

**VILLAGE OF WINDSOR  
RESOLUTION 2019-105**

**APPROVAL OF A REDUCTION IN THE LETTER OF CREDIT  
FOR PLEASANT HILL ESTATES – PHASE 1**

**WHEREAS**, Pleasant Hill Estates, LLC. (“Developer”) has requested a reduction in the Letter of Credit which serves as surety for completion of infrastructure in Phase 1 of Pleasant Hill Estates; and

**WHEREAS**, the Village Engineer has reviewed the Developer's request and recommends the approval of same; and

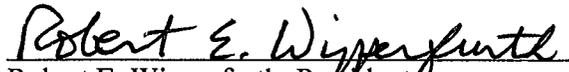
**WHEREAS**, at its regularly scheduled meeting on October 3, 2019, the Village Board reviewed the request for a reduction in the letter of credit as well as the information provided by the Village Engineer.

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

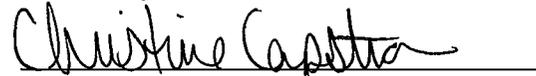
- A. The Developer’s Letter of Credit for Phase 1 shall be reduced to Eight Thousand Six Hundred and Ninety-Four dollars (\$8,694.00) as approved by the Village Engineer, contingent upon receipt by the Village of lien waivers in a form satisfactory to the Village Engineer for all work upon which the reduction is based.
- B. The Developer may provide a copy of this Resolution and the attachments thereto to any third-party requesting verification of the Village's approval of the reduction.
- C. An updated Letter of Credit, in the same form as the previous Letter of Credit, shall be issued and provided to the Village simultaneous with or prior to the Village's surrender of the existing Letter of Credit.
- D. Notwithstanding this reduction in the Letter of Credit, the Developer shall remain obligated to timely satisfy all of the conditions imposed by the Village Board to which the Letter of Credit serves as a surety, and to provide satisfactory verification of compliance to the Village. Any necessary or requested reviews or submissions to the Village for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification of compliance is required.

The above and foregoing Resolution was duly adopted by the Village Board of the Village of Windsor, Dane County, Wisconsin at a meeting held on October 3, 2019 by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

*Attested by:*

  
Christine Capstran, Clerk

Incorporated by Reference:

September 16, 2019 Village Engineer Memorandum

September 16, 2019

Mr. Jamie Rybarczyk  
Deputy Administrator | Director of Economic Development  
Village of Windsor  
4084 Mueller Road  
DeForest, WI 53532

***Subject: Pleasant Hill Estates Phase 1 – Surety Reduction***

Dear Mr. Rybarczyk:

The developer for Pleasant Hill Estates has requested a reduction in their letter of credit after final paving. The letter of credit has been asked to be reduced to \$8,694.00 to cover 10% of the completed work plus \$5,210 of uncompleted work associated with additional seeding and work within the storm water infiltration basin to repair siltation that has occurred.

We have requested that Lien Waivers be provided from the developer for work completed within the development phase and understand that these waivers will be forthcoming.

Based on remaining work and contingent on receipt of lien waivers, we are in approval of reducing the letter of credit surety to \$8,694.00 for remaining work efforts for Phase 1.

If you have any questions please feel free to call.

Sincerely,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS



Gerald D. Groth, P.E.



September 10, 2019

Village of Windsor  
Attn: Amy Anderson Schweppe, Director of Planning  
4084 Mueller Road  
DeForest, WI 53532

Re: Pleasant Hill Estates Phase 1 – Surety Reduction

Dear Amy:

Pleasant Hill Estates, LLC has posted an irrevocable letter of credit in the amount of \$50,906.40 to underwrite the company's obligations under the Agreement for Public Improvements contract for Phase 1 of Pleasant Hill Estates.

The public improvements are complete and the surface pavement has been installed. A stormwater infiltration basin in Outlot 2 will require some additional work to establish plants and repair siltation that has occurred during home construction. We have obtained a quotation to repair the infiltration basin from Moll Construction and would propose to complete this repair work once the homes on lots tributary to this stormwater basin have been completed and restored.

