

**TOWN OF GRAND CHUTE
BOARD OF SUPERVISORS
OUTAGAMIE COUNTY, STATE OF WISCONSIN**

FINAL RESOLUTION 23 SERIES OF 2020

NORTH BURAN WAY EXTENSION

A FINAL RESOLUTION AUTHORIZING THE COMMENCEMENT OF WORK OR IMPROVEMENTS AND SPECIAL ASSESSMENTS FOR STREET CONSTRUCTION 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 TOWN'S POLICE POWER.

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did pass a Revised Preliminary Resolution 17, Series of 2018, on the 5th day of June, 2018, declaring The Town's intention to exercise special assessment powers under Chapter 60 and 66.0703 Wis. Stats., et al., for street improvements described and shown on Exhibit "A" and the Town's engineer did file the required report specified under 66.0703(4) and (5) Wis. Stats. with the Town Clerk, and the Town Clerk did publish the required statutory Notice of Public Hearing on Special Assessments on the 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 all abutting property owners or on an area wide basis to specifically benefiting property owners within the required statutory time; and,

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

WHEREAS, the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, did hold a Public Hearing at the Town of Grand Chute Town Hall located at 1900 W. Grand Chute Boulevard, Grand Chute, Outagamie County, Wisconsin, on the 5th day of November 2020, at 6:30 p.m., pursuant to the 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 Town's engineers on the proposed improvements for street reconstruction, and did hear all persons desiring audience at said hearing.

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

- 1. That the report of the Town's engineer pertaining to the construction and installation of the above-referenced public improvements, being street construction, and all plans and specifications incorporated by reference therein are hereby approved and adopted, and the Town Board finds that the properties against which the assessments are to be levied are specially benefited by this project.**


2. That the Town of Grand Chute is hereby directed and delegated to carry out the work of said improvements in accordance with the report of the Town's engineer on file with the Town Clerk.
3. That the costs of said improvements are to be paid or recovered all or in part by assessing the costs to the abutting property owners or to the specifically benefiting property owners on an area wide basis in accordance with the report of the Town's engineer and the schedule of assessments incorporated therein by reference, specifically the columns of said schedule of assessments entitled "Street Assessment", under Chapter 60 and 66.0703(1)(b), et al, Wis. Stats., 2017-2018 as amended, and pursuant to the Town's police powers.
4. That all costs and the assessments to be levied and collected upon property as shown on the Town'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 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 Town Clerk of the Town of Grand Chute is directed to post this Resolution and publish on the 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 benefiting properties, to each property owner whose name appears on the assessment schedule on file with the Town Clerk 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



Dave Schowalter
Town Chairman



Angie Cain
Town Clerk

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

2107625

Revised

June 26, 2017 2:58 PM

OUTAGAMIE COUNTY
PLAT & MAP CASE
REGISTERED OF RECORD

Fee Amount: \$20.00
Total Pages: 5

Certified Survey Map No. 7382

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 Southeast 1/4 of the Northeast 1/4, all of Section 8, 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°08'20"W, base on the Outagamie County Coordinate System.

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LEGEND

- 1/2" x 60" Steel Pin
- ⊙ 1.000" x 1.000" Iron
- 6" Rubber Pin
- ⊕ Government Corner
- () Plotted As

- 1) Frontline boundaries are shown for FORM 1000 2000/2000-01 and 2000/2000 (Effective Date Jul. 01, 2015)
- 2) Wetland boundaries are shown per Wetland Delineation Report dated Dec. 01, 2015
- 3) CTH A is an access controlled Highway. Any changes in access must be permitted by the Outagamie County Highway Dept.
- 4) See Easement Deed at 2000/2000 for easement per the 650.

Any land below an ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state Constitution.

