

**TOWN OF GRAND CHUTE
SANITARY DISTRICT NO. 1
(OUTAGAMIE COUNTY, WISCONSIN)**

FINAL RESOLUTION SD1-03-2020

NORTH BURAN WAY EXTENSION

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR WATER MAIN INSTALLATION LOCATED ON NORTH BURAN WAY, IN SECTION 9, T21N, R17E AS LOCATED IN THE TOWN OF GRAND CHUTE, AND LEVYING SPECIAL ASSESSMENTS AGAINST ABUTTING PROPERTY OR ON AN AREA WIDE BASIS TO SPECIALLY BENEFITING PROPERTY UNDER CHAPTER 60 AND 66.0703 WIS. STATS., 2017-2018 AS AMENDED, ET AL., AND THE SANITARY DISTRICT'S POLICE POWER.

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 1, Outagamie County, Wisconsin, did pass a Preliminary Resolution SD1-05-2018, on the 5th day of June 2018, declaring its intention to exercise special assessment powers under Chapter 60 and 66.0703 Wis. Stats. , et al., for the construction and installation of water main as shown on Exhibit "A" and the Sanitary District's engineer did file the required report specified under 66.0703(4) and (5) Wis. Stats. with the Commission Secretary, and the Commission Secretary did publish the required statutory Notice of Public Hearing on Special Assessments on the Sanitary District's and/or Town's website and did post said notice at the Grand Chute Town Hall, and did further mail a copy of said Notice of Public Hearing to abutting property owners or area wide property owners within the required statutory time, including a scale map of the project; and,

WHEREAS, the abutting property owners or area wide specifically benefiting property owners affected by the water main installation are those owners of real estate within the area described in the preceding paragraph; and,

WHEREAS, the Board of Commissioners of the Town of Grand Chute Sanitary District No. 1, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall, 1900 W. Grand Chute Blvd., Grand Chute, Outagamie County, Wisconsin, on the 5th day of November, 2020, at 6:30 p.m., pursuant to the published and posted Notice of Public Hearing and a mailing of said Notice to abutting property owners or area wide specially benefiting property owners, for the purpose of informing and hearing all interested persons concerning the Preliminary Resolution and the report of the Sanitary District's engineers on the proposed improvements of water main installation, and did hear all persons desiring audience at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Grand Chute Sanitary District No. 1, Outagamie County, Wisconsin, as follows:

- 1. That the report of the Sanitary District's engineers for said Town of Grand Chute Sanitary District No. 1 pertaining to the construction and installation of the above-described public improvements, being of water main installation, and all plans and specifications incorporated by reference therein, are hereby approved and adopted, and the Board of Commissioners finds that that the properties against which the assessments are to be levied are specially benefited by this project.**
- 2. That the Town of Grand Chute Sanitary District No. 1 is hereby directed and delegated to carry out the work of said improvements in accordance with the report of the Sanitary District's engineers on file with the Commission Secretary.**

3. That the costs of said improvements are to be paid or recovered all or in part by assessing the cost to the abutting property or to the specifically benefiting property on an area wide basis in accordance with the report of the Sanitary District's engineer and the schedule of assessments incorporated therein by reference, specifically the columns of said schedule of assessments entitled "Water Main Assessment" and "Water Lateral Assessment" under Chapters 60 and 66.0703, et al., Wis. Stats., 2017-2018 as amended, and pursuant to the Sanitary District's police powers.
4. That all costs and the assessments to be levied and collected upon property as shown on the Sanitary District's engineer's report and the schedule of assessments incorporated therein are true and correct, have been determined on a reasonable basis, and are hereby confirmed.
5. That the assessments shall be paid in full on or before the due date, or in installments as provided in Town of Grand Chute Special Assessment Policy, with all deferred payments to bear interest at the current borrowing rate for this project of the Town of Grand Chute Sanitary District No. 1 plus two (2) percent for administrative charges, which resulting sum will be charged per annum on the unpaid balance. Installments or assessments not paid when due shall bear interest from the delinquent date at the rate of eighteen (18) percent per annum.
6. The Commission Secretary of the Town of Grand Chute Sanitary District No. 1 is directed to post this Resolution and publish on the Sanitary District's and/or Town's website and shall further mail a copy of this Final Resolution and a statement of the final assessment against abutting properties or to area wide specifically benefiting properties, to each property owner whose name appears on the assessment schedule on file with the Commission Secretary and whose post office address is known or can, with reasonable diligence, be ascertained. This assessment may be revised, where necessary, pursuant to Chapters 60 and 66, Wis. Stats.