We are requesting a reduction of the letter of credit for Phase 1 to 10% of the surface pavement and 100% of the quoted cost to complete the stormwater basin repair work in the amount of \$8,694.00 (quotation from Moll Construction and computations attached). Please advise us of the date and time this surety reduction request will be heard before the Windsor Village board, as the Owner may wish to be represented at this meeting.

Please feel free to contact me if you have any questions.

Sincerely,

Timothy L. Schleeper, PE

Cc: Kevin Acker – Premier Builders, Inc.  
Jerry Groth – Baxter-Woodman

Surety Reduction - Village of Windsor  
Pleasant Hill Estates, LLC  
Pleasant Hill Estates Phase 1  
Village of Windsor, WI  
10/3/2016

vierbicher  
planners | engineers | advisors



Bid Item Ref. No.	Description	Original Item Total	10% of Completed Scope	100% of Incomplete Scope
<b>Sanitary Sewer</b>				
	Sanitary Sewer - 8" PVC	\$ 39,615.00		\$ -
	Sanitary Sewer - 48" Dia. Manhole	\$ 23,800.00		\$ -
	Internal Chimney Seals	\$ 4,340.00		\$ -
	Sanitary Sewer Service Lateral - 4" PVC	\$ 17,600.00		\$ -
	Sanitary Sewer Trench Compaction	\$ 8,760.00		\$ -
	TV Inspection - Sanitary Sewers	\$ 4,309.00		\$ -
<b>Sanitary Sewer Subtotal</b>		<b>\$ 98,424.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Watermain</b>				
	Water Main - 8" D.I.	\$ 69,460.00		\$ -
	Water Main - 6" D.I.	\$ 2,160.00		\$ -
	Relay Watermain - 16" D.I.	\$ 44,400.00		\$ -
	Gate Valves - 16"	\$ 8,600.00		\$ -
	Gate Valves - 6"	\$ 8,000.00		\$ -
	Gate Valves - 8"	\$ 15,000.00		\$ -
	Styrofoam Insulation (8'x4'x2" Thick)	\$ 1,800.00		\$ -
	Water Service Lateral - 1" Copper	\$ 20,330.00		\$ -
	Salvage Existing Hydrant	\$ 1,000.00		\$ -
	Hydrant - New w/ Marker Flag	\$ 15,600.00		\$ -
	Connect to Existing 16" Watermain	\$ 11,100.00		\$ -
	Watermain Trench Compaction	\$ 5,760.00		\$ -
<b>Watermain Subtotal</b>		<b>\$ 203,210.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Storm Sewer</b>				
	Storm Sewer - 6" PVC	\$ 1,400.00		\$ -
	Storm Sewer - 12" RCP	\$ 4,900.00		\$ -
	Storm Sewer - 15" RCP	\$ 10,600.00		\$ -
	Storm Sewer - 18" RCP	\$ 1,600.00		\$ -
	Storm Sewer - 24" RCP	\$ 20,900.00		\$ -
	Storm Sewer - 27" RCP	\$ 25,600.00		\$ -
	Storm Sewer - 30" RCP	\$ 22,800.00		\$ -
	Storm Sewer - 36" RCP	\$ 10,800.00		\$ -
	Storm Sewer - 24" CMP	\$ 6,960.00		\$ -
	15" RCP Apron Endwall	\$ 1,500.00		\$ -
	18" RCP Apron Endwall	\$ 1,600.00		\$ -
	24" RCP Apron Endwall	\$ 4,200.00		\$ -
	30" RCP Apron Endwall	\$ 2,600.00		\$ -
	36" RCP Apron Endwall	\$ 3,600.00		\$ -
	24' CMP Apron Endwall	\$ 7,200.00		\$ -
	Storm Sewer Manhole - 48"	\$ 8,400.00		\$ -
	Storm Sewer Manhole - 60"	\$ 16,200.00		\$ -
	Storm Sewer Field Inlet - 60"	\$ 2,700.00		\$ -
	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	\$ 21,000.00		\$ -
	Storm Sewer - 48" Diameter Catch Basin W/ 2'x3' Inlet	\$ 2,300.00		\$ -
	Storm Sewer - 60" Diameter Catch Basin W/ 2'x3' Inlet	\$ 3,200.00		\$ -
	Storm Sewer - 72" Diameter Catch Basin W/ 2'x3' Inlet	\$ 4,300.00		\$ -
	Storm Sewer Trench Compaction	\$ 2,872.00		\$ -
<b>Storm Sewer Subtotal</b>		<b>\$ 187,232.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Streets</b>				
	Excavation Below Subgrade (EBS)	\$ 22,960.00		\$ -

