

Resolution #14-18

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE
APPROVING A DEVELOPER'S AGREEMENT FOR SAVANNAH HEIGHTS PHASE I**

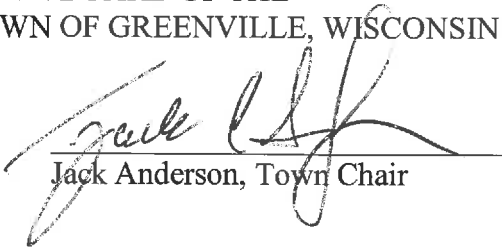
WHEREAS, the Town of Greenville Town Board and Dercks DeWitt, LLC has agreed to enter into a development agreement for Savannah Heights Phase I, attached, in accordance with Town ordinances;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby approves the attached developer's agreement for Savannah Heights Phase I.

This resolution was adopted by the Town of Greenville Town Board on the 9th day of July, 2018:

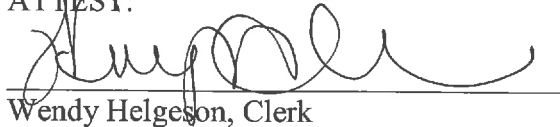
TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By:



Jack Anderson, Town Chair

ATTEST:



Wendy Helgeson, Clerk

Motion to Approve Resolution No. #14-18 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson	X		
Supervisor	Peters	X		
Supervisor	Strobel		X	
Supervisor	Woods	X		
Chairperson	Anderson	X		

Posted: 7/12/18

**TOWN OF GREENVILLE
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT, made by and between the Town of Greenville, Outagamie County, Wisconsin, a body politic and municipality (“Town”) and Dercks DeWitt, LLC (“Owner/Subdivider”):

WHEREAS, the Owner/Subdivider has proposed to develop property located in the Town of Greenville, Outagamie County, Wisconsin, described in Exhibit 1 attached hereto; and

WHEREAS, the Subdivider has submitted a Preliminary Plat entitled Savannah Heights requiring public improvements that was approved by the Town on March 13, 2017; and

WHEREAS, the Owner/Subdivider has submitted engineering reports, construction plans and specifications for all required public improvements pursuant to Chapter 270, Code of the Town of Greenville that were approved by the Town on June 11, 2018 by Resolution 13-18, and

Return to:
Richard J. Carlson
331 E Washington St
Appleton, WI 54911

Tax Parcel No.

WHEREAS, the Subdivider has now submitted a Final Plat for Phase I for approval which requires that all public improvements be completed and accepted by the Town, at the sole expense of the Owner/Subdivider, before and as a condition of Final Plat approval or, in the alternative, at the request of the Owner/Subdivider, and in the sole discretion of the Town, the Owner/Subdivider enter into an agreement with the Town to complete all required public improvements within a reasonable time and to provide the Town with a financial guarantee to ensure such public improvements are timely completed at the Owner/Subdivider’s sole expense as a condition of Final Plat approval; and

WHEREAS, the Owner/Subdivider has provided the Town with the estimated costs of all required public improvements as shown in Exhibit 2 attached and has agreed to the form and terms of a financial guarantee for an amount of \$320,803.42.

NOW THEREFORE, IN CONSIDERATION OF FINAL PLAT APPROVAL, IT IS AGREED AS FOLLOWS:

1. The Owner/Subdivider shall construct and complete all required public improvements at its sole expense, within two years of the date of Final Plat approval.
2. The Owner/Subdivider shall construct all required public improvements in compliance with all Town requirements and in accordance with all approved reports, plans and specifications on file with the Town which are hereby deemed to be incorporated into this Agreement and part of this Agreement. Additionally, the proposed trail along the south side of Design Drive shall be extended

to the western boundary of the plat/Lot 37 to connect with the proposed trail to the west in Savannah Heights Phase II as it was not shown on the approved plans.

3. The Owner/Subdivider shall provide a financial guarantee in the form of an irrevocable letter of credit or escrow account for the benefit of the Town and in the name of the Town, in the amount of 120 percent of the estimated costs as set forth in Exhibit 2, for a term of two years. The letter of credit/escrow account shall be irrevocable and require only that the Town present the letter of credit or escrow account agreement with a sight draft and written notice signed by the Town Chair and attested by the Town Clerk to draw funds. The form of the letter of credit or escrow account and the issuer or holder shall be approved by the Town.