Date introduced, approved and adopted this 5 day of November 2020.

TOWN OF GRAND CHUTE
SANITARY DISTRICT NO. 1



Dave Schowalter
Commission President



Angie Cain
Commission Secretary

N BURAN WAY ASSESSMENT AREA DESCRIPTION:
LOT 3 OF CSM NO. 7382

21.07625

Recorded

June 25, 2017 2:10 PM

CITY OF OGDON
CLERK & REC. CLERK
REGISTER OF DEEDS

Fee Amount: \$30.00
Total Pages: 2

Certified Survey Map No. 7382

All of Lot 2 of Certified Survey Map No. 6887 being part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, all of Section 08, Township 21 North, Range 17 East, Town of Grand Glade, Outagamie County, Wisconsin.

Bearings are referenced to the North line of the Northeast 1/4, Section 08, T21N, R17E, assumed to bear N89°00'20"W, base on the Outagamie County Coordinate System.

Volume 44, Page 7382



LEGEND

- 1/2" x 1/2" Steel Marker
- 1/2" x 1/2" Rubber Post
- ⊕ 1/2" Rubber Post
- ⊙ Government Corner
- ⊕ Proposed As

- Notes:**
- 1) Easement boundaries are shown per FDM maps 20070000000 and 20070000000 (Effective date Jan. 20, 2016)
 - 2) Wetland boundaries are shown per Wetland Delineation Report dated Nov. 12, 2015
 - 3) CTH A is an access easement Highway. Any changes to easement must be permitted by the Outagamie County Highway Dept.
 - 4) See Document Detail on sheet 2 for more information per 2011 Reg.

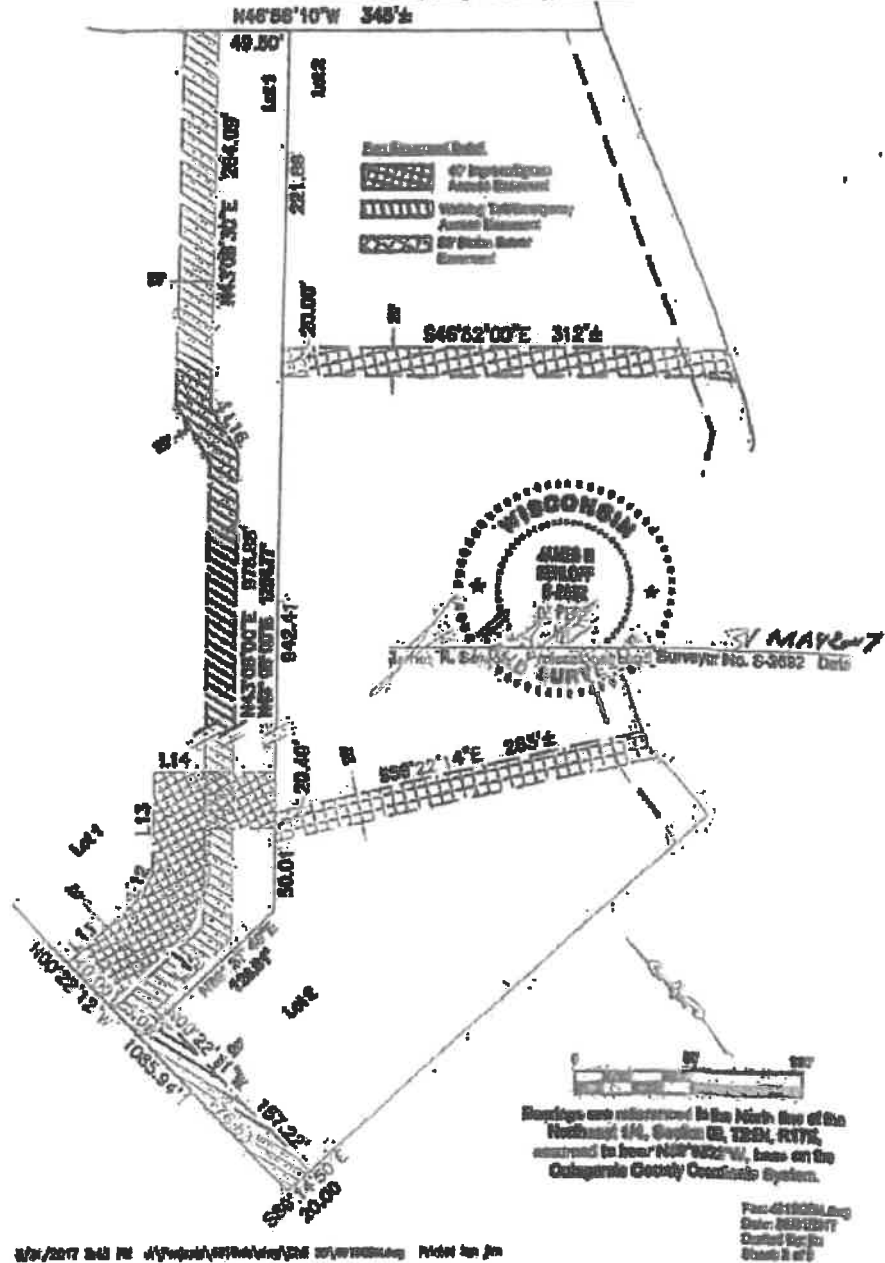
Survey for:
Public Development LLC
435 E. Madison Ave.
Appleton, WI 54913



