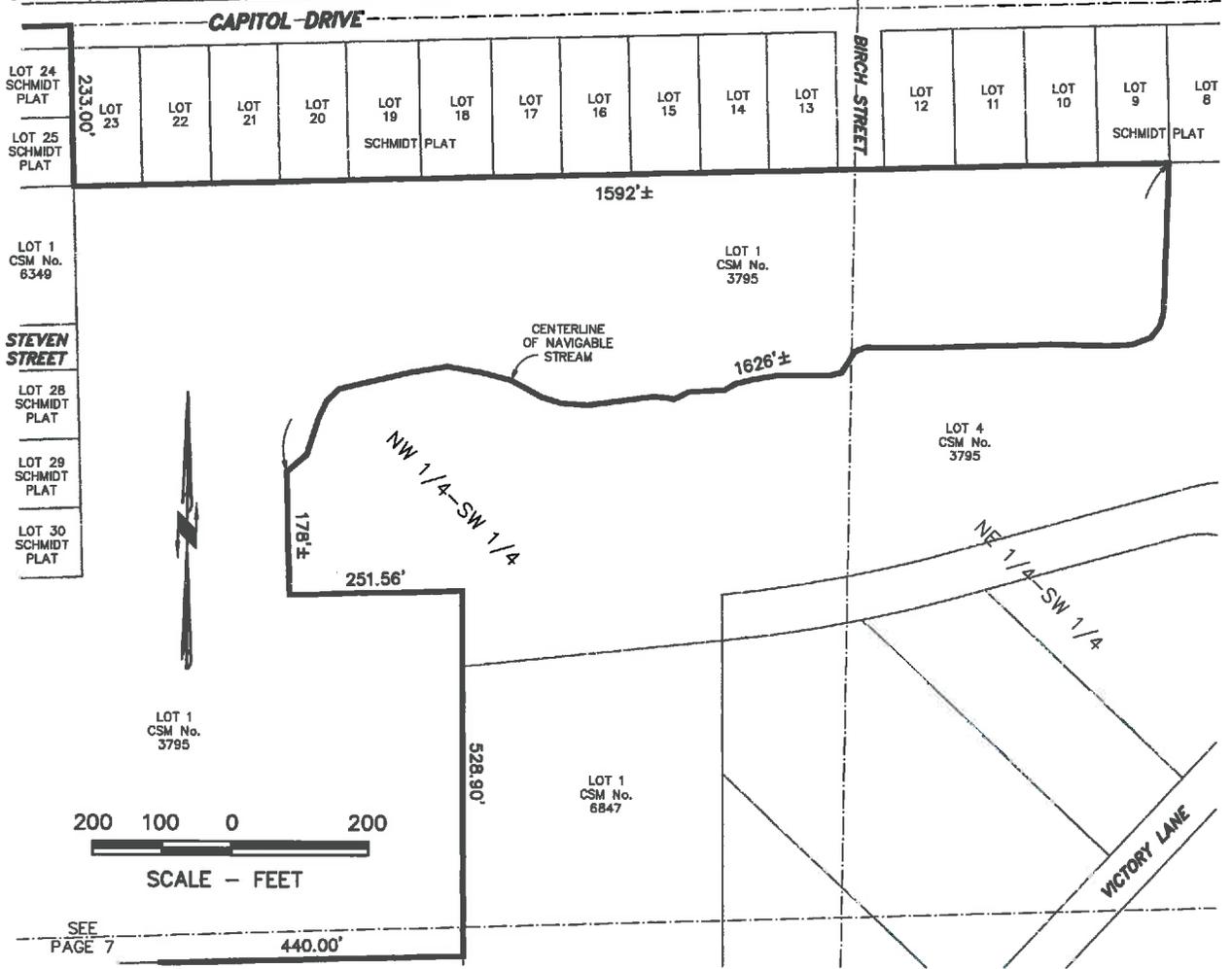


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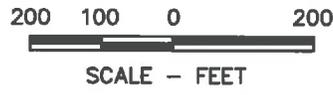


SEE
PAGE 5



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- LOT 24 SCHMIDT PLAT
- LOT 25 SCHMIDT PLAT
- LOT 28 SCHMIDT PLAT
- LOT 29 SCHMIDT PLAT
- LOT 30 SCHMIDT PLAT



SEE
PAGE 7

McMAHON

ENGINEERS ARCHITECTS

Project No. 99008 P-16-00122.04 Date MAR, 2016 Scale 1"=200'
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SEE PAGE 8



SEE PAGE 6

LOT 1
CSM No.
3795

580.55'
CONVERTERS
DRIVE
CONDOMINIUM

440.00'

LOT 2
CSM No.
4552

LOT 3
CSM No.
3795

LOT 2
CSM No.
3795

576.55'

LOT 2
CSM No.
3795

CONVERTERS DRIVE

41.70'

VICTORY LANE

278.35'

90.51'

274.52'

LOT 4
CSM No.
4063

SW 1/4-SW 1/4

LOT 3
CSM No.
4063

SE 1/4-SE 1/4
613.96'

LOT 1
CSM No.
4734

DOCUMENT
No. 1971890

150.00'

204.77'

93.03'

247.66'

DOCUMENT
No. 1165907

CANADIAN NATIONAL
RAILROAD

STATE ROAD 15

STATE ROAD 15

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McMAHON
ENGINEERS ARCHITECTS

Project No. G0006 9-16-00122.04 Date MAR., 2016 Scale 1"=200'

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CAPITOL DRIVE

WESTBROOK VILLAS CONDOMINIUM

SEE PAGE 5



FIRST ADDENDUM TO WESTBROOK VILLAS CONDOMINIUM

CASALOMA CREEK ESTATES CONDOMINIUM

NE 1/4-SE 1/4
LOT 2 CSM No. 5348

LOT 1 CSM No. 5348

NW 1/4-SE 1/4

259.75'

322.81'

353.42'

258.67'

120.34'

150.84'

171.23'

226.32'

261.98'

120.48'

LOT 1 CSM No. 5348

1332.64'

CONVERTERS DRIVE CONDOMINIUM

580.55'

LOT 2 CSM No. 4552

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CANADIAN NATIONAL RAILROAD

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McMAHON
LAND SURVEY ARCHITECTS

Project No. 60006 8-16-00122.04 Date MAR., 2016 Scale 1"=200'
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File No.

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