4. No financial guarantee shall be allowed to expire prior to substantial completion of all required public improvements. The Owner/Subdivider shall provide written notice to the Town at least 45 days prior to the expiration of the financial guarantee if substantial completion can not be achieved prior to expiration. The Town may require renewal or extension of the financial guarantee.

5. The Owner/Subdivider acknowledges that it has requested a financial guarantee as a discretionary alternative to a Town requirement of completing all required public improvements before Final Plat approval and waives any right that it may have to a different form or different terms of a financial guarantee.

6. The Owner/Subdivider acknowledges that the actual cost of constructing required public improvements may exceed estimated costs for any particular public improvement or all public improvements in the aggregate and acknowledges its obligation to pay all actual costs.

7. Notwithstanding paragraphs 1 through 6 above, the Owner/Subdivider shall deposit 120 percent of the estimated cost of final pavement for all streets in a separate designated escrow account in the name of the Town for subsequent final pavement to be installed by the Town with the account proceeds, upon the sale of 50 percent of the lots, five years from the date of the Final Plat approval or by order of the Town, whichever comes first.

7.1. As an alternative to the escrow deposit, the Owner/Subdivider has the option to complete the final pavement for all streets and shall not be required to submit an escrow deposit. Final pavement of all streets shall be in conformance with the time frames in paragraph 7.

8. The Owner/Subdivider shall pay in full all Town review fees in connection with or relating to the preliminary plat, reports, plans and specifications as a condition of final plat approval.

9. The Owner/Subdivider shall timely pay all Town inspection fees and expenses in connection with and relating to the construction of required public improvements.

10. The Owner/Subdivider shall comply with all regulatory requirements of the Code of the Town of Greenville and all applicable regulatory requirements of the State of Wisconsin and Outagamie County.

11. The Owner/Subdivider shall provide the Town with record drawings of sanitary sewer, water main and storm sewer improvements showing the location of all appurtenances and features of

the systems.

12. The Owner/Subdivider shall guarantee all public improvements against defects due to faulty materials or workmanship which appear within a period of 14 months after substantial completion. The Owner/Subdivider shall pay the full cost of necessary replacement or repair of defects and provide the Town with financial security to ensure timely replacement or repair in an amount of 10 percent of the estimated total costs of all completed improvements.

13. The Owner/Subdivider shall, to the maximum extent practicable, preserve existing landscape features such as trees, grassed areas and the like located outside of actual construction zones needed for public improvements.

14. The Owner/Subdivider shall timely remove and properly dispose of brush and rubbish piles and timely remedy washouts and sedimentation accumulations arising from construction activities.

15. The Owner/Subdivider acknowledges and agrees that nothing in this agreement shall be deemed a waiver or limitation of any Town immunity, power or authority conferred by law including but not limited to special assessments and special charges.

16. The Owner/Subdivider acknowledges and agrees that nothing in this agreement waives any other requirement, obligation or fee of any Town ordinance or resolution.

17. This Agreement shall be interpreted consistent with the rules and requirements of Chapter 270, Code of the Town of Greenville.

18. This Agreement shall be binding on the Owner/Subdivider, its successors or assigns and shall constitute a covenant running with the land. This Agreement shall also constitute restrictions for public benefit pursuant to Section 236.293 Wis. Stats.

19. The Town may deny issuance of a building permit until compliance with the provisions of this Agreement and Chapter 270, Code of the Town of Greenville are met.

19.1. The Town shall allow partial acceptance of the public improvements prior to completion of the road work and permit building permits to be issued upon partial acceptance by resolution of the Town Board.

