

**TOWN OF GRAND CHUTE  
SANITARY DISTRICT NO. 3  
(OUTAGAMIE COUNTY, WISCONSIN)**

**FINAL RESOLUTION SD3-06-2020**

**NORTH BURAN WAY EXTENSION**

**A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STORM SEWER 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. 3, Outagamie County, Wisconsin, did pass a Preliminary Resolution SD3-04-2018, 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 storm sewer 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 storm sewer 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. 3, 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 storm sewer installation, and did hear all persons desiring audience at said hearing.**

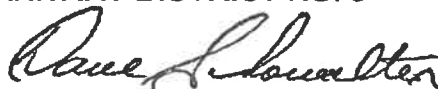
**NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Grand Chute Sanitary District No. 3, Outagamie County, Wisconsin, as follows:**

- 1. That the report of the Sanitary District's engineers for said Town of Grand Chute Sanitary District No. 3 pertaining to the construction and installation of the above-described public improvements, being of storm sewer 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. 3 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 "Storm Sewer Assessment" and "Storm 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. 3 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. 3 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. 3



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Dave Schowalter  
Commission President



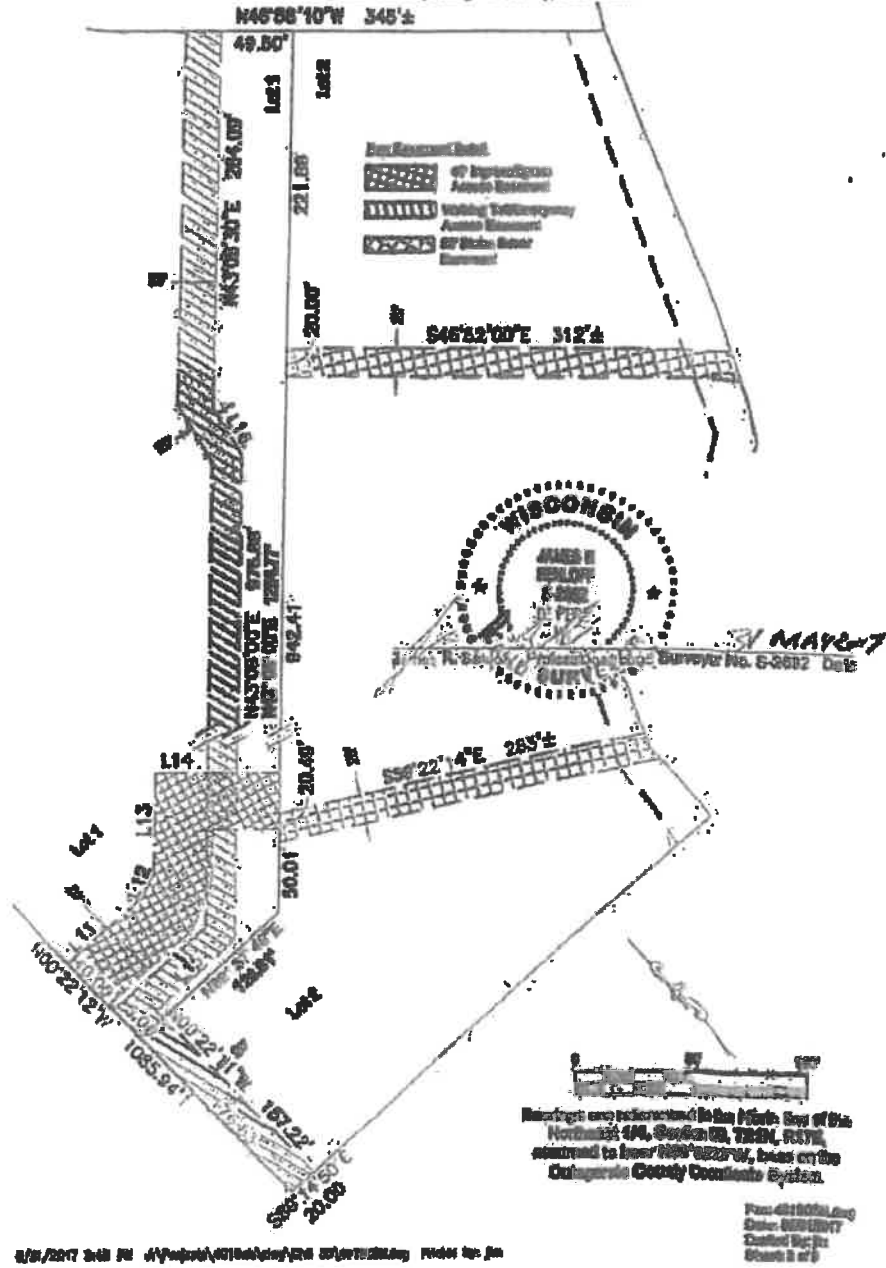
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Angie Cain  
Commission Secretary



**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 Southwest 1/4 of the Northeast 1/4, all of Section 9, Township 21 North, Range 17 East, Town of Green Creek, Outagamie County, Wisconsin.