31 MAY 2017

Certified Survey Map No. 7382

All of Lot 8 of Certified Survey Map No. 6007 being part of the Southeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northwest 1/4, all of Section 6, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



Certified Survey Map No. 7512

All of Lot 2 of Certified Survey Map No. 6907 being part of the Southeast 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northeast 1/4, all of Section 8, Township 21 North, Range 17 East, Town of Grand Glade, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Scholtz, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 235 of the Wisconsin Statutes and the subdivision regulations of the Town of Grand Glade and Outagamie County, and under the direction of Vantage Development, LLC, the property owner of said land, I have surveyed, divided, mapped and delineated the Certified Survey Map; that each map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 2 of Certified Survey Map No. 6907, being located in part of the Southeast 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 88, all being in Township 21 North, Range 17 East, Town of Grand Glade, Outagamie County, Wisconsin, containing 1,167,438 Square Feet (26.7918 Acres) more or less of land described as follows:

All of Lot 2 of Certified Survey Map No. 6907 and in subject to all covenants, and restrictions of record.

Witness my hand this 31st day of July, 2017.

James R. Scholtz, Wisconsin, Registration # 28273, Surveyor, WI, S-28273



Town of Grand Glade Approval

Resolved, that this certified survey map in the Town of Grand Glade, Outagamie County, is hereby approved by the Town of Grand Glade.

[Signature]
 Chairman

6-28-17
 Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Grand Glade.

[Signature]
 City

6/28/17
 Date

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	100.00'	N 89°28'00" W	100.00'	100.00'	90°00'00"
C2	57.00'	S 89°28'00" E	57.00'	57.00'	90°00'00"

LINE TABLE		
Line	Bearing	Length
L1	S 89°28'00" E	276.00'
L2	N 00°00'00" W	240.00'
L3	S 00°00'00" W	100.00'
L4	S 00°00'00" W	100.00'
L5	S 00°00'00" W	60.00'
L6	N 00°00'00" E	100.00'
L7	N 00°00'00" W	75.00'
L8	N 00°00'00" W	60.00'

LINE TABLE		
Line	Bearing	Length
L9	S 00°00'00" E	100.00'
L10	S 00°00'00" E	75.00'
L11	N 00°00'00" E	60.00'
L12	N 00°00'00" E	10.00'
L13	S 00°00'00" E	75.00'
L14	S 00°00'00" E	60.00'
L15	N 00°00'00" E	75.00'
L16	N 00°00'00" E	60.00'

Certified Survey Map No. 1382

All of Lot 2 of Certified Survey Map No. 887 being part of the Southeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, all of Section 8, Township 31 North, Range 17 East, Town of Grand Oaks, Outagamie County, Wisconsin.