Geotextile Fabric - Street Subgrade	\$ 1,025.00		\$ -
Finish Grading	\$ 9,860.00		\$ -
HMA Pavement - Upper Layer (1-3/4"), Type E1	\$ 34,839.00	\$ 3,483.90	\$ -
HMA Pavement - Lower Layer (2-1/4"), Type E1	\$ 33,180.00		\$ -
HMA Pavement - Bike Path (3")	\$ 10,340.00		\$ -
Clean and Tack Coat Binder	\$ 2,212.00		\$ -
Crushed Aggregate Base Course - 12" Thick under Temporary	\$ 24,300.00		\$ -
Crushed Aggregate Base Course - 10" thick under Roadway	\$ 44,240.00		\$ -
Crushed Aggregate Base Course - 6.5" thick under C&G	\$ 5,600.00		\$ -
Crushed Aggregate Base Course - 8" thick under Bike Path	\$ 8,366.00		\$ -
Crushed Aggregate Base Course - 11" thick for Bike Path Shoulders	\$ 1,767.00		\$ -
Concrete Curb & Gutter - 30"	\$ 35,712.00		\$ -
Reinforced Curb and Gutter @ Lateral Locations	\$ 1,350.00		\$ -
Concrete Sidewalk w/ 4" Base	\$ 45,643.50		\$ -
Reinforce Concrete Sidewalk @ Lateral Crossings	\$ 1,350.00		\$ -
Concrete Curb Ramps	\$ 2,310.00		\$ -
Truncated Dome Detectable Warning Field	\$ 2,100.00		\$ -
Street Sign - Stop Sign (R1-1) and Street Name Assembly	\$ 750.00		\$ -
Street Sign - Street Name (D3-1)	\$ 500.00		\$ -
Type III Barricades w/Road Closed Sign	\$ 2,000.00		\$ -
<b>Streets Subtotal</b>	<b>\$ 290,404.50</b>	<b>\$ 3,483.90</b>	<b>\$ -</b>
<b>Stormwater Basin</b>			
Re-Establish Infiltration Basin in Outlot 2 (quotation)	\$ 5,210.00		\$ 5,210.00
<b>Construction Subtotal</b>	<b>\$ 784,480.50</b>	<b>\$ 3,483.90</b>	<b>\$ -</b>
<b>Statutory Contingency</b>	<b>\$ 156,896.10</b>	<b>None</b>	<b>Required</b>
<b>Surety Total</b>	<b>\$ 941,376.60</b>	<b>\$ 3,483.90</b>	<b>\$ 5,210.00</b>
<b>Grand Total</b>	<b>\$</b>	<b>8,693.90</b>	
<b>CALL</b>	<b>\$</b>	<b>8,694.00</b>	



2547 DYRESON RD, McFARLAND, WI 53558  
PH (608) 838-8887 FAX (608) 838-2547

## Pleasant Hills Infiltration Basin Final Restoration Quote

<b>TO:</b> Vierbicher	<b>FROM:</b> Mike Moll
<b>Attn:</b> Tim Schleeper	<b>Phone:</b> (608) 770-3002
<b>Date:</b> Tuesday, September 03, 2019	<b>Email:</b> <a href="mailto:mike@mollconstruction.net">mike@mollconstruction.net</a>

Item #	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	750.00	\$ 750.00
2	Clean out silt	45	CY	30.00	1,350.00
3	Engineered Soil	30	CY	65.00	1,950.00
4	Native Seeding	400	SY	1.00	400.00
5	Organic Matting	400	SY	1.90	760.00
				Total	\$ 5,210.00

A handwritten signature in black ink, appearing to read 'Mike Moll', is located below the table.