

**VILLAGE OF WINDSOR  
RESOLUTION 2022-81**

**ACCEPTANCE OF A DEDICATION OF PUBLIC INFRASTRUCTURE AND  
APPROVAL OF A RELEASE IN THE LETTER OF CREDIT  
FOR PLEASANT HILL ESTATES - PHASE 2B**

**WHEREAS**, Pleasant Hill Estates, Inc. (“Developer”) is developing property within the Village referred to as Pleasant Hill Estates (the “Development”); and

**WHEREAS**, as part of the Development, the Developer is required to construct certain public infrastructure serving the Development (the “Infrastructure”); and

**WHEREAS**, the Developer has provided a Letter of Credit to the Village to secure completion of the Infrastructure (the “Letter of Credit”); and

**WHEREAS**, the Developer has now completed the Infrastructure and dedicated same to the Village as specifically described in the Developer’s Dedication of Public Improvements which is incorporated herein; and

**WHEREAS**, the Developer has requested a release in the Letter of Credit; and

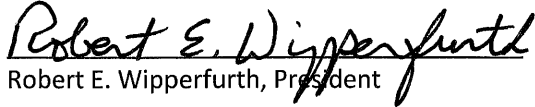
**WHEREAS**, the Village Engineer has reviewed the Infrastructure and approved same, and recommends approval of the Developer’s request to release the Letter of Credit; and

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


- A. The Infrastructure is hereby accepted by the Village.
- B. The Developer’s Letter of Credit for Pleasant Hill Estates – Phase 2B shall be released in its entirety, 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 release is based.
- C. 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 release.

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 20, 2022 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:  
Petitioner Request  
Baxter & Woodman Memorandum



# Windsor

Growing Forward

---

## Dedication of Public Improvements

The undersigned hereby dedicates the below listed public improvements to the Village of Windsor, and represents in their individual capacity they possess the legal authority to do so. The undersigned further acknowledges no dedication is effective until accepted by resolution of the Windsor Village Board.

### Property Owner / Petitioner

Pleasant Hill Estates, LLC

Name

102 N. Holiday Drive, #1

Address

Waunakee, WI 53597

City, State, Zip Code

608-849-6770

Phone (Residence / Business / Cell)

[kevin@premierbuildersinc.com](mailto:kevin@premierbuildersinc.com)

Email

Signature

If signing on behalf of a corporation, limited liability company or partnership indicate your full name and title:

Kevin Acker

Name

Member

Title

Acceptance of Public Improvements and Reduction in Letter of Credit will require submittal of:  
(1) Computation of Quantities Completed, and (2) As-Built Plan Set for the Development Phase.

Pleasant Hill Estates – Phase 2B

October 7, 2022

October 7, 2022

*Plat Name & Phase*

*Date Inspected by Village or County*

*Date Accepted*

*Gary A. Vogel, P.E.*

Right-of-Way

Street

Sanitary Sewer Main

Water Main

Storm Sewer Main

Culvert and Ditch

Sidewalk or Path

Trees

Lighting

Signage

Park, Conservancy, and/or Open Space (Site Stabilization – Grade, Seed, & Matte)

Park

Conservancy

Open Space

Stormwater System (per Stormwater Management Agreement)

Swales

Culverts and Storm Sewer

Wet Detention Basins

Infiltration Basins

Vegetative Buffers

Other: \_\_\_\_\_

Acceptance of Public Improvements and Reduction in Letter of Credit will require submittal of:  
(1) Computation of Quantities Completed, and (2) As-Built Plan Set for the Development Phase.

