

RESOLUTION
Town of Grand Rapids
Wood County, Wisconsin

RESOLUTION NO: 2016-11

Re: Ordinance No.: 51 – Land Subdivision

The Town Board of the Town of Grand Rapids, Wood County, Wisconsin,
RESOLVES as follows:

Ordinance 51 – Land Subdivision is hereby amended as presented to include the following changes:

Section 51.4 (A) shall read:

51.4 Required Dedications and Public Improvements

A. Subdivider's Responsibility:

- 1) The subdivider shall dedicate and construct improvements needed to serve the subdivision. The subdivider shall not be required to provide improvements in excess of those normally needed to serve the development itself.
- 2) Prior to Town Board final approval of a subdivision plat or CSM, the subdivider shall enter into a contract with the town agreeing to install all required public improvements and shall file with said contract a performance bond or, in the discretion of the subdivider, other security meeting the approval of the Town Board as a guarantee that such public improvements will be completed by the subdivider within a reasonable time set by the Town Board. Provided, however, that the subdivider may construct the public improvements in such phases as the Town Board approves, which approval may not be unreasonably withheld. If the public improvements will be constructed in phases, the amount of security required herein shall be limited to the phase of the project that is currently being constructed. Security for improvements shall not be required sooner than is reasonably necessary before the commencement of the installation of the improvements.
- 3) **Developer's Agreement:** Before final approval by the Town Board of any subdivision plat, or CSM involving street construction, the developer shall enter into a developer's agreement (hereinafter "Agreement") with the Town. The Agreement shall provide that the Town shall oversee the construction of all improvements required by the development including streets, street signs, sanitary sewer, storm water management improvements and implementation of grading plans. The developer shall have the option of entering into a contract with the Town for final asphalt surface work, where the Town completes the improvements pursuant to 60.47, to be reimbursed by the developer upon completion. Except in an instance of contracting with the Town for street improvements, the developer shall be responsible for paying all costs associated with the proposed improvements as they come due. The Agreement shall also require the developer to indemnify and hold harmless the Town from any and all claims arising out of the development including the payment of all expenses, including expert and attorney fees, incurred by the Town in connection with any such claims. The developer's deposit with the Town shall be increased accordingly to provide for the payment of any such expenses incurred by the Town

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