Owner's Certificate of Dedication:

Rubble Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that we owned the land above described to be surveyed, divided, mapped and dedicated as so shown and represented on this map.

Rubble Development, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Grand Oaks
Outagamie County Development and Land Service

In the presence of: Rubble Development, LLC

[Signature] 5/31/17
Date

State of Wisconsin }
Winnebago County }



Personally came before me on the 31st day of May, 2017, the above the property owner(s) to me known to be the person who executed the foregoing instrument and acknowledge the facts.

[Signature] My Commission Expires 6-26-17
Notary Public, Wisconsin

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer of the Town of Grand Oaks and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unrecorded tax sales and unpaid taxes, or special assessments on any of the land included in this certified survey map.

[Signature] 6/28/2017
Date
[Signature] 6/28/2017
Date

Development and Land Service Approval Certificate

Resolved, that this certified survey map in the Town of Grand Oaks, Outagamie County, Rubble Development, LLC, the property owner, is hereby approved by Outagamie County.

[Signature] 6-28-2017
Date



[Signature] 3/11/2017
Date

Certified Survey Map No. 7322

All of Lot E of Certified Survey Map No. 6937 being part of the Southeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, all of Section 8, Township 21 North, Range 97 East, T80S of Grand Grove, Outagamie County, Wisconsin.

Mapmaker's Certificate

Wolf River Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mapmaker of the above described land, does hereby certify to the surveying, staking, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Public Development, LLC, owner.

IN WITNESS WHEREOF, said Wolf River Community Bank, has caused these presents to be signed by

[Signature]
[Signature]

Its President, and countersigned by

Its Secretary or Clerk, at Madison, Wisconsin, and its corporate seal

to be hereunto attested this 1st day of June, 2017.
In the presence of: Wolf River Community Bank

[Signature] 6/1/17
[Signature] 6-1-17
Secretary or Clerk Oct 2

State of Wisconsin)

Outagamie County)

Personally came before me this 1st day of June, 2017,

Dustin D. [Signature] President, and Dustin [Signature] Secretary (and/or) of the above named corporation, to me herein to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (and/or) of said corporation, and acknowledged that they executed the foregoing instrument as such officers on the date of said corporation, by its authority.

Dustin [Signature] My Commission Expires NOV 16, 2019
Notary Public, Wisconsin



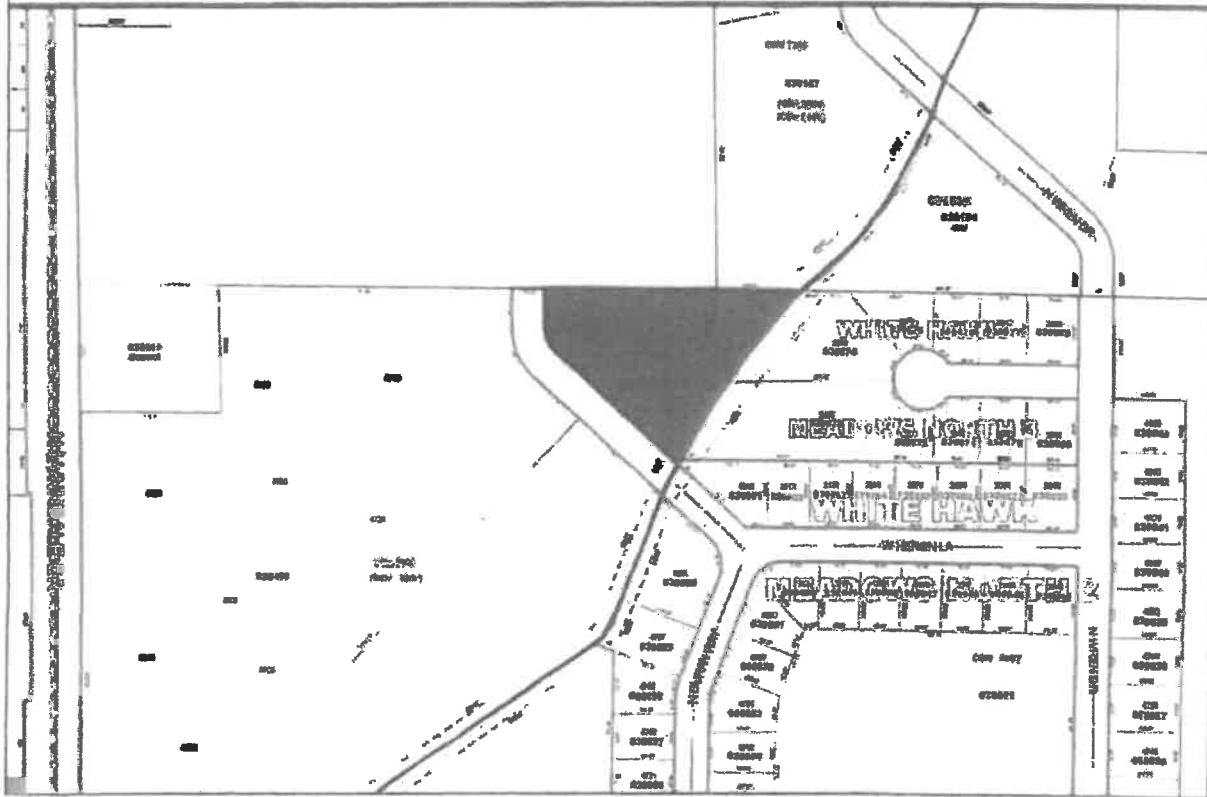
This Certified Survey Map is contained totally within the property described in the following recorded instrument(s):

