

**VILLAGE OF WINDSOR  
BOARD RESOLUTION 2016-25**

**APPROVAL OF PLANS & SPECIFICATIONS FOR IMPROVEMENTS INCLUDING  
CONNECTIONS TO STACK DRIVE AND A LETTER OF CREDIT FOR PHASE 5 IN  
THE FINAL PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK,  
A REPLAT, FOR LOTS OWNED BY WOLF HOLLOW WINDSOR, LLC**

**WHEREAS**, Wolf Hollow Windsor, LLC (“Developer”) has applied for and obtained conditional approval to proceed with construction of Phase 5 of the above-referenced Replat; and

**WHEREAS**, the Village Engineer has reviewed the Plans & Specifications for those public improvements, as identified by the cover sheet attached hereto as Exhibit A and incorporated herein by reference, and has no objection to same; and

**WHEREAS**, the Village Engineer has reviewed the opinion of probable cost of the public improvements and recommends that the letter of credit be established as set forth in the Village Engineer’s memo attached hereto as Exhibit B and incorporated herein by reference; and

**WHEREAS**, the Village Board has reviewed Exhibit A and Exhibit B and hereby approves the action set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

1. Construction shall proceed as set forth in the Plans & Specifications. Changes to the Plans & Specifications shall require review by the Village Engineer and written confirmation that the Village Engineer has no objection to the change. Email from the Village Engineer may serve as the required written confirmation of no objection.
2. The letter of credit for the public improvements shall be in the amount recommended by the Village Engineer, and is reasonably based on the opinion of probable cost provided by the Developer’s Engineer. The letter of credit amount approved hereby may be combined with the letter of credit amount required for water and sewer infrastructure, as a convenience to allow the Developer to provide a single letter of credit to the Village. Reductions to the letter of credit shall require approval of the Village Engineer and the Village Board.

*[SIGNATURES ON FOLLOWING PAGE]*

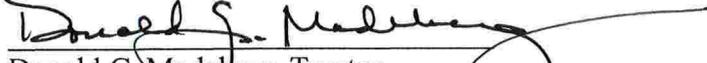
The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on March 3, 2016, by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

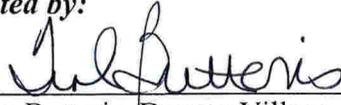
  
Robert E. Wipperfurth, President

  
Bruce Stravinski, Trustee

  
Monica M. Smith, Trustee

  
Donald G. Madelling, Trustee

  
Alan Buchner, Trustee

*Attested by:*  
  
Tina Butteris, Deputy Village Clerk

**Incorporated by Reference:**

Exhibit A Plans & Specifications Cover Sheet

Exhibit B Memo from Village Engineer as to Amount of Letter of Credit for Specified Public Improvements





EXHIBIT A

Project Manual For

# Wolf Hollow – Phase 5

Village of Windsor, WI

Prepared For:  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Court, Suite 200  
Pewaukee, WI 53072

Prepared By:  
Vierbicher Associates, Inc.  
999 Fourier Drive, Suite 201  
Madison, WI 53717

February 2016

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EXHIBIT A

Technical Specifications for

Wolf Hollow  
Pleasant Hill Estates  
Prairie Creek

Village of Windsor, WI

Prepared For:  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Court, Suite 200  
Pewaukee, WI 53072

Pleasant Hill Estates, LLC  
102 N. Holiday Drive #1  
Waunakee, WI 53597

State at Main Development, LLC  
200 N. Main Street  
Oregon, WI 53575

Prepared By:  
Vierbicher Associates, Inc.  
999 Fourier Drive, Suite 201  
Madison, WI 53717

January 2016

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vierbicher  
planners engineers advisors





# Windsor

Growing Forward

## Memorandum

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To: Windsor Town Board

CC: Tina Butteris, Finance Officer  
Amy Anderson Schweppe, Planning & Development Coordinator

From: Kevin Richardson, Town Engineer

Date: March 3, 2016

Re: Pleasant Hill Estates Phase I, Prairie Creek Phase 3A and Wolf Hollow Phase 5

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Village Staff, the Village Engineer and Baxter and Woodman, the Village's Utility Engineer has reviewed the construction documents prepared by Vierbicher and Associates for the above referenced projects. One set of technical specifications for all three developments were prepared and reviewed. Two sets of engineering plans for the construction of public improvements were prepared one set was for Wolf Hollow Phase 5, the other set was for both Pleasant Hill Estates Phase I and Prairie Creek Phase 3A. Three sets of construction documents which contained the list of public improvement quantities for each of the developments have been presented and reviewed. The Village Engineer and the Village Utility Engineer prepared review comments, the comments have been addressed by the Developer's Engineer. At this time the Village Engineer and the Utility Engineer have no objections to the construction documents as presented and the letters of credit's amounts listed below.

Developer	Subdivision Phase	Letter of Credit
Pleasant Hill Estates, LLC	Pleasant Hill Estates Phase I	\$935,125
State at Main Development, LLC	Prairie Creek Phase 3A	\$767,830
Wolf Hollow Windsor, LLC	Wolf Hollow Phase 5	\$602,295