### Certified Survey Map No. 7522

All of Lot 2 of Certified Survey Map No. 6907 being part of the Southwest 1/4 of the Northeast 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 Oaks, Outagamie County, Wisconsin.

#### Surveyor's Certificate

I, James R. Schlotz, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 190 of the Wisconsin Statutes and the subdivision regulations of the Town of Grand Oaks and Outagamie County, and under the direction of Public Development, L.L.C. the property owner of said land, I have surveyed, divided, mapped and delineated this Certified Survey Map; that such 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 Southwest 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 08, all being in Township 21 North, Range 17 East, Town of Grand Oaks, Outagamie County, Wisconsin, containing 1,167,035 Square Feet (26.795 Acres) more or less of land described as follows:

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

Given under my hand this

James R. Schlotz, Wisconsin Professional Land Surveyor, No. 6-2852



#### Town of Grand Oaks Approval

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

*[Signature]*  
Chairman

6-28-17  
Date

I hereby certify that the foregoing ~~document~~ <sup>minutes</sup> adopted by the Town Board of the Town of Grand Oaks.

*[Signature]*  
Chair

6/28/17  
Date

Curve	Radius	Chord Distance	Chord Length	Area (sq)	Central Ang.
C1	100.00'	N 89°00'00" W	100.00'	100.00'	90.00°
C2	50.00'	S 89°00'00" E	50.00'	50.00'	90.00°

Line	Bearing	Length
L1	S 89°00'00" E	100.00'
L2	N 00°00'00" W	100.00'
L3	S 89°00'00" W	100.00'
L4	S 89°00'00" E	100.00'
L5	S 89°00'00" W	100.00'
L6	N 00°00'00" E	100.00'
L7	N 00°00'00" W	100.00'
L8	N 89°00'00" W	100.00'

Line	Bearing	Length
L9	S 89°00'00" E	50.00'
L10	S 89°00'00" E	50.00'
L11	N 00°00'00" E	50.00'
L12	N 00°00'00" E	50.00'
L13	S 89°00'00" E	50.00'
L14	S 89°00'00" E	50.00'
L15	N 00°00'00" E	50.00'
L16	N 00°00'00" E	50.00'

**Certified Survey Map No. 7382**

All of Lots of Certified Survey Map No. 6887 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 6, Township 21 North, Range 17 East, Town of Grand Glade, Outagamie County, Wisconsin.

**Owner's Certificate of Dedication**

Riddle 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 is shown and represented on this map.

Riddle Development, LLC, does hereby certify this plan is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Grand Glade  
Outagamie County Development and Land Services

In the presence of: Riddle Development, LLC

[Signature]  
Gen. A. [Name], President

5/31/17  
Date



State of Wisconsin }  
Winnebago County }

Personally came before me on the 21<sup>st</sup> 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 Glade and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unrecorded fee entries and unpaid taxes, or special assessments or any of the kind included in this certified survey map.

[Signature]  
Town Treasurer

6/16/17  
Date

[Signature]  
County Treasurer

6/28/2017  
Date

**Recordation and Land Service Approval Certificate**

Notified, that this certified survey map in the Town of Grand Glade, Outagamie County, Riddle Development, LLC, the property owner, is hereby approved by Outagamie County.

[Signature]  
County Planning

6-28-2017  
Date



[Signature] My Commission Expires 3/1/2017  
Notary Public, Wisconsin



**Certified Survey Map No. 7382**

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

**Notwithstanding:**

Wolf River Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, 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, the said Wolf River Community Bank, has caused these presents to be signed by

*[Signature]*  
In President, and countersigned by

In Secretary or Officer, at Harshville, Wisconsin, and its corporate seal

to be hereunto signed this 1<sup>st</sup> day of June, 2017.  
In the presence of Wolf River Community Bank

*[Signature]* 6/1/17  
Date

*[Signature]* 6-1-17  
Secretary or Officer

State of Wisconsin)

Outagamie County)es

Personally came before me this 1<sup>st</sup> day of June, 2017.

Joe Dilts, President, and Debra Dilts, Secretary (position) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (position) of said corporation, and acknowledged that they executed the foregoing instrument to such officers on the date of said corporation, by its authority.

Debra Dilts My Commission Expires NOV 16, 2019  
Notary Public, Wisconsin



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

See property owners of record:  
Public Development, LLC.

