

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made by and between the CITY OF APPLETON, a Wisconsin municipal corporation (hereinafter referred to as “the City”) and NORTH EDGEWOOD ESTATES DEVELOPMENT, LLC, (hereinafter called “Developer”).

WITNESSETH:

WHEREAS, certain lands known as North Edgewood Estates Development (hereinafter defined below as the “Land”) are located in proximity to the City and are in the City’s future growth area; and

WHEREAS, each of the City and the Developer desire to set forth their respective duties and responsibilities with respect to the development of the Land.

NOW, THEREFORE, in consideration of the mutual promises herein contained, the parties agree as follows:

SECTION 1

Definitions

1.1 “Developer” shall mean North Edgewood Estates Development, LLC, its successor, assigns, and/or designees.

1.2 “Development Control” shall mean the comprehensive supervision of construction of all Public Improvements within an Administrative Project Area as such supervision is necessary to insure conformity with the provisions of this Agreement. Development Control shall be exercised by the Developer, in accordance with all applicable state, federal laws and City ordinances, however the Developer shall have discretion on the selection of those contractors who perform such work within the scope of such ordinances. All construction of public improvements performed by the Developer, shall be performed by

contractors who are pre-qualified contractors by the City of Appleton. Construction of Public Improvements shall be inspected and approved by City employees.

1.3 The “Land” shall mean that real property described in *Exhibit A* attached to this Agreement.

1.4 “Off-Site” shall mean those Public Improvements which are outside the boundaries of the Land except for those Public Improvements which abut or are adjacent to the Land.

1.5 “Public Improvements” shall mean streets, curbs, gutters, sidewalks, bridges, culverts, drainage structures, stormwater ponds, water and sewer facilities, pumps, pump houses, lift stations, transmission and service lines, manholes, fire hydrants, traffic and street signs, street lighting, and other such improvements which are to be dedicated to the City for public use as required in either this Agreement or subsequent agreements entered into between the City and the Developer as well as ordinances of the City, which are applicable City-wide and not just to the Land; however, standards regarding parks and common ground dedicated to the City by the Owner Developer may have restrictions and standards which vary and/or may be more restrictive than the ordinances of the City, if agreeable to both parties hereto.

1.6 The “City” shall mean that Wisconsin home rule municipal corporation now known as the City of Appleton, Wisconsin, and shall include any successor entity to said municipal corporation.

1.7 “Lot” shall mean any platted lot or lot designated by Certified Survey Map within the Land which is designated for residential use.

1.8 “Homeowner” shall mean the owner of any Lot which shall or does utilize the Lot as the site of their family residence.

SECTION 2

Approving and Organizational Documents

2.1 The City has approved, or the City agrees to the extent provided herein, to approve and to subsequently execute where appropriate, the following:

(a) A resolution approving the execution of this agreement;

(b) The following shall be included therein as enforceable terms with the Developer being a beneficiary in these provisions: (a) the Land shall be permitted to be improved (including, but not limited to, landscaping and buildings) pursuant to the ordinances of the City; (b) the width of the dedicated roadways within the Land shall meet City requirements, which will be determined at time of platting; (c) Developer shall dedicate ten (10) feet for street right-of-way along French Road; (d) City shall accept fee title, at the City's sole discretion, to the outlots indicated on Exhibit A designated as outlots for storm water and/or lift station purposes (on a phase by phase basis subject to minor revisions by the Developer). The Developer shall deed title to all ponds within the Land, necessary for stormwater, to the City upon completion of construction and approval by City.

2.2 All of the above documents described in Section 2.1 shall be collectively referred to herein as the "Approving and Organizational Documents".

2.3 **Ponds.** Maintenance. Maintenance of the ponds and the landscaped perimeter within the outlots shall be the responsibility of the City. The parties recognize that the City's primary interest in the ponds is for the pond's use as regional stormwater retention facilities. Upon acceptance of said ponds by the City, the City shall be owner of the ponds and Developer will be able to drain stormwater into said ponds.

SECTION 3

Public Improvements and Assessments

3.1 Except for items identified in Exhibit C no City Costs (non-assessable per Development Agreement) and City Costs (assessable), the Developer shall be responsible for the installation of the following in the Proposed Development, to the standards set forth by the City and pursuant to Section 4 below:

- (a) Sanitary sewer mains, manholes and laterals;
- (b) Water mains, valves, hydrants, hydrant leads, fittings, and services;
- (c) Storm sewer mains, manholes, catch basins, inlet leads, overland flow paths, yard drains, stormwater ponds and associated piping and laterals;
- (d) Storm water facilities necessary to meet storm water management requirements for the development;
- (e) Street excavation and graveling, terrace seeding, lot filling, grading and seeding and all associated construction site erosion control measures;
- (f) Street lights;
- (g) Temporary lift station, forcemain and electrical services to the station to serve the development; and
- (h) All other infrastructure required for development not specifically set forth in this agreement.