20. This Agreement may only be modified or amended in writing by the parties.

SUBDIVIDER

Dercks DeWitt, LLC

TOWN OF GREENVILLE



Jack Anderson, Town Chair

Personally came before me this ____
day of _____, 2____, the above

ATTEST:

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires: _____

Drafted by:
Richard J. Carlson
331 E. Washington St.
Appleton WI 54911

Wendy Helgeson

Wendy Helgeson, Town Clerk

Personally came before me this 12th
day of July, 2018, the above

Wendy Helgeson + Jack Anderson
to me known to be the person(s) who
executed the foregoing instrument and
acknowledged the same

Kelly Mischler

Notary Public, State of Wisconsin
My commission expires: 07/06/20

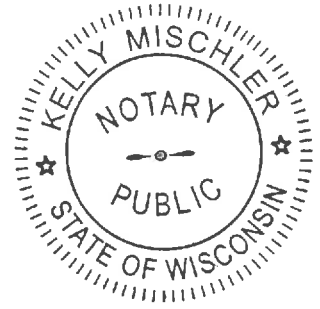


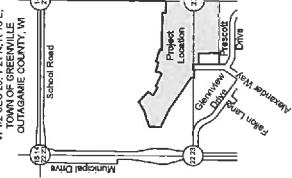
Exhibit 1 - Description

Savannah Heights

All of Lot 2 CSM 7332, all of Outlot 3 CSM 7354, all of Outlot 3 CSM 7357 all located in part of the Northeast 1/4 of the Southwest 1/4, part of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin

LOCATION MAP

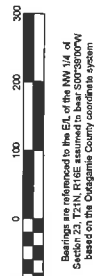
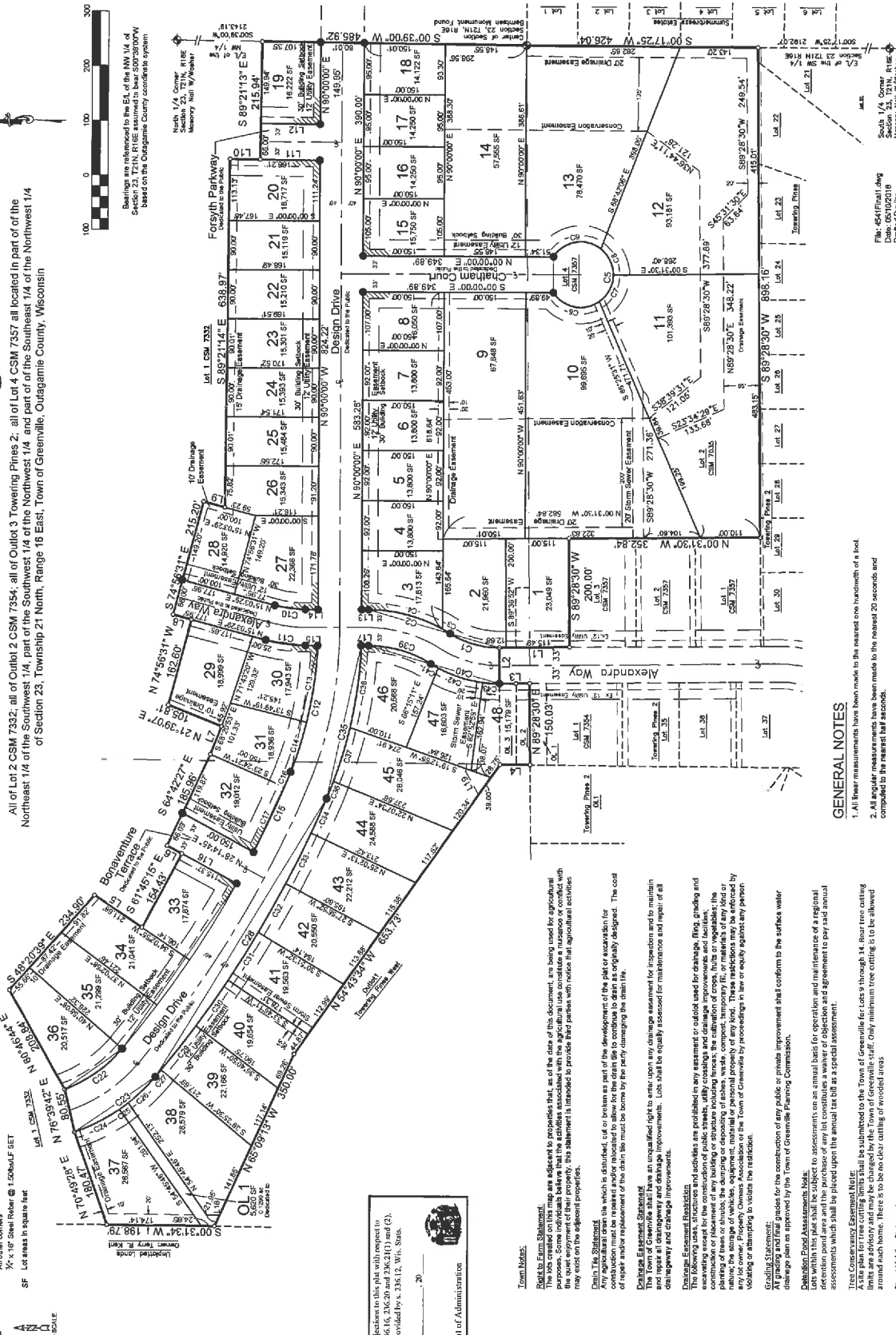
W1/2 SEC 23, T21N, R16E, S45E
 OUTAGAMIE COUNTY, WI