the property owner of record; Public Development, LLC. Recording Information: Doc. No. 1888766 Parcel Identification: 101-030688



James H. Soloff Notary Public, Wisconsin
51 MAY 2017
My Exp. 2017 - 2019 as a Notary Public, Wisconsin No. 20062 Date

Grand Chute GIS Map



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of this map to define the limits or jurisdiction of any federal, state, or local government. Deleted on-the-ground surveys

118,295 0 118,298 238.69

Town of Grand Chute
N Buran Way (200' northwest of Heron Lane to 515' northwest)
Storm Sewer, Sanitary Sewer, Water Main, & Street Construction
 Contract 2019-01

Project Cost (based on low bid):

Storm Sewer Infrastructure:

Description	Units	Quantity	Unit Price	Amount	Main	Service
					Assessable Amount	Assessable Amount
12" PVC Storm Sewer	I.f.	201	\$32.20	\$6,472.20	\$3,236.10	
12" Endwall	each	1	\$120.00	\$120.00	\$60.00	
Contech #10 Aluminum Box Culvert	each	1	\$48,000.00	\$48,000.00	\$0.00	
Aluminum Handrail, black anodized, furnished and installed	I.f.	92	\$290.00	\$26,680.00	\$0.00	
48" Storm Manholes	v.f.	4.38	\$350.00	\$1,533.00	\$766.50	
2' x 3' Inlets with Castings	each	2	\$1,700.00	\$3,400.00	\$1,700.00	
4" Storm Sewer branches	each	1	\$60.00	\$60.00		\$60.00
4" PVC Storm Lateral	I.f.	19	\$30.00	\$570.00		\$570.00
Subtotal:				\$86,835.20	\$5,762.60	\$630.00
Engineering (15%):				\$13,025.28	\$864.39	\$94.50
Contingencies (15%):				\$13,025.28	\$864.39	\$94.50
Subtotal:				\$112,885.76	\$7,491.38	\$819.00
Administration (5%):				\$5,644.29	\$374.57	\$40.95
Total Storm Sewer Cost:				\$118,530.05	\$7,865.95	\$859.95

Sanitary Infrastructure:

Description	Unit	Estimate Unit		Amount	Main	Service
		Quantity	Price		Assessable Amount	Assessable Amount
8" PVC Sanitary Sewer	I.f.	715	\$35.00	\$25,025.00	\$25,025.00	
48" Sanitary Manholes	v.f.	18.11	\$280.00	\$5,070.80	\$5,070.80	
4" Sanitary PVC laterals	I.f.	30	\$35.00	\$1,050.00		\$1,050.00
4" PVC Sanitary branches (4x8)	each	1	\$53.00	\$53.00		\$53.00
Core drilling to Existing Sanitary Manhole with Bench Reconstruction	each	1	\$800.00	\$800.00	\$800.00	
Subtotal:				\$31,998.80	\$30,895.80	\$1,103.00
Engineering (15%):				\$4,799.82	\$4,634.37	\$165.45
Contingencies (15%):				\$4,799.82	\$4,634.37	\$165.45
Subtotal:				\$41,598.44	\$40,164.54	\$1,433.90
Administration (5%):				\$2,079.92	\$2,008.23	\$71.70
Total Sanitary Sewer Cost:				\$43,678.36	\$42,172.77	\$1,505.60