3.2 The Developer shall provide an estimate for items 3.1(a) – 3.1(h) prior to the installation of the items.

3.3 The Developer shall provide a fully executed and signed *Waiver of Special Assessment Notices and Hearing in Exhibit B*, acknowledging consent to pay Special

Assessment levied by the City for the following items to be furnished and/or installed by the City:

- (a) Sanitary Sewer Area Assessment;
- (b) Connection fees for sanitary sewer and watermain in French Road;
- (c) Televising of sanitary and storm sewer lines;
- (d) Street Name Signs;
- (e) Traffic Control Signs;
- (f) Concrete Pavement abutting lots owned by the Developer at the time of concrete paving;
- (g) Sidewalks installed on lots owned by the Developer at the time of concrete paving.

An estimate of up-front City costs and associated special assessments to be paid by the Developer for items 3.3(a) – 3.3(g) is attached hereto at *Exhibit C*. The actual final costs for items 3.3(a) – 3.3(g) will be used as the basis for the amount of the special assessments billed to the Developer.

3.4 The Developer anticipates developing the land in three phases. Costs for the Sanitary Sewer Area Assessment and Connection fees for sanitary sewer and watermain in French Road shall be assessed to the Developer in three equal phases. Said assessments shall be assessed as each plat is submitted for each phase of the development.

3.5 The Developer shall provide the City with copies of all final costs, invoices, labor costs, the contract documents and specifications, design documentation, all contract administration supporting documentation, an itemized list of all expenses for the installation of sanitary sewer, storm sewer, water main, street excavation and graveling, and street lights for the

Proposed Development. Said information provided by Developer shall meet City's Infrastructure Adjustment Form requirements. The Developer's design engineer shall perform the construction staking and the City shall inspect the same.

3.6 The Developer's contractor shall perform the testing of the water main, sanitary sewer, storm sewer and compaction of fill material placed in future roadway areas of the Proposed Development under the supervision of City of Appleton inspectors.

3.7 The Developer shall provide lien waivers to the City from prime contractor, subcontractors, suppliers and consultants within 60 days of the installation of the items in Section 3.1.

3.8 The Developer agrees to convey by deed or dedication to the City all the streets, roads, courts, avenues, drives, public ways, and storm water facilities in the Proposed Development. Developer further agrees to convey any public access ways by dedication or easement to the City. All public improvements contemplated in the final plat shall be constructed within areas to be dedicated to the City either by deed, dedication or easement as contemplated in the final plat and this agreement.

3.9 The Developer shall establish a level loop on the hydrant(s) in the Proposed Development and a copy of all benchmarks shall be provided to the City.

3.10 The City agrees to accept the dedication of all the Public Improvements in the Proposed Development, whether by deed, dedication or easement subject to the City's Acceptance of the Public Improvements in accordance with and subject to the terms of the City's Subdivision Ordinance.

3.11 The Developer shall repair or replace, as directed by the City and to the City's satisfaction, at its own cost, any damage caused to City property by the installation of the

improvements in the Proposed Development, which shall be completed within six (6) months notification by the City to the Development of the need to repair or replace such damage.

3.12 Concrete streets shall be installed only after 75% of the lots in the Proposed Development have been issued building permits or after a 7-year period from the date of official street opening, whichever comes first.

3.13 The schedule for the Proposed Development is set forth in Exhibit C and Exhibit D and shall be as follows:

(a) Infrastructure installation may commence after City approval of the Final Plat, Drainage Plan, Established Grades, Storm Water Management Plan, Construction Plans, Construction Specifications and procurement of all necessary City and Regulatory Agency permits.

(b) Building permits may be issued upon City approval and acceptance of all infrastructure. Streets must be officially opened to the public by the City Engineer prior to the issuance of building permits.

SECTION 4

Dedication and Warranty of Public Improvements

4.1 The City shall install and dedicate Public Improvements outside the Land, as are necessary to serve the Land. All public construction within the territory of the Development shall be dedicated in the manner specified by the City. The City agrees to obtain easements by purchase, dedication or condemnation necessary to install all required public utilities, including, but not limited to, sanitary sewer and water for properties outside the Development Area. The Developer shall be responsible to obtain any easements or dedications necessary for the installation of all required public utilities, including, but not limited to, sanitary sewer and water

inside the Development Area. In addition, the Developer shall be responsible to obtain any floodplain easements that may result from any increases in FEMA floodplain elevation. The parties agree to cooperate with all normal and necessary private utilities including, but not limited to, electricity, natural gas, telephone, and cable television by allowing them to utilize the easements, consistent with the needs of the other respective easement holders, for the installation and maintenance of their respective utilities. Public utilities within the Development Area shall be constructed at the expense of the Developer and without obligation of the City. All public improvements shall be constructed according to engineering plans and specifications approved by the City.

4.2 The City shall accept for continual maintenance all Public Improvements and such other improvements which are mutually agreed to be constructed and dedicated to the public, as soon as the same are located within the Land and built to City standards.

4.3 Once agreed to by the City and the Developer, the plans and specifications for Public Improvements shall not be amended except by written change orders, pursuant to mutual agreement. No change order for Public Improvements shall be made without prior written approval of the City, which approval shall not be unreasonably withheld.