LEGEND

- 3/4" Robert Found
- 1/2" x 1/8" Steel Stake @ 4.500m ± SET
- ▲ 3/4" x 1/8" Steel Stake @ 1.500m ± SET
- SF Lot areas in square feet

NO SCALE



Bearings are referenced to the ETL of the NM 14. of Section 23, T21N, R16E assumed to bear S89°30'00\"/>

DATE: May 10, 2018
 DRAWN BY: Jim Schloff
 CHECKED BY: Jim Schloff
 PROJECT NO.: 1811
 CLIENT: DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 1811 Racine Street, Menasha, WI 54952
 P.O. Box 599, Menasha, WI 54952

James R. Schloff, P.L.S. No. S-2652
 Date

GENERAL NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half second.
3. No access of driveway are permitted 50' each way of all improvements as mapped.
4. Outlot 1 is dedicated to the public for trail purposes. The responsibility for installation and maintenance is laid out in the developers agreement which is on file with the Town of Greenville.
5. No POLES or BURRED CABLES are to be placed such that the installation would disturb any survey stake or obstruction along any lot line or street line. The disturbance of a survey stake by any one is a violation of Section 236.22 of the Wisconsin Statutes. THE TOWN OF GREENVILLE HAS THE RIGHT TO RELOCATE PUBLIC POLES AND PRIVATE PUBLIC UTILITIES BEING IN THE WAY TO SERVE THE AREA.

Town Notes:

- Deeds Farm Statement:**
 The following uses are allowed for purposes that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide their parties with notice that agricultural activities may exist on the adjacent properties.
- Drainage Easement:**
 Any agricultural or non-agricultural use which is authorized, used or broken as part of the development of the plat or excavation for the purpose of drainage shall be subject to the drainage easement. The cost of repair and/or replacement of the drain line shall be borne by the party damaging the drain line.
- Drainage Easement Restriction:**
 The Town of Greenville shall have an unqualified right to enter upon any drainage easement for inspection and to maintain and repair its drainage and drainage improvements. Lots shall be equally assessed for maintenance and repair of all drainage and drainage improvements.
- Drainage Easement Statement:**
 The following uses, structures and activities are prohibited in any easement or outlot used for drainage, filling, grading and drainage improvements: planting of trees or shrubs, the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, material or personal property of any kind. These restrictions may be enforced by the Town of Greenville by proceedings in law or equity against any person violating or attempting to violate the restriction.
- Grading Easement:**
 All grading and fill grades for the construction of any public or private improvement that conform to the surface water drainage plan as approved by the Town of Greenville Planning Commission.
- Dedication of Public Areas:**
 Lots within this plat shall be subject to assessments on an annual basis for operation and maintenance of a regional detention pond area and the purchase of any lot constitute a waiver of objection and agreement to pay said annual assessments which shall be placed upon the annual tax bill as a special assessment.
- Tree Conservation Easement Note:**
 A site plan for tree cutting limits shall be submitted to the Town of Greenville for Lots 9 through 14. Prior to tree cutting limits are hereby set and may be changed by the Town of Greenville staff. Only minimum tree cutting is to be allowed around each house. There is to be no clear cutting of wooded areas.
- Street Lighting Statement:**
 Street lighting shall be subject to assessments on an annual basis for the operation and maintenance of street lights and the purchase of any lot constitutes a waiver of objection and agreement to pay said annual assessments, which shall be placed upon the annual tax bill as a special assessment.
- Pedestrian Trail Note:**
 A pedestrian trail will be located on the South right of way Design Drive; Outlot 1 of way of Alexandria Way and Outlot 1. For exact location please refer to the engineering plans.
- Benchmark Statement:**
 Benchmarks will be established on the lot lines of the fire hydrants after utility construction has been completed.