Survey for:
Rubid Development LLC
435 E. Madison Dr.
Appleton, WI 54912



31 MAY 2017

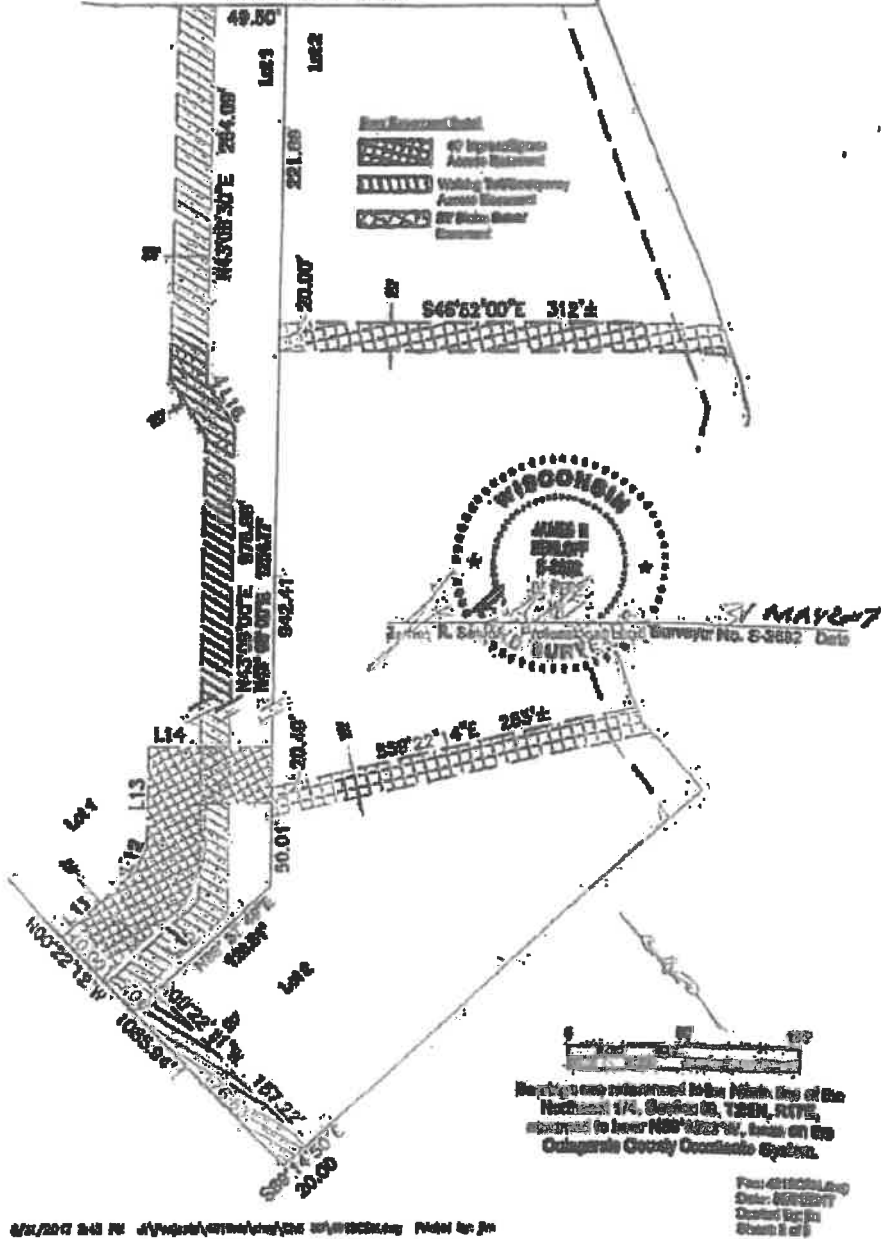
James R. Soloff, Professional Land Surveyor No. 9-50000

File: 40 00001.dwg
Date: 05/15/2017
Drawn By: jrs
Sheet: 1 of 5

Certified Survey Map No. 7382

All of Lot 2 of Certified Survey Map No. 6207 being part of the Southeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, 43 of Section 8, Township 21 North, Range 17 East, T11N, R17E, S8E, Outagamie County, Wisconsin.

N46°58'10"W 345'±





Certified Survey Map No. 7512

All of Lot 2 of Certified Survey Map No. 6837 being part of the Southeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northeast 1/4, all of Section 66, Township 21 North, Range 17 East, Town of Grand Oaks, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Scholt, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 896 of the Wisconsin Statutes and the subdivision regulations of the Town of Grand Oaks and Outagamie County, and under the direction of Public Development, LLC, the property owner of said land, I have surveyed, divided, mapped and dedicated this Certified Survey Map; that each map correctly represents all exterior boundaries and the subdivisions of the land surveyed; and that this land is All of Lot 2 of Certified Survey Map No. 6837, being located in part of the Southeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 66, all being in Township 21 North, Range 17 East, Town of Grand Oaks, Outagamie County, Wisconsin, containing 1,187,686 Square Feet (27.1415 Acres) more or less of land described as follows:

All of Lot 2 of Certified Survey Map No. 6837 and is subject to all covenants, and restrictions of record.

Given under my hand and seal this 21st day of July, 2012.