4.4 Public Improvements within the Development may be constructed in phases, subject to prior approval by the City. Once the construction of improvements is completed, tested, and approved for any distinct portion of a phase the Developer may obtain building permits for that portion of said phase, provided such construction is pursuant to a City-approved construction phasing schedule.

4.5 The City shall install non-assessable and assessable public improvements identified respectfully in Exhibit C as “City Costs (non-assessable per Development

Agreement)” and “City Costs (assessable)” pursuant to this agreement based on the schedule depicted in *Exhibit D* unless a modification is mutually agreed upon by both parties.

SECTION 5

Final Acceptance of Public Improvements

5.1 Final approval of the Public Improvements constructed within the Development, shall be obtained from the Director of Public Works or their designee.

5.2 Public Improvements which are to be constructed in phases shall be finally accepted in such phases.

SECTION 6

Water and Water Related Public Improvements

6.1 The City shall furnish water to the boundary of the Land. The City shall be responsible for providing such water utility improvements to the Land, recouping the costs of the improvements through normal City assessment procedures. The Developer shall be solely responsible for the installation of utility improvements to provide water service within the Land including any oversizing that may be required to serve the entire growth area.

All plans and specifications for the design of the infrastructure and water improvements within the boundaries of the Land shall be subject to the approval of the City’s Department of Public Works prior to the beginning of construction. Such approval shall not be unreasonably withheld.

6.2 In instances where this Agreement, or the ordinances of the City or the rules and regulations of the City do not set forth criteria for particular uses for the water supplied to the Land by the City, the criteria for uses may be proposed by Developer subject to the City’s

approval utilizing generally accepted criteria, which approval shall not be unreasonably withheld.

6.3 The parties agree to cooperate fully in all matters concerning the development of the water system, including, but not limited to, securing of permits, implementation of augmentation plans and acquisition of all rights-of-way and easements necessary for such water system. It is agreed that the obtaining of such rights-of-way and easements outside the boundary of the Land is the responsibility of the City whether by voluntary agreement or condemnation. It is further agreed that providing of such rights-of-way and easements is the responsibility of the Developer within the boundaries of the Land.

SECTION 7

Sanitary Sewer

7.1 The City agrees that it shall provide such sewer utilities improvements up to the Land as may be required recouping the cost of same through normal City assessment procedures. The Developer shall be solely responsible for providing sanitary sewer infrastructure on the Land including installation of any oversize sewer that may be required to serve the entire growth area.

7.2 The City shall include in its 2019 Budget, funding for the acquisition and installation of one (1) lift station and associated forcemain to service the Development. The Developer shall be solely responsible for providing a dedicated outlot for the construction and future maintenance of the City's lift station. Except as provided in Exhibit C and Exhibit D, the Developer shall be solely responsible for all costs related to the installation of sanitary sewer, temporary lift station and temporary forcemain, within the Development. All plans and specifications for the design of the infrastructure and sanitary sewer improvements within the

boundaries of the Development shall be subject to the approval of the City's Department of Public Works prior to the beginning of construction.

7.3 Under any of the circumstances set forth herein, the City shall permit the Developer to connect with the City's sanitary sewer system at such reasonably accessible and economically feasible locations as determined by the City.

7.4 The parties agree to cooperate fully in all matters concerning the development of the sanitary sewer and sanitary sewer system, including, but not limited to, securing of permits, implementation of augmentation plans and acquisition of all rights-of-way and easements. It is agreed that the obtaining of such rights-of-way and easements is the responsibility of the Developer. The City's lift station contract will not be advertised for bid until the Developer provides recorded copies of the necessary easements for the forcemain/sanitary sewer and dedicated Outlot for the lift station.

7.5 The Developer shall be responsible for the removal and abandonment of the temporary lift station. The City shall be responsible for the abandonment of the temporary forcemain. The pumping equipment and control panels shall be retained by the Developer.

SECTION 8

Approvals, Permits, Plans and Plan Amendments

8.1 The parties agree to cooperate (i) in application for new permits or the amendment of existing permits, (ii) in the adoption of new plans and in the amendment of existing plans or plans approved in connection herewith, or (iii) in obtaining any and all other necessary or desirable certificates or approvals so as to effectuate the provisions of this Agreement.

8.2 Plats and plans requiring signatures of City officials shall be executed and recorded subsequent to the approval by the City Council and satisfaction of any conditions identified on the plat, provided (i) said plat or plan has been executed by all other required parties, (ii) the required fees for such plat or plan have been paid, (iii) other ordinance requirements pertaining to such plat or plan are currently being satisfied by Developer, and (iv) requirements of any applicable subdivision improvement agreement relating to such plat or plan are currently being satisfied by Developer, and are not in default. All such recording, filing and requirements shall be pursuant to those applicable specifications and requirements as described in the Wisconsin Statutes.

SECTION 9

Park Land Dedication

9.1 In lieu of dedication, Developer shall pay \$300 per lot in accordance with Appleton Municipal Code Sec. 17-29. Payment shall be made before approval may be affixed to the Final Plat.