LINE TABLE

Line	Bearing	Length
L1	N 0° 13' 30\"/>	
L2	S 89° 23' 30\"/>	
L3	S 0° 13' 30\"/>	
L4	N 0° 07' 30\"/>	
L5	N 34° 12' 30\"/>	
L6	N 38° 14' 45\"/>	
L7	S 60° 20' 52\"/>	
L8	N 15° 02' 32\"/>	
L9	N 15° 02' 32\"/>	
L10	S 0° 13' 30\"/>	
L11	S 0° 13' 30\"/>	
L12	N 0° 13' 30\"/>	
L13	N 0° 00' 00\"/>	
L14	N 0° 00' 00\"/>	
L15	N 0° 00' 00\"/>	
L16	N 28° 14' 45\"/>	
L17	N 0° 00' 00\"/>	
L18	N 0° 13' 30\"/>	
L19	S 60° 14' 45\"/>	

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified _____ 20____

Department of Administration

Savannah Heights

All of Lot 2 CSM 7332; all of Outlot 3 Towering Pines 2; all of Lot 4 CSM 7357 all located in part of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin

SEVERANCE CERTIFICATE

I, James R. Schlotz, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 238 of the Wisconsin Statutes and the subdivision regulations of the Town of Greenville and Outagamie County, and under the direction of Deeds DWMH, LLC and Jennebach Family Limited Partnership, owners of said land, I have surveyed and divided and directed Deeds DWMH, LLC and Jennebach Family Limited Partnership to lay out, locate, and mark the boundaries of the land surveyed and that this land is all of Lot 2 CSM 7332; all of Outlot 3 Towering Pines 2; all of Lot 4 CSM 7357 all located in part of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin containing 1584.71 Square Feet (35.823 Acres) of land, more or less subject to the all easements and restrictions of record.

Given under my hand this _____ day of _____, 20____.

JAMES R. SLOTT, Wisconsin Professional Land Surveyor No. 5-2692

UTILITY ESTIMATE PROVISIONS
An easement for electric, natural gas, and communications service is hereby granted by Deeds DWMH, LLC, Grantor and Jennebach Family Limited Partnership, Grantee, to: Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee.
SBC, Grantee.
Spectrum, Grantee.

Each respective successor, assignee, or transferee shall, separately, jointly, individually and in combination with each other, maintain and repair the lines, facilities and equipment used to provide electric, natural gas, and communications service to the land, including but not limited to poles, towers, and underground conduits, and shall be responsible for the cost of such maintenance and repair. The grantor and grantee agree to reimburse or cause to have reimbursed the restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, bushes or roots which may be removed at any time within the line marked "Utility Easement Area" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto. Deeds DWMH, LLC

Town Director, Managing Member _____ Date _____

Treasurer's Certificate

We, the undersigned, duly qualified and acting Treasurer of the Town of Greenville and Outagamie County, do hereby certify that in accordance with the records on file in my office, there are no unperfected tax liens and unpaid water, or special assessments on and of the land included in this plat.

Town Treasurer _____ Date _____

County Treasurer

County Treasurer _____ Date _____

County Planning Agency Approval Certificate

Resolved, that the plat of Savannah Heights in the Town of Greenville, Outagamie County, Deeds DWMH, LLC, is hereby approved by Outagamie County.

County Zoning Administrator

County Zoning Administrator _____ Date _____

Town of Greenville Account Certificate

Resolved, that the plat of Savannah Heights in the Town of Greenville, Outagamie County, Deeds DWMH, LLC, owner, is hereby approved by the Town Board of the Town of Greenville.

Chairman

Chairman _____ Date _____

Clerk

Clerk _____ Date _____

SEPARATE OWNER'S CERTIFICATE

Deeds DWMH, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Deeds DWMH, LLC, does further certify this plat is required by s. 238.10 or s.238.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee
Town of Greenville
Department of Transportation

IN WITNESS WHEREOF, the said Deeds DWMH, LLC, has caused these presents to be signed by its authorized representatives, located at _____, Wisconsin

this _____ day of _____, 20____.