Water Infrastructure

Description	Unit	Estimate Unit		Amount	Main	Service
		Quantity	Price		Assessable Amount	Assessable Amount
8" PVC Watermain	I.f.	730	\$35.50	\$25,915.00	\$25,915.00	
Fire Hydrant with Aux Valve	each	2	\$5,300.00	\$10,600.00	\$10,600.00	
8" Valve	each	2	\$1,550.00	\$3,100.00	\$3,100.00	
Provide Connection to Existing Water Main 8" x8" Cut-In/Tapping Tee	each	1	\$3,000.00	\$3,000.00	\$3,000.00	
6" Hydrant Lead	I.f.	17	\$45.00	\$765.00	\$765.00	
Temporary Hydrant with Reducer	each	1	\$4,100.00	\$4,100.00		
1-1/4" Water Service Corporation, Curb Stop & Box	each	1	\$485.00	\$485.00		\$485.00
1-1/4" HDPE Water Service Lateral	I.f.	16	\$30.00	\$480.00		\$480.00
Subtotal:				\$48,445.00	\$43,380.00	\$965.00
Engineering (15%):				\$7,266.75	\$6,507.00	\$144.75
Contingencies (15%):				\$7,266.75	\$6,507.00	\$144.75
Subtotal:				\$62,978.50	\$56,394.00	\$1,254.50
Administration (5%):				\$3,148.93	\$2,819.70	\$62.73
Total Water Main Cost:				\$66,127.43	\$59,213.70	\$1,317.23

Town of Grand Chute
N Buran Way (200' northwest of Heron Lane to 515' northwest)
Storm Sewer, Sanitary Sewer, Water Main, & Street Construction
Contract 2019-01

Project Cost (based on low bid):
Street Infrastructure:

Description	Unit	Estimate		Amount	Assessable Amount
		Quantity	Unit Price		
Tracking Pad	each	1	\$1,100.00	\$1,100.00	\$1,100.00
Silt Fence Erosion Control	l.f.	1624	\$1.80	\$2,923.20	\$2,923.20
Inlet Protection Erosion Control	each	5	\$88.00	\$440.00	\$440.00
Tree Removal, Clearing and Grubbing	L.S.	1	\$5,850.00	\$5,850.00	\$5,850.00
Top Soil Stripping	s.y.	5,276	\$1.33	\$7,017.08	\$7,017.08
Unclassified Excavation	c.y.	136	\$11.50	\$1,564.00	\$1,564.00
Borrow	c.y.	2,205	\$12.50	\$27,562.50	\$27,562.50
Geogrid, Type 2, Biaxial	s.y.	2,061	\$2.00	\$4,122.00	\$4,122.00
Fine Grading	s.y.	5,276	\$1.10	\$5,803.60	\$5,803.60
Import & Place 3/4" CABC (6" depth) for Roadway	ton	704	\$11.80	\$8,307.20	\$8,307.20
Import & Place 2 1/2" CABC (6" depth) for Roadway	ton	704	\$11.60	\$8,166.40	\$8,166.40
Import & Place CABC (4" depth) for Sidewalk	ton	88	\$13.50	\$1,188.00	\$0.00
Import & Place CABC (12" depth) for Walking Trail	ton	27	\$13.50	\$364.50	\$0.00
Topsoil and Urban Type B Matting with Seed	s.y.	691	\$5.00	\$3,455.00	\$3,455.00
Topsoil, Seed & Mulch Disturbed Areas	s.y.	2,794	\$4.40	\$12,293.60	\$12,293.60
30" Standard Curb & Gutter	l.f.	1,055	\$11.40	\$12,027.00	\$12,027.00
Sawcut 30" Mountable Curb & Gutter	l.f.	15	\$5.00	\$75.00	\$75.00
Remove & Replace 30" Mountable Curb & Gutter	l.f.	40	\$40.00	\$1,600.00	\$1,600.00
Sawcut Asphalt Pavement	l.f.	186	\$5.00	\$930.00	\$930.00
Remove & Replace Asphalt Binder	tons	17	\$206.00	\$3,502.00	\$3,502.00
5' Concrete Sidewalk, 4 Inch	s.y.	338	\$40.50	\$13,689.00	\$0.00
6' Concrete Sidewalk, variable thickness	s.y.	64.5	\$72.00	\$4,644.00	\$0.00
Asphalt Walking Trail, 3 Inch	tons	6	\$206.00	\$1,236.00	\$0.00
Detectable Warning (Sidewalk Ramp)	each	2	\$330.00	\$660.00	\$0.00
2.5" Binder Course Asphalt Paving	tons	266	\$74.20	\$19,737.20	\$19,737.20
2.0" Finish Course Asphalt Paving	tons	213	\$58.85	\$12,535.05	\$12,535.05
7" thick concrete apron	s.y.	36.67	\$54.00	\$1,980.18	\$1,980.18
Street Lighting	each	3	\$3,500.00	\$10,500.00	\$10,500.00
	Subtotal:			\$173,272.51	\$151,491.01
	Engineering (15%):			\$25,990.88	\$22,723.65
	Contingencies (15%):			\$25,990.88	\$22,723.65
	Subtotal:			\$225,254.26	\$196,938.31
	Administration (5%):			\$11,262.71	\$9,846.92
	Total Street Cost:			\$236,516.98	\$206,785.23
	Total Project Total			\$464,852.81	\$316,037.64