SECTION 10

Streets

10.1 All streets within the Development shall be public streets and developed to current City of Appleton standards.

10.2 The City shall include in its 2020 Budget, funding for all costs associated with a second access point to the land necessary for Phase II of the Development, and the City shall install such improvements identified in Exhibit C as City Costs (non-assessable per Development Agreement) based on the schedule depicted in Exhibit D unless a modification is mutually agreed upon by both parties.

10.3 The City shall include in its 2020 Budget, funding for all costs associated with design and construction of the box culvert necessary to serve Phase II of the Development, and the City shall install such improvements identified in Exhibit C as City Costs (non-assessable per Development Agreement) based on the schedule depicted in Exhibit D unless a modification is mutually agreed upon by both parties.

SECTION 11

Stormwater

11.1 Except as set forth in Exhibit C, the Developer shall bear all costs associated with wetland delineation, stormwater management plans, erosion control plans, modeling, permitting, etc. to serve the Development, including any modeling required for the City's design of the box culvert.

11.2 The City shall accept responsibility for all detention ponds within the Land utilized in the storm water management plan conditioned upon being built to City's standards, and compliance with a maintenance manual, prepared by the Developer, for each detention pond. The City shall determine if each pond has been built to City's standards, and such standards shall include the establishment of self-sustaining native vegetation. Each pond shall be constructed with a minimum ten-foot (10') buffer for access between the top of the pond slope and the adjacent property line.

SECTION 12

Annual Tax Guarantee

12.1 The City agrees to uniformly apply tax assessment procedures and practices with respect to the property and the Development in accordance with state law regarding property tax assessments. Notwithstanding the foregoing, Developer shall pay to the City the minimum real

estate tax payment for the years and in accordance with the formula as set forth below. It is the intent of this provision that the Developers Minimum Real Estate Tax Payment shall be in such an amount as will fully amortize the City's \$2,392,215 contribution to the project over a 12-year period commencing with tax payments made in 2028, for the tax year 2027, and ending with the year 2039, for tax year 2038. The guaranteed value, for the purposes of this Agreement, is to be \$29,000,000.

12.2 The Minimum Real Estate Tax Payment shall be paid in the following manner: Commencing with the 2028 calendar year (for the tax year 2027) and for each calendar year thereafter to 2039, the Developer shall pay to the City the deficit, if any, between the amount of property taxes generated by the development and the amount of property taxes generated based on a \$29,000,000 assessed value (Minimum Real Estate Payment). If the amount of the actual real estate tax payments exceeds the Minimum Real Estate Tax Payment, no additional payment shall be due from Developer.

12.3 By August 15, starting with calendar year 2028, the City shall provide Developer with: (1) an itemization of the actual real estate tax payments received from the Development, and (2) a calculation in the amount, if any, by which the Minimum Real Estate Tax payment for the Development for such calendar year exceeds the actual real estate tax payment allocable to the Development for the preceding calendar year. If for any given calendar year the Minimum Real Estate tax Payment exceeds the actual real estate tax payment, developer shall pay the amount of such excess to the City. If the amount of the actual real estate tax payment exceeds the Minimum Real Estate Tax Payment, no additional payment shall be due from Developer.

SECTION 13

Performance of Obligations – Remedies

13.1 Developer is entering into this Agreement and undertaking the obligations imposed upon the Developer herein contained in reliance upon the City's supplying of sewer and water service to the Development as previously outlined herein including, but not limited, to as set forth in Exhibit C and Exhibit D. Performance of the obligations of the Developer hereunder is expressly conditioned upon the Developer being permitted by the City to develop the Land in substantial conformity with *Exhibit E*, as Land is acquired by the Developer and/or an entity controlled by the managing partner of the Developer and providing necessary infrastructure and services utilizing the water and sewer systems of the City.

13.2 It is understood and agreed by the parties hereto that the remedies provided in this Section and Agreement are not exclusive, and that the parties hereto shall have all available remedies in law or equity, including, but not limited to, specific performance and injunctive relief.

13.3 The Developer has agreed to enter into this Agreement in reliance on (i) the Master Development Plan for the "Land" being mutually agreed upon by the parties, and (ii) the City providing sewer and water service to the Development site as previously indicated.

SECTION 14

Notices

14.1 All notices, statements and other communications given hereunder shall be made in writing by personal delivery or by mailing the same by certified mail, return receipt requested, or by next day express delivery, addressed to the other as aforesaid, and the date of such personal delivery the next day if any express delivery, or the date five (5) days after such mailing shall be

deemed the date on which such notice is effective. Except as otherwise specified herein, all notices sent to the City hereunder shall be directed to the attention of the Mayor.

CITY: Kami Lynch, City Clerk
City of Appleton
100 North Appleton Street
Appleton, WI 54911-4799
Telephone: 920/832-6443
Facsimile: 920/832-5823

With a copy to: James P. Walsh, City Attorney
City of Appleton
100 North Appleton Street
Appleton, WI 54911-4799
Telephone: 920/832-6423
Facsimile: 920/832-5962

DEVELOPER: North Edgewood Estates Development, LLC
Attn : Kurt Coenen
3117 East Canvasback Lane
Appleton, WI 54913

With a copy to: Attorney Thomas J. Wroblewski
Wroblewski Law Office
180 Main Street
Menasha, WI 54952
tjw@wroblewskilaw.com

14.2 In addition to the notices hereinabove required, City agrees to notify Developer, pursuant to the provisions of this Section, of any action contemplated by the City which would materially affect the provisions set forth in this Agreement.