In the Presence of: Deeds DWMH, LLC

Town Director, Managing Member _____

State of Wisconsin _____
County _____

Personally came before me this _____ day of _____, 20____.

the above named officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers at the deed of said corporation, by its authority.

My commission expires: _____

Notary Public, Wisconsin

Notary Public, Wisconsin

Madagascar's Certificate
Necore National 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 Deeds DWMH, LLC, owner.

IN WITNESS WHEREOF, the said Necore National Bank has caused these presents to be signed by

_____ its President, and countersigned by _____ its Secretary or Cashier, at _____, Wisconsin, and its corporate seal to be

hereunto affixed this _____ day of _____, 20____.

President _____ Date _____

Secretary or Cashier _____ Date _____

State of Wisconsin _____ County as _____

Personally came before me this _____ day of _____, 20____.

and _____ Secretary (cashier) 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 (cashier) of said corporation, by its authority.

Notary Public, Wisconsin

Notary Public, Wisconsin

The Final Plat is contained wholly within the property described in the following recorded instruments:

Plat Number(s)
Recording information:
Deeds DWMH, LLC Doc No. 2089337
Deeds DWMH, LLC Doc No. 2054549
Deeds DWMH, LLC Doc No. 2087251
Physical Number(s)
110-0683-26 (Lot 2 CSM 7332)
110-0640-01 (Outlot 3 CSM 7354)
110-0640-58 (Lot 4 CSM 7357)

*Discontinuance of Public Dedication for Outlot 3 of Towering Pines 2 is recorded as Doc 2067306