Town of Grand Chute
 N Buran Way (200' northwest of Heron Lane to 515' northwest)
 Storm Sewer, Sanitary Sewer, Water Main, & Street Construction
 Contract 2019-01

Project Cost (based on low bid):

Setting Assessment Rates:

Storm Sewer:

R-4 Maximum Rate:	
Assessable Project Cost:	\$7,865.95
Assessable Acreage:	26.04 acres
Assessment Rate:	\$302.07 per acre

Storm Lateral:

Assessable Project Cost:	\$859.95
Assessable Lots:	1
Assessment Rate:	\$859.95

Sanitary Sewer:

Assessable Project Cost:	\$42,172.77
Assessable Acreage:	26.04 acres
Assessment Rate:	\$1,619.54 per acre

Sanitary Lateral:

Assessable Project Cost:	\$1,505.60
Assessable Lots:	1
Assessment Rate:	\$1,505.60

Water Main:

Assessable Project Cost:	\$59,213.70
Assessable Frontage:	26.04 acres
Assessment Rate:	\$2,273.95 per acre

Water Lateral:

Assessable Project Cost:	\$1,317.23
Assessable Lots:	1
Assessment Rate:	\$1,317.23

Street:

Assessable Project Cost:	\$206,785.23
Assessable Acreage:	26.04 acres
Assessment Rate:	\$7,941.06 per acre

Property Owner	Address/Description	Zoning	Parcel Number	Total Acres	Assessable Acreage	Storm Sewer Assessment	Storm Lateral Assessment	Sanitary Sewer Assessment	Sanitary Lateral Assessment	Street Assessment	Water Main Assessment	Water Lateral Assessment	Total Assessment
PREMIER WHITE HAWK LLC	4890 N LYNNDALE DR/Lot 1 CSM 7382	R-4	101030401	15.57	15.57	\$4,703.26		\$25,216.21		\$123,642.32	\$35,405.43		\$188,967.21*
RUBBLE DEVELOPMENT LLC	Lot 2 CSM 7382	R-4	101030402	8.24	8.24	\$2,489.07		\$13,344.69		\$65,434.34	\$18,737.36		\$100,005.71*
PREMIER WHITE HAWK LLC	Lot 3 CSM 7382	R-4	101030403	2.23	2.23	\$673.62	\$859.95	\$3,611.57	\$1,505.60	\$17,709.57	\$5,070.91	\$1,317.23	\$30,747.44
				26.04	26.04	\$7,865.95	\$859.95	\$42,172.77	\$1,505.60	\$206,785.23	\$59,213.70	\$1,317.23	\$319,720.41

*Unassessable property precluded access