VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-29

APPROVAL OF PLANS & SPECIFICATIONS FOR IMPROVEMENTS INCLUDING CONNECTIONS TO STACK DRIVE AND A LETTER OF CREDIT FOR PHASE 3A IN THE FINAL PLAT OF PRAIRIE CREEK AND THE FINAL PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK, A REPLAT, FOR LOTS OWNED BY STATE AT MAIN DEVELOPMENT LLC

WHEREAS, State at Main Development LLC ("Developer") has requested and obtained conditional approval to proceed with construction of Phase 3A of the above-referenced Plat and 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

Donald G. Madelung, Trustee

Bruce Stravinski, Trustee

Alan Buchner, Trustee

Monica M. Smith, Trustee

Attested by:

Tina Butteris, Deputy Village Clerk

Incorporated by Reference:

Exhibit A Plans & Specifications Cover Sheet

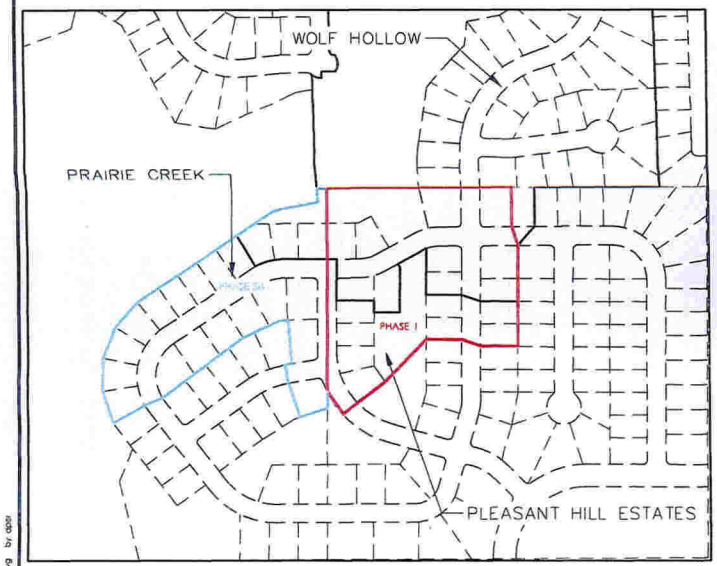
Exhibit B Memo from Village Engineer as to Amount of Letter of Credit for Specified Public Improvements

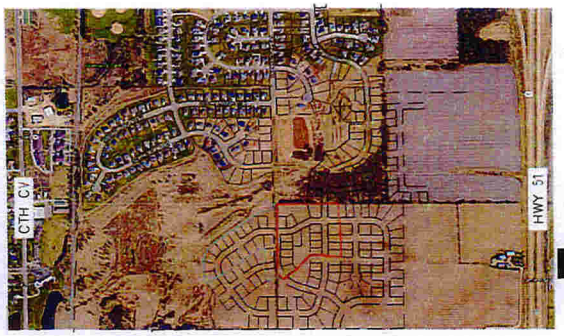
EXHIBIT A

STREET & UTILITY IMPROVEMENTS

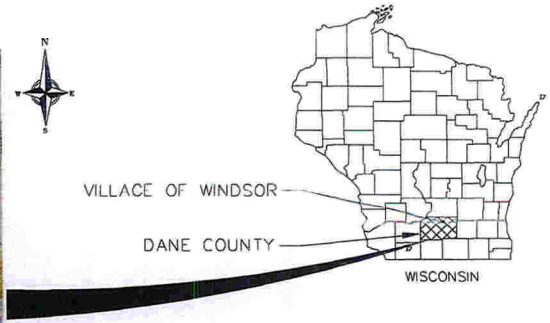
PRAIRIE CREEK - PHASE 3A & PLEASANT HILL ESTATES - PHASE 1

VILLAGE OF WINDSOR, WISCONSIN





PROJECT LOCATION MAP



SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES AND LEGEND
3	EXISTING CONDITIONS & PLAT BOUNDARIES
4–9	GRADING & EROSION CONTROL PLANS
10	INTERSECTION GRADING DETAILS
11–12	UTILITY PLANS
13	SHEET INDEX
14–16	EAGLE RIDGE LANE PLAN & PROFILE
17	AUTUMN HARVEST LANE PLAN & PROFILE
18–20	PLEASANT PRAIRIE DRIVE PLAN & PROFILE
21	NORTH TOWNE ROAD PLAN & PROFILE
22–23	VISTA VALLEY PLAN & PROFILE
24–26	WOLF HOLLOW ROAD PLAN & PROFILE
27–28	EXISTING 16" WATERMAIN PLAN & PROFILE
29	SANITARY SEWER EASEMENT PLAN & PROFILE
30	STORM SEWER EASEMENT NORTH PLAN & PROFILE
31–33	STORM SEWER EASEMENT CENTRAL PLAN & PROFILE
34	STORM SEWER EASEMENT INFILTRATION BED PLAN & PROFILE
35–36	STORM SEWER EASEMENT WEST PLAN & PROFILE
37–39	ADDITIONAL STORM SEWER CROSS SECTIONS
40–44	CONSTRUCTION DETAILS

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX 1-800-338-3860
TDC (FOR HEARING IMPAIRED)
1-800-542-2289
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourth Ave. Suite 201 Madison, Wisconsin 53717
Phone 1608.826.0532 Fax 1608.826.0530

Title Sheet
Street & Utility Improvements
Prairie Creek - Phase 3A & Pleasant Hill Estates - Phase 1
Village of Windsor, Wisconsin

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

SCALE AS SHOWN
DATE 01/12/2016
DRAFTER DPER
CHECKED TSCH
PROJECT NO 150192, 140269
SHEET 1 OF 44
DWG NO

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11 Jan 2016 - 11:01a M:\Gorman & Co\150192 Prairie Creek Phase 3\CADD\150192_Title Sheet_Phase 3.dwg by dper

EXHIBIT A

Project Manual For

Prairie Creek Phase 3A

Village of Windsor, WI

Prepared For:
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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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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Exhibit B

Windsor
Growing Forward

Memorandum

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

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