Curve	Radius	Chord Direction	Chord Length	Ac Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	167.00'	N 19°47'00" E	83.82'	83.82'	32°37'44"	N 00°31'32" W	N 02°09'12" E
C2	283.00'	N 16°03'06" E	156.50'	156.50'	32°06'12"	N 32°06'12" E	N 00°00'00" E
C3	283.00'	N 30°31'59" E	15.54'	15.54'	3°08'44"	N 29°57'28" E	N 29°57'28" E
C4	283.00'	N 14°29'44" E	141.51'	143.03'	28°57'38"	N 28°57'28" E	N 00°00'00" E
C5	80.00'	N 89°00'00" W	68.00'	307.11'	260°19'58"	S 58°37'58" E	N 58°37'58" E
C6	80.00'	S 10°58'02" W	68.03'	95.64'	91°19'54"	S 34°41'55" E	S 96°37'58" W
C7	80.00'	S 62°20'57" E	55.88'	57.91'	57°18'05"	N 90°00'00" E	S 34°41'55" E
C8	80.00'	N 63°55'59" E	52.73'	54.88'	32°08'02"	N 37°51'38" E	N 90°00'00" E
C9	80.00'	N 89°23'00" W	68.12'	96.96'	94°29'57"	N 59°37'58" W	N 37°51'38" E
C10	217.00'	N 07°31'44" E	58.87'	57.03'	15°03'29"	N 00°00'00" E	N 15°03'29" E
C11	283.00'	N 07°31'44" E	74.10'	74.38'	15°03'29"	N 00°00'00" E	N 15°03'29" E
C12	716.29'	S 76°07'24" E	292.91'	258.91'	19°09'11"	S 68°34'46" E	S 87°40'00" E
C13	716.29'	N 81°57'01" W	142.89'	142.93'	1°29'58"	N 79°14'02" W	N 87°40'00" W
C14	716.29'	N 72°42'25" W	95.61'	95.68'	7°39'13"	N 68°34'46" W	N 79°14'02" W
C15	1980.00'	S 65°06'00" E	169.83'	169.90'	4°46'53"	S 49°48'06" E	S 67°20'31" E
C16	1980.00'	N 67°02'15" W	30.34'	30.34'	0°31'31"	N 68°33'58" W	N 67°20'31" E
C17	1980.00'	N 64°39'23" E	132.54'	132.95'	3°52'31"	N 62°43'08" W	N 66°36'39" W
C18	1980.00'	S 55°22'10" E	370.28'	370.82'	10°59'23"	S 49°58'59" E	S 60°47'22" E
C19	1980.00'	N 58°22'14" W	168.45'	168.50'	4°50'17"	N 55°37'05" W	N 59°47'22" W
C20	1980.00'	N 64°27'00" W	102.64'	102.65'	1°02'05"	N 62°57'02" W	N 55°37'05" W
C21	1980.00'	N 35°27'05" W	130.05'	131.46'	2°38'07"	N 49°58'59" W	N 52°57'02" W
C22	340.00'	N 34°33'45" W	190.45'	162.62'	30°46'31"	N 49°57'01" W	N 20°58'52" W
C23	340.00'	S 29°58'46" E	92.33'	86.62'	10°38'28"	S 34°47'00" E	S 19°10'32" E
C24	340.00'	S 36°28'09" E	20.00'	20.01'	3°27'10"	S 38°08'16" E	S 34°47'00" E
C25	340.00'	N 44°03'08" W	68.87'	69.89'	11°47'40"	N 49°58'59" W	N 38°09'16" W
C26	2040.00'	S 60°10'45" E	16.34'	16.34'	0°27'32"	S 49°58'59" E	S 50°24'00" E
C27	2040.00'	S 50°26'16" E	602.23'	604.44'	17°01'34"	S 49°58'59" E	S 66°55'04" E
C28	2040.00'	S 51°31'36" E	103.63'	103.84'	2°44'09"	S 59°24'00" E	S 53°19'10" E
C29	2040.00'	S 54°49'29" E	103.63'	103.64'	2°54'39"	S 56°13'46" E	S 50°00'00" E
C30	2040.00'	S 60°35'46" E	103.83'	103.64'	2°44'39"	S 59°02'31" E	S 64°57'47" E
C31	2040.00'	S 63°02'27" E	103.63'	103.64'	2°48'39"	S 62°03'06" E	S 64°57'47" E
C32	790.00'	N 77°26'06" W	284.18'	289.80'	21°01'05"	N 87°56'59" W	N 66°55'04" W
C33	790.00'	S 73°08'08" E	103.65'	103.74'	2°08'51"	S 69°22'25" E	S 66°55'04" W
C34	790.00'	S 82°29'15" E	152.00'	152.31'	11°02'46"	S 67°56'39" E	S 76°03'50" E
C35	217.00'	N 16°03'06" E	120.00'	121.59'	32°06'12"	N 32°06'12" E	N 00°00'00" E
C40	233.00'	N 15°47'20" E	133.90'	132.68'	32°37'44"	N 00°31'32" W	N 32°06'12" E
C41	233.00'	N 30°13'00" E	15.34'	15.33'	3°46'24"	N 29°57'28" W	N 29°57'28" E
C42	233.00'	N 17°42'24" E	85.77'	86.27'	21°12'47"	N 07°07'01" E	N 20°16'48" E
C43	233.00'	N 03°17'36" E	31.05'	31.07'	7°58'39"	N 00°31'32" W	N 07°07'01" E



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1911 Racine Street, Menasha, WI 54952
Ph: 920.881.8886 Fax: 920.830.0595
www.davel.net

File: 4541Final.dwg
Date: 10/20/16
Created By: JCS
Sheet: 2 of 2
Revision Date: May 10, 2016

Exhibit 2 – Cost Estimate

Exhibit 2

Item	Description	Units	Quantity	Unit Price	Mated Price	Bid Express	
						Historical Prices	Market Prices
1	30" Curb and Gutter	l.f.	6200	10.41	64550.00	21.81	135222.00
2	3.5 Inch Asphalt Paving	tons	1670	104.19	174000.00	78.64	131328.80
3	Sidewalk	s.f.	4905	3.90	19129.50	4.46	21876.30
4	Terrace Restoration	s.y.	6544	2.50	16361.11	2.03	13284.32
5	Staking Curb and Gutter	l.f.	6200			0.66	4092.00
6	Mobilization						15000.00
Total Project					274040.61		320803.42



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Wisconsin Department of Transportation
Bid Tab Analysis Search

Bid Tab Analysis Search

Item: 601.0409 Smart Item Search	Date Range: From: 01/01/2017 To: 06/05/2018
Description: Any	Quantity Range: From: Any To: Any
Proposal Items: Any	Price Range: From: Any To: Any
County: Outagamie, Brown, Winnebago, waupaca	
Unit: Any	
Low Bidders: Any	
	<input type="button" value="Search"/> <input type="button" value="Clear"/>