James R. Scholt, Wisconsin Professional Land Surveyor, No. 6-2622



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] 6-28-12
Date

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

[Signature] 6/28/12
Date

Course	Bearing	Dist. or Angle	Course	Bearing	Dist. or Angle
01	S 82° 00' 00" W	100.00'	02	S 82° 00' 00" W	100.00'
03	S 82° 00' 00" W	100.00'	04	S 82° 00' 00" W	100.00'

Line	Bearing	Length
L1	S 82° 00' 00" W	100.00'
L2	S 82° 00' 00" W	100.00'
L3	S 82° 00' 00" W	100.00'
L4	S 82° 00' 00" W	100.00'
L5	S 82° 00' 00" W	100.00'
L6	S 82° 00' 00" W	100.00'
L7	S 82° 00' 00" W	100.00'
L8	S 82° 00' 00" W	100.00'

Line	Bearing	Length
L9	S 82° 00' 00" W	100.00'
L10	S 82° 00' 00" W	100.00'
L11	S 82° 00' 00" W	100.00'
L12	S 82° 00' 00" W	100.00'
L13	S 82° 00' 00" W	100.00'
L14	S 82° 00' 00" W	100.00'
L15	S 82° 00' 00" W	100.00'
L16	S 82° 00' 00" W	100.00'

6/21/2012 10:12 AM J:\Projects\2012\7512\7512.dwg Plot by JRS



Certified Survey Map No. 7382

All of Lots of Certified Survey Map No. 8007 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 6, Township 21 North, Range 17 East, Town of Grand Oaks, Outagamie County, Wisconsin.

Owner's Certificate of Declaration

Ruffie 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 caused the land hereby described to be surveyed, divided, mapped and delineated as so shown and represented on this map.

Ruffie 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 Services**

In the presence of: **Ruffie Development, LLC**

[Signature]
Alan A. [Name], President

5/31/07
Date



State of Wisconsin
Outagamie County

Personally came before me on the 31st day of May, 2007, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[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 irrevocable tax sales and unpaid taxes, or special assessments on any of the land included in this certified survey map.

[Signature]
Town Treasurer

6/28/07
Date

[Signature]
County Treasurer

6/28/07
Date

Development and Land Services Approval Certificate

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

[Signature]
County Planning

6-28-2007
Date



[Signature] My Commission Expires 5/14/2011
James R. Gehlert, Notary Public No. 6-2882 Date

Certified Survey Map No. 7332

All of Lot 2 of Certified Survey Map No. 6807 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 07 East, Town of Grand Chute, Calumet County, Wisconsin.

Grantor's Certificate

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 plan, 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] its President, and countersigned by
[Signature] its Secretary or Clerk, at Hebeville, Wisconsin, and its corporate seal
to be in force and effect on the 1st day of June, 2017.
In the presence of: Wolf River Community Bank

[Signature] 6/1/17
[Signature] 6-1-17

State of Wisconsin

Ottobrine Counties

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

James R. Saylor, President, and Jason Fleck, Secretary (both) 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 (both) of said corporation, and acknowledged that they executed the
foregoing instrument as such officers of said corporation, by its authority.

James R. Saylor My Commission Expires May 16, 2019
Notary Public, Wisconsin



This Certified Survey Map is confirmed solely within the property described in the following recorded instrument:

the property owner of record:
Public Development, LLC.