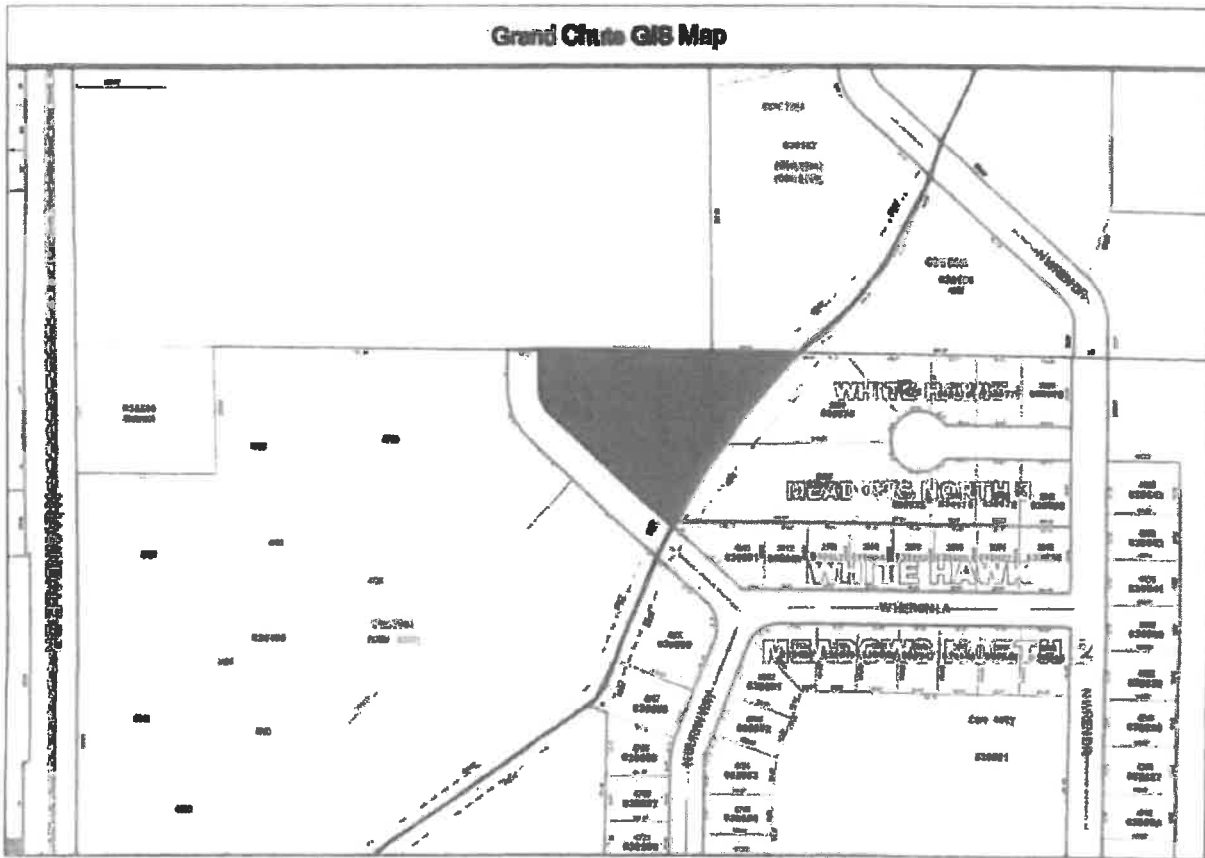
Recording Information:  
Doc. No. 4826188

Parcel Number(s):  
101-02048



James R. Senf, Notary Public, State of Wisconsin, Commission No. 8-2002, Dated

# Grand Oaks 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 warranty of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys

119.265 0 119.266 238.59



**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
<b>Total Storm Sewer Cost:</b>				<b>\$118,530.05</b>	<b>\$7,865.95</b>	<b>\$859.95</b>

**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
<b>Total Sanitary Sewer Cost:</b>				<b>\$43,678.36</b>	<b>\$42,172.77</b>	<b>\$1,505.60</b>

**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
<b>Total Water Main Cost:</b>				<b>\$66,127.43</b>	<b>\$59,213.70</b>	<b>\$1,317.23</b>

**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 Quantity	Unit Price	Amount	Assessable Amount
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" CABG (6" depth) for Roadway	ton	704	\$11.80	\$8,307.20	\$8,307.20
Import & Place 2 1/2" CABG (6" depth) for Roadway	ton	704	\$11.60	\$8,166.40	\$8,166.40
Import & Place CABG (4" depth) for Sidewalk	ton	88	\$13.50	\$1,188.00	\$0.00
Import & Place CABG (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
	<b>Total Street Cost:</b>			<b>\$236,516.98</b>	<b>\$206,785.23</b>
<b>Total Project Total</b>				<b>\$464,852.81</b>	<b>\$316,037.64</b>

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:	\$58,213.70
Assessable Acreage:	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:	\$208,785.23
Assessable Acreage:	26.04 acres
Assessment Rate:	\$7,941.08 per acre

Property Owner	Address/Description	Zoning	Parcel Number	Total Acreage	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	16.67	16.57	\$4,783.26		\$25,216.21		\$123,842.32	\$35,405.43		\$189,867.21
RUBBLE DEVELOPMENT LLC	Lot 2 CSM 7382	R-4	101030402	8.24	8.24	\$2,489.07		\$13,944.99		\$65,434.94	\$18,731.36		\$100,000.37
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	\$17,708.57	\$5,070.91	\$1,317.23	\$30,707.45
				26.04	26.04	\$7,865.95	\$859.95	\$42,172.77	\$1,505.60	\$208,785.23	\$58,213.70	\$1,317.23	\$519,720.41

\*Unassessable property precluded access