SECTION 15

Binding Effect

15.1 This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

15.2 This Agreement is binding and runs with the land.

15.3 This Agreement may be amended only by mutual agreement of the parties.

15.4 This Agreement is contingent upon the property being annexed to the city of Appleton.

SECTION 16

Approval of Common Council

16.1 This Agreement was considered by the Common Council at their regular meeting held on _____, and approved by a vote of ___ for and ___ against.

DONE AND SIGNED this ___ day of _____, 2018, at Appleton, Wisconsin.

[SIGNATURES BEGIN ON NEXT PAGE]

CITY OF APPLETON

By: _____
Timothy M. Hanna, Mayor

ATTEST:

By: _____
Kami Lynch, City Clerk

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came before me this ____ day of _____, 2018, Timothy M. Hanna, Mayor and Kami Lynch, City Clerk, of the City of Appleton respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

APPROVED AS TO FORM:

James P. Walsh, City Attorney

**NORTH EDGEWOOD ESTATES
DEVELOPMENT, LLC**

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

STATE OF WISCONSIN)
 : ss.
_____ COUNTY)

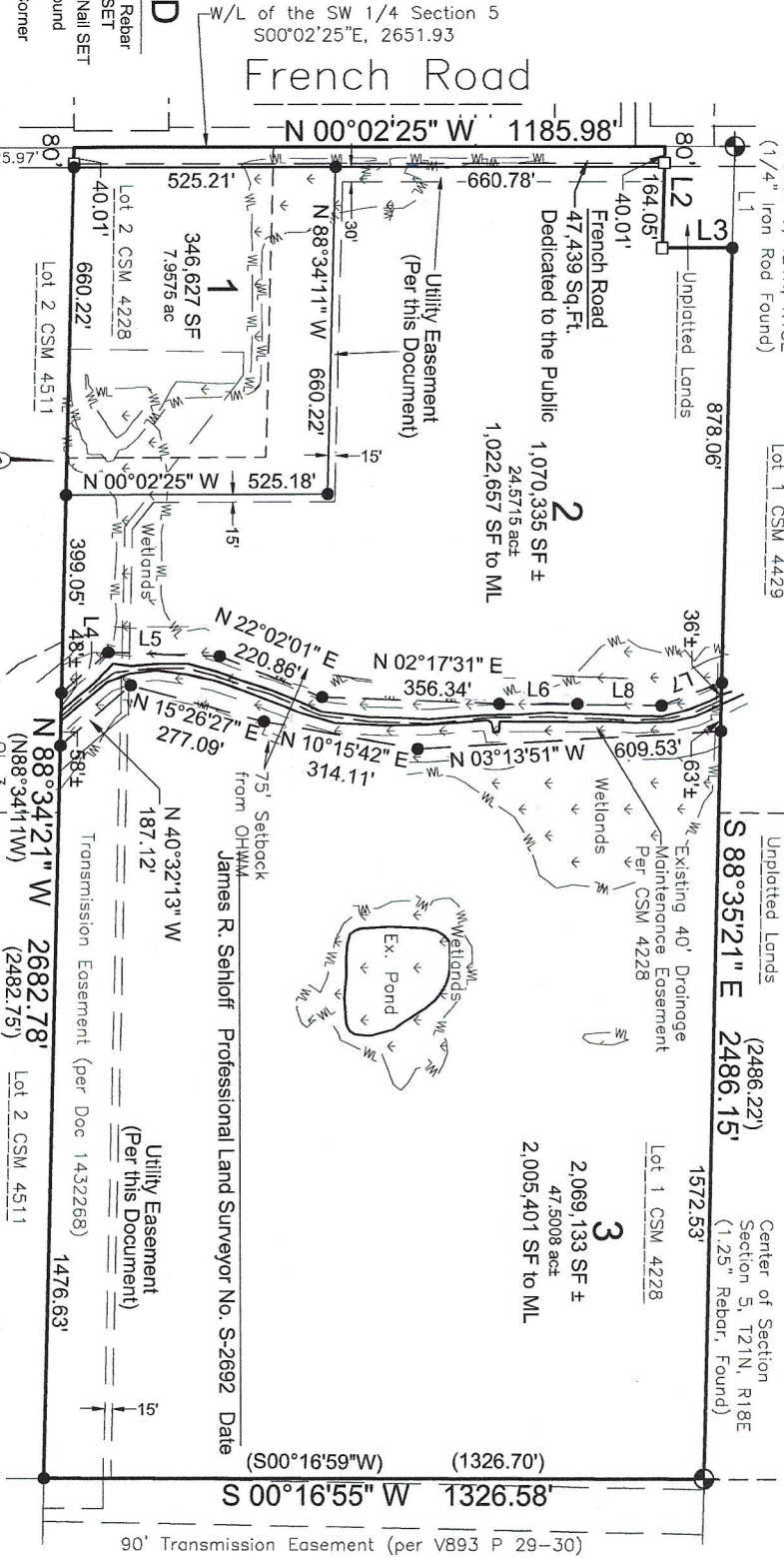
Personally came before me this ____ day of _____, 2018,
_____ and _____, to me known to
be the persons who executed the foregoing instrument and acknowledged the same in the
capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____
City Law: A17-0788 Last Update: 01-05-2018

Certified Survey Map No. _____

All of Lot 1 and Lot 2 of CSM 4228, being part of the Northwest 1/4 of the Southwest 1/4 and all of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin

Note:
No building permit shall be issued for Lot 3 until such time as when the parcel meets the zoning code for road access/frontage requirements.