Recording Information:
Doc. No. 1000180

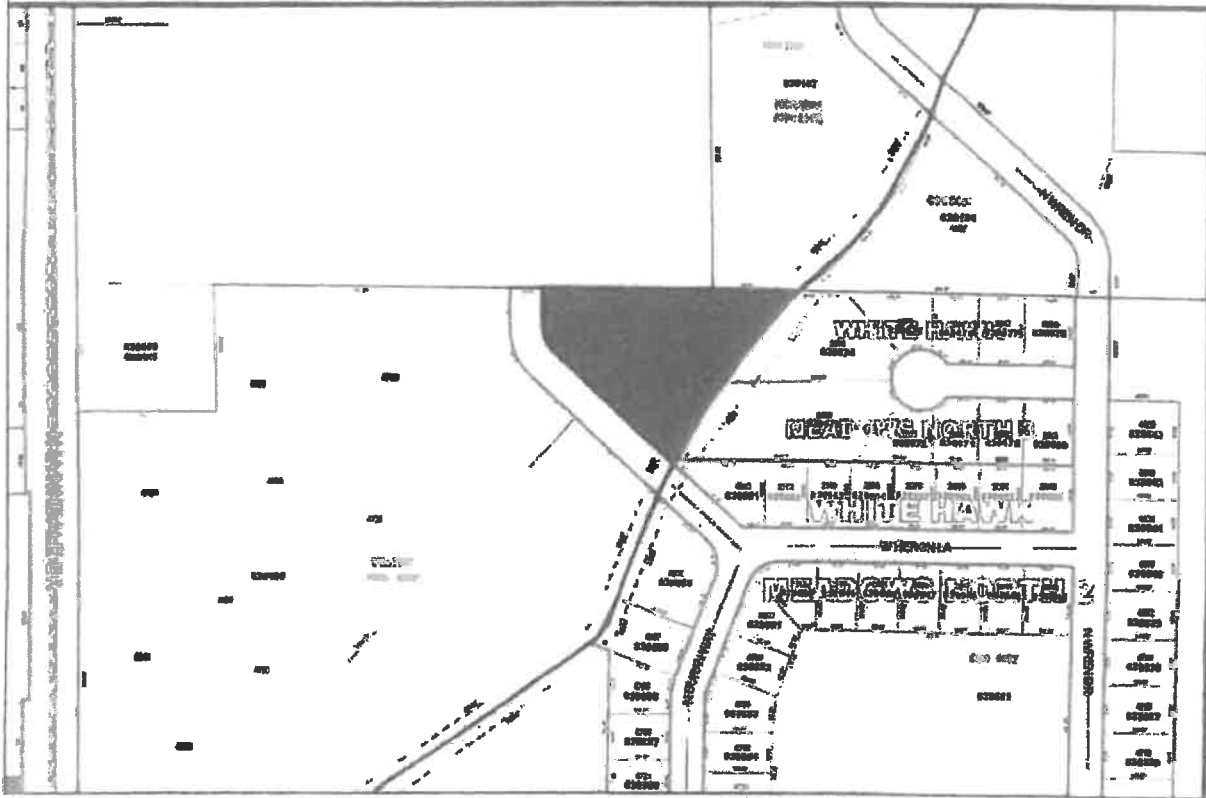
Parcel Number(s):
101-00000



[Signature] 5/1 MAY 2017
James R. Saylor, Notary Public, State of Wisconsin

File: 401600a.doc
Date: 05/22/2017
Default by: jw
Sheet: 6 of 6

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 is 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 the maps to define the limits or jurisdiction of any federal, state, or local government. Omitted on-the-ground surveys

118,200 0 118,200 238.59

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
Total Storm Sewer Cost:				\$118,530.05	\$7,865.95	\$859.95

Sanitary Infrastructure:

Description	Unit	Estimate Quantity	Unit Price	Amount	Main Service	
					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 Quantity	Unit Price	Amount	Main Service	
					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 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" 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 thickness	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 Detectable Warning (Sidewalk Ramp)	tons	6	\$206.00	\$1,236.00	\$0.00
2.5" Binder Course Asphalt Paving	each	2	\$330.00	\$660.00	\$0.00
2.0" Finish Course Asphalt Paving	tons	266	\$74.20	\$19,737.20	\$19,737.20
7" thick concrete apron	tons	213	\$58.85	\$12,535.05	\$12,535.05
Street Lighting	s.y.	36.67	\$54.00	\$1,980.18	\$1,980.18
	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:	28.04 acres
Assessment Rate:	\$902.07 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:	\$1,505.80
Assessable Lots:	1
Assessment Rate:	\$1,505.80

Water Main:

Assessable Project Cost:	\$59,213.70
Assessable Frontage:	26.04 acres
Assessment Rate:	\$2,273.85 per acre

Water Lateral:

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

Street:

Assessable Project Cost:	\$208,765.23
Assessable Acreage:	26.04 acres
Assessment Rate:	\$7,941.05 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	4690 N LYNNDALE DR/Lot 1 CSM 7382	R-4	101030401	15.57	15.57	\$4,703.28		\$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		\$13,344.99		\$65,434.34	\$18,737.36		\$100,006.71
PREMIER WHITE HAWK LLC	Lot 3 CSM 7382	R-4	101030403	2.23	2.23	\$673.62	\$859.95	\$3,611.57	\$1,505.80	\$17,708.57	\$5,070.91	\$1,317.23	\$30,747.44
				26.04	26.04	\$7,865.95	\$859.95	\$42,172.77	\$1,505.80	\$208,765.23	\$59,213.70	\$1,317.23	\$318,720.41