Pleasant Hill Estates – Phase 2B

October 7, 2022

October 7, 2022

*Plat Name & Phase*

*Date Inspected by Village or County*

*Date Accepted*

*Gary A. Vogel, P.E.*

Right-of-Way

Street

Sanitary Sewer Main

Water Main

Storm Sewer Main

Culvert and Ditch

Sidewalk or Path

Trees

Lighting

Signage

Park, Conservancy, and/or Open Space (Site Stabilization – Grade, Seed, & Matte)

Park

Conservancy

Open Space

Stormwater System (per Stormwater Management Agreement)

Swales

Culverts and Storm Sewer

Wet Detention Basins

Infiltration Basins

Vegetative Buffers

Other: \_\_\_\_\_



September 26, 2022

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

Re: Pleasant Hill Estates Phase 2B – Surety Reduction

Dear Amy:

Pleasant Hill Estates, LLC has posted a deposit in the amount of \$2,721.00 to underwrite the company's obligations under the Agreement for Public Improvements contract for Phase 2B of Pleasant Hill Estates.

The surface course of asphalt for this phase was installed last year and the one-year warranty is ending. We are requesting the Village close out the letter of credit for the installed improvements and formally accept all improvements for the project.

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

M:\Premier Builders Inc\180265\_Pleasant Hill Estates Phase 2B\Correspondence\LOC\Ltr-PHE Phase 2B LOC Reduction 2022-09-26.docx

Surety Reduction - Village of Windsor  
Pleasant Hill Estates, LLC  
Pleasant Hill Estates Phase 2B  
Village of Windsor, WI  
7/7/2021

Bid Item No.	Description	Original Item Cost	10% of Completed Scope	100% of Incomplete Scope
<b>GENERAL</b>				
1	Mobilization	\$ 5,800.00		
<b>Subtotal General:</b>		<b>\$ 5,800.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>DEMOLITION &amp; REMOVALS</b>				
2	Clearing & Grubbing	\$ 1,200.00		
3	Sawcut - Asphalt	\$ 225.00		
4	Remove Pavement - Asphalt	\$ 880.00		
<b>Subtotal Demolition:</b>		<b>\$ 2,305.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EARTHWORK</b>				
5	Common Excavation	\$ 84,560.00		
6	Rock Excavation	\$ 9,840.00		
7	Strip Topsoil - Stockpile Excess On-Site	\$ 20,900.00		
8	Topsoil - Respread	\$ 76,836.00		
<b>Subtotal Earthwork:</b>		<b>\$ 192,136.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EROSION AND SEDIMENT CONTROL</b>				
9	Silt Fence	\$ 5,440.00		
10	Tracking Pad - Clear Stone	\$ 1,260.00		
11	Inlet Protection - Type D	\$ 1,680.00		
12	Ditch Check - Stone Weepers	\$ 4,080.00		
13	Erosion Mat - Class I, Type A	\$ 10,846.00		
14	Erosion Mat - Class I, Type B	\$ 2,940.00		
15	Restoration - Seed, Fertilizer, & Mulch	\$ 16,176.00		
<b>Subtotal Erosion and Sediment Control:</b>		<b>\$ 42,422.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>SANITARY SEWER</b>				
16	Sanitary Sewer - 8" PVC, SDR 35	\$ 24,150.00		
17	Sanitary Sewer Televising	\$ 1,104.00		
18	Sanitary Sewer Manhole - 48" Dia. w/ Casting	\$ 12,000.00		
19	Internal Chimney Seal	\$ 1,650.00		
20	Sanitary Sewer Service Lateral - 4" PVC, SCH 40	\$ 26,910.00		
21	Connect to Existing Sanitary Manhole (Remove Plug)	\$ 5,000.00		
22	Sanitary Sewer Trench Compaction	\$ 2,967.00		
<b>Subtotal Sanitary Sewer:</b>		<b>\$ 73,781.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>WATER MAIN</b>				
23	Water Main - 6" D.I. CL 52	\$ 2,320.00		
24	Water Main - 8" D.I. CL 52	\$ 32,680.00		
25	Gate Valve - 6"	\$ 5,100.00		
26	Gate Valve - 8"	\$ 6,300.00		

**Surety Reduction - Village of Windsor  
Pleasant Hill Estates, LLC  
Pleasant Hill Estates Phase 2B  
Village of Windsor, WI  
7/7/2021**