LEGEND

- 3/4" x 18" Steel Rebar @ 1,500lbs/LF SET
- Masonry (PK) Nail SET
- 1" Iron Pipe Found
- ⊕ Government Corner
- () Recorded As

Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1311 Rockwell Street, Marshfield, WI 54449
Ph. 920-991-1886, Fax 920-830-9595

Southwest Corner Section 5, T21N, R18E (Monument Found)

Bearings are referenced to the West line of the Southwest 1/4, Section 5, T21N, R18E, assumed to bear N00°02'25"W, base on the Outagamie County Coordinate System.

Survey for:
North Edgewood Estates Development, LLC
3117 W. Canvashack Lane
Appleton, WI 54913

File: 5032CSM.dwg
Date: 12/27/2017
Drafted By: jim
Sheet: 1 of 3



WAIVER OF SPECIAL ASSESSMENT NOTICES AND HEARING UNDER S. 66.0703 WISCONSIN STATUTES.

The undersigned owner(s) of property benefited by the following proposed public improvement to be made by the City of Appleton, Outagamie-Calumet-Winnebago County, Wisconsin, to wit:

The undersigned owner(s) of property benefited by the above proposed public improvement to be made by the City of Appleton, Outagamie-Calumet-Winnebago County, Wisconsin, in consideration of the construction of said improvement will benefit our property and consent to the levying of special assessments against our premises under S. 66.0703 of the Wisconsin Statutes, for the cost of such improvement.

In accordance with S. 66.0703 (7) of the Wisconsin Statutes, I/we hereby waiver all special assessment notices and hearings required by S. 66.0703 (7), and I /we herby further agree and admit that my (our) property is specially benefited by the above described municipal work or improvement as contemplated by Sec. 66.0703(7)Wisconsin Statutes.

Street Address Signature of Owner Date

Blank lines for signature and date.

Separator line of slashes.

OFFICE USE ONLY

FIELD NOTES:

Blank lines for field notes.

Unit No. Inspector/Surveyor Name Date sidewalk/apron marked

Total amount of sidewalk to be replaced

Of that total, what amount is due to tree damage

Apron: Type of existing surface Size of existing apron

Date given to Field Supervisor

Date returned to office

North Edgewood Estates

January 3, 2018

Total C/L Footage: 8,300 Ft.

Number of Lots: 129

Total Pavement Area: 35,000 SY +/-

Total Lot Area: 2,607,248 SF (59.85 Acres)