[Export \(csv\)](#) | [Export \(tab\)](#)

Item ▲	Description	Average	High	Low	Unit	Bid Count
601.0409	Concrete Curb & Gutter 30-Inch Type A	\$21.81	\$45.00	\$12.50	LF	25 Bids

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Item: 460.5223 Smart Item Search	Date Range: From: 01/01/2017 To: 06/05/2018
Description: Any	Quantity Range: From: Any To: 3000
Proposal Items: Any	Price Range: From: Any To: Any
County: Outagamie, Brown, Winnebago, Waupaca	
Unit: Any	
Low Bidders: Any	
<input type="button" value="Search"/> <input type="button" value="Clear"/>	

[Export \(csv\)](#) | [Export \(tab\)](#)

Item ▲	Description	Average	High	Low	Unit	Bid Count
460.5223	HMA Pavement 3 LT 58-28 S	\$78.64	\$154.14	\$53.90	TON	27 Bids

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Item: 602.0405 Smart Item Search	Date Range: From: 01/01/2017 To: 06/05/2018
Description: Any	Quantity Range: From: Any To: Any
Proposal Items: Any	Price Range: From: Any To: Any
County: Outagamie, Brown, Winnebago, Waupaca	
Unit: Any	
Low Bidders: Any	
<input type="button" value="Search"/>	<input type="button" value="Clear"/>

[Export \(csv\)](#) | [Export \(tab\)](#)

Item ▲	Description	Average	High	Low	Unit	Bid Count
602.0405	Concrete Sidewalk 4-Inch	\$4.46	\$7.50	\$3.45	SF	45 Bids

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Item: 625.0500	Date Range:
Smart Item Search	From: 01/01/2017 To: 06/05/2018
Description: Any	Quantity Range:
Proposal Items: Any	From: Any To: Any
County: Outagamie, Brown, Winnebago, Waupaca	Price Range:
Unit: Any	From: Any To: Any
Low Bidders: Any	
	<input type="button" value="Search"/> <input type="button" value="Clear"/>

[Export \(csv\)](#) | [Export \(tab\)](#)

Item ▲	Description	Average	High	Low	Unit	Bid Count
625.0500	Salvaged Topsoil	\$2.02	\$5.00	\$0.01	SY	28 Bids

plus seed see next page

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Bid Tab Analysis Search

Item: 630.0140 <input type="checkbox"/> Smart Item Search	Date Range: From: 01/01/2017 To: 06/05/2018
Description: Any	Quantity Range: From: Any To: Any
Proposal Items: Any	Price Range: From: Any To: Any
County: Outagamie, Brown, Winnebago, Waupaca	
Unit: Any	
Low Bidders: Any	
<input type="button" value="Search"/>	<input type="button" value="Clear"/>

[Export \(csv\)](#) | [Export \(tab\)](#)

Item ▲	Description	Average	High	Low	Unit	Bid Count
630.0140	Seeding Mixture No. 40 **P**	\$15.33	\$18.00	\$10.00	LB	3 Bids
630.0140	Seeding Mixture No. 40	\$13.30	\$40.40	\$5.50	LB	51 Bids

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*50 w 2 lbs / 1000 ft² per WisDOT
standard 630-3.3.5.1*

$$2 \text{ lbs} = \frac{\$26.60}{1000 \text{ ft}^2} = \$0.03 / \text{ft}^2$$



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Wisconsin Department of Transportation
Bid Tab Analysis Search

Bid Tab Analysis Search

Item: 650.5500	Date Range:
<input checked="" type="checkbox"/> Smart Item Search	From: 01/01/2017 To: 06/05/2018
Description: staking	Quantity Range:
Proposal Items: Any	From: Any To: Any
County: Outagamie, Brown, Winnebago, Waupaca	Price Range:
Unit: Any	From: Any To: Any
Low Bidders: Any	
<input type="button" value="Search"/> <input type="button" value="Clear"/>	

[Export \(csv\)](#) | [Export \(tab\)](#)

Item ▲	Description	Average	High	Low	Unit	Bid Count
650.5500	Construction Staking Curb Gutter and Curb & Gutter	\$0.66	\$1.25	\$0.01	LF	45 Bids

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