Bid Item No.	Description	Original Item Cost	10% of Completed Scope	100% of Incomplete Scope
27	Polystyrene Insulation - 2" x 4' x 8' Sheet	\$ 1,620.00		
28	Water Service Lateral - 1" Copper w/ Curb Stop	\$ 17,010.00		
29	Hydrant - New w/ Marker Flag	\$ 8,400.00		
30	Hydrant - Salvaged	\$ 2,000.00		
31	Connect to Existing Water Main	\$ 1,000.00		
32	Water Main Trench Compaction	\$ 4,960.00		
<b>Subtotal Water Main:</b>		<b>\$ 81,390.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>STORM SEWER &amp; STORMWATER MANAGEMENT</b>				
33	Storm Sewer - 12" RCP, Class III	\$ 5,244.00		
34	Storm Sewer - 15" RCP, Class III	\$ 1,505.00		
35	Storm Sewer - 18" RCP, Class III	\$ 10,150.00		
36	Apron Endwall - 12" RCP w/ Grate	\$ 1,800.00		
37	Storm Sewer Manhole - 48"	\$ 8,400.00		
38	Catch Basin - 2' x 3' Precast Box	\$ 13,200.00		
39	Connect to Ex. Storm Sewer Structure	\$ 760.00		
40	Storm Sewer Trench Compaction	\$ 1,278.40		
<b>Subtotal Storm Sewer &amp; Stormwater Management:</b>		<b>\$ 42,337.40</b>	<b>\$ -</b>	<b>\$ -</b>
<b>STREETS AND PAVEMENT</b>				
41	Base Aggregate Dense - 1-1/4" - 10" under Roadway	\$ 19,251.00		
42	Base Aggregate Dense - 1-1/4" under C&G	\$ 2,497.50		
43	Excavation Below Subgrade (EBS) Undercut	\$ 3,600.00		
44	Excavation Below Subgrade (EBS) Backfill - 3" Breaker Run	\$ 6,120.00		
45	Geotextile Fabric - WisDOT Type SR (Subgrade Reinforcement)	\$ 735.00		
46	Prepare Base for Asphaltic Paving	\$ 4,342.00		
47	HMA Pavement Type E-1, 12.5 mm - 2.25" (Lower Layer)	\$ 22,320.00		
48	HMA Pavement Type E-1, 9.5 mm - 1.75" (Upper Layer)	\$ 15,903.00	\$ 1,590.30	
49	Cleaning & Sweeping	\$ 837.00	\$ 83.70	
50	Tack Coat	\$ 279.00	\$ 27.90	
51	Concrete Curb & Gutter - 30"	\$ 19,950.00		
52	Steel Reinforcement - Curb and Gutter	\$ 962.00		
53	Concrete Sidewalk - 5" Thickness w/ Base Aggregate Dense	\$ 22,080.00		
54	Steel Reinforcement - Concrete Sidewalk	\$ 962.00		
55	Concrete Sidewalk Ramps - 5" Thickness	\$ 1,295.00		
56	Curb Ramp Detectable Warning Field - Yellow	\$ 480.00		
57	Adjust Castings & Inlets	\$ 4,000.00		



**Surety Reduction - Village of Windsor**  
**Pleasant Hill Estates, LLC**  
**Pleasant Hill Estates Phase 2B**  
**Village of Windsor, WI**  
**7/7/2021**

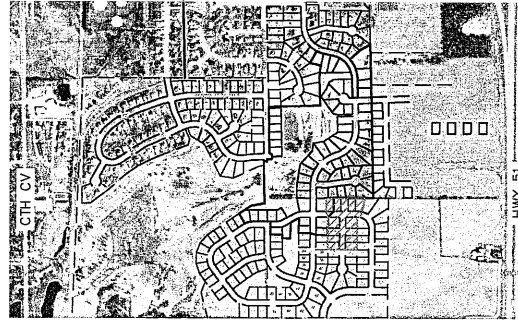