CITY COSTS (Non-Assessable Per Development Agreement)	TOTAL PROJECT COSTS	2018 Preliminary Engineering	2019 Design & Construction	2020 Design & Construction	2021 Construction	2022 (or later)	NOTES / COMMENTS
City Administrative Fees (Incl. Plan Review, Inspection, As-builts...)	\$66,400.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$6,400.00	(8,300 C/L Ft.) x (\$8.00 / C/L. Ft.)
Temporary Asphalt (inside plat limits)	\$525,000.00	\$0.00	\$175,000.00	\$0.00	\$175,000.00	\$175,000.00	(35,000 s.y.) x (\$15.00/s.y.)
Stream Crossing - Bridge Structure (Design and Construction)	\$260,000.00	\$0.00	\$50,000.00	\$210,000.00	\$0.00	\$0.00	Design(2019): \$50,000; Construction(2020): \$210,000
Sanitary Sewer - Regional Lift Station & Force Main	\$743,500.00	\$100,000.00	\$643,500.00	\$0.00	\$0.00	\$0.00	Design (2018):\$100,000; Construction (2019): Lift Station (\$577,000;Force Main: \$66,500
2nd ACCESS ROAD - STORMWATER (north Plat line to Broadway Drive)	\$250,000.00	\$0.00	\$75,000.00	\$175,000.00	\$0.00	\$0.00	Design(2019): \$75,000; Construction(2020): \$175,000
2nd ACCESS ROAD - LAND (north Plat line to Broadway Drive)	\$157,500.00	\$0.00	\$157,500.00	\$0.00	\$0.00	\$0.00	(3.5 Acres) x (\$45,000/acre)
2nd ACCESS ROAD - G&G (north Plat line to Broadway Drive)	\$205,000.00	\$0.00	\$0.00	\$205,000.00	\$0.00	\$0.00	(8,200 s.y.) x (\$25.00/s.y.)
2nd ACCESS ROAD - ASPHALT (north Plat line to Broadway Drive)	\$123,000.00	\$0.00	\$0.00	\$123,000.00	\$0.00	\$0.00	(8,200 s.y.) x (\$15.00/s.y.)
2nd ACCESS ROAD - STREET LIGHTS (north Plat line to Broadway Drive)	\$25,000.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$0.00	2,000 C/L Feet
	\$2,355,400.00	\$115,000.00	\$1,116,000.00	\$753,000.00	\$190,000.00	\$181,400.00	
CITY COSTS (Assessable)	TOTAL PROJECT COSTS	2018 Phase 1 Construction	2019	2020 Phase 2 Construction	2021 Phase 3 Construction	2022 (or later)	NOTES / COMMENTS
Sanitary Sewer Area Assessment (assessed per phase)	\$61,555.20	\$20,518.40	\$0.00	\$20,518.40	\$20,518.40	\$0.00	(2,240,000 sq. ft. x \$27.48/1000 sq.ft.)
Sanitary Sewer Connection Fee (assessed per phase)	\$24,729.48	\$8,243.16	\$0.00	\$8,243.16	\$8,243.16	\$0.00	(657 ft.) x (\$37.64 / ft.)
Water Main Connection Fee (assessed per phase)	\$16,562.97	\$5,520.99	\$0.00	\$5,520.99	\$5,520.99	\$0.00	(657 ft.) x (\$25.21 / ft.)
Sewer Televising (estimated cost)	\$11,900.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	\$3,900.00	(17,000 Lin Ft.) x (\$0.70 / Lin. Ft.)
Street Name / Traffic Control Signs (estimated cost)	\$16,600.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00	\$5,600.00	(8,300 C/L Ft.) x (\$2.00 / C/L. Ft.)
Concrete Pavement (inside plat limits)	\$1,245,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,245,000.00	(8,300 L.F.) x (\$150.00/L.F.)
Concrete Pavement 2nd access road - north Plat line to Broadway Drive)	\$320,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320,000.00	(2,000 L.F.) x (\$160.00/L.F.)
Sidewalks - with Concrete Pavement (inside plat limits)	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00	(20,000 s.f.) x (\$4.00/s.f.)
	\$1,776,347.65	\$34,282.55	\$9,500.00	\$34,282.55	\$43,782.55	\$1,654,500.00	
DEVELOPER (Up-Front Costs)	TOTAL PROJECT COSTS	2018 Phase 1 Construction	2019	2020 Phase 2 Construction	2021 Phase 3 Construction		NOTES / COMMENTS
Surveying and Engineering	\$272,654.00	\$118,821.00		\$83,403.43	\$70,429.57		
Sanitary Sewer	\$425,460.00	\$134,708.00		\$191,750.00	\$99,002.00		Total \$ amount includes \$49,196 in oversize costs
Stormwater Management / Storm Sewer / Erosion Control	\$853,922.22	\$287,128.89		\$400,793.89	\$165,999.44		
Water Main	\$431,737.00	\$145,399.00		\$197,160.00	\$89,178.00		Total \$ amount includes \$59,416 in oversize costs
Sanitary Laterals	\$100,575.00	\$31,050.00		\$43,875.00	\$25,650.00		Total \$ amount includes \$13,500 in oversize costs
Storm Laterals	\$75,465.00	\$26,910.00		\$26,325.00	\$22,230.00		
Water Services	\$117,390.00	\$41,860.00		\$40,950.00	\$34,580.00		
Grading & Graveling	\$516,268.98	\$174,486.99		\$213,425.84	\$128,356.15		
Street Lights	\$119,000.00	\$49,000.00		\$35,000.00	\$35,000.00		
Private Electric	\$193,500.00	\$69,000.00		\$67,500.00	\$57,000.00		
Private Gas	\$101,880.00	\$34,392.00		\$41,880.00	\$25,608.00		
TOTALS	\$3,207,852.20	\$1,112,755.88	\$0.00	\$1,342,063.16	\$753,033.16	\$0.00	

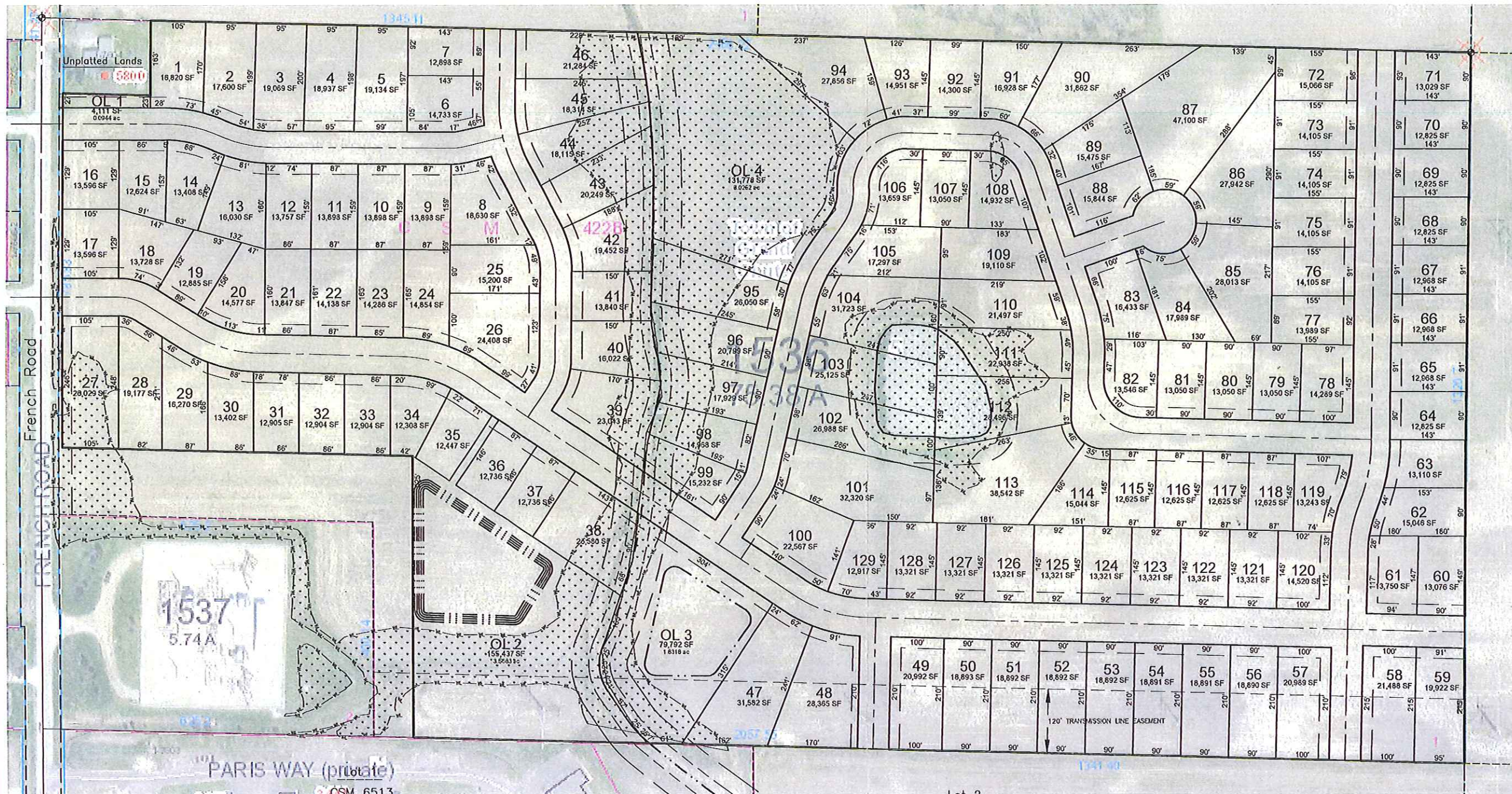
North Edgewood Estates - Schedule

1/4/2018

TASK	2017	2018	2019	2020	2021+	City Expenditures	
Developer hires consultant	X					\$ -	
Developer initiates wetland delineation	X					\$ -	
Development Agreement to Council	X					\$ -	\$ -
Developer annexes property, designs subdivision, plats, drainage plan, stormwater management, permitting, etc.		X				\$ -	
Developer installs temporary lift station and forcemain		X				\$ -	
Developer constructs Phase I infrastructure, grade & gravel, etc. (goal summer of 2018)		X				\$ -	
City designs lift station and force main		X				\$ 100,000	\$ 100,000
City constructs lift station and forcemain			X			\$ 643,500	
City designs bridge, second access and associated stormwater management			X			\$ 100,000	
City acquires property for second access			X			\$ 157,500	\$ 901,000
City constructs bridge				X		\$ 210,000	
City constructs second access				X		\$ 528,000	
City installs temporary asphalt Phase I (includes Sewer TV & street lights)			X			\$ 183,334	
Developer constructs Phase II				X		\$ -	\$ 921,334
City installs temporary asphalt Phase II (includes Sewer TV & street lights)					X	\$ 183,333	
Developer constructs Phase III					X	\$ -	
City installs temporary asphalt Phase III (includes Sewer TV & street lights)					X	\$ 183,333	\$ 366,666
City Admin Fee						\$ 2,289,000	
						\$ 66,400	
						\$ 2,355,400	

Preliminary Concept for North Edgewood Estates

Part of Lot 2 Certified Survey Map 4228 being part of the Northwest 1/4 of the Southwest 1/4 and all of the Northeast 1/4 of the Southwest 1/4 of fractional Section 5, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin



SUPPLEMENTARY DATA

Total Area = 3,139,468 SF 72.0723 acres
 R/W Area = 531,220 SF 12.1951 acres
 Net Area = 2,607,248 SF 59.8542 acres
 Number of Lots = 129
 Average lot size = 13,000 SF
 Typical lot dimension = 90' x 150'
 Lineal feet of street = 8,413 LF
 Existing zoning = AG
 Proposed zoning = R1A
 Approving Authorities
 City of Appleton
 Objecting Authorities
 Department of Administration
 NOTES

Utility and Drainage Easements
 will be shown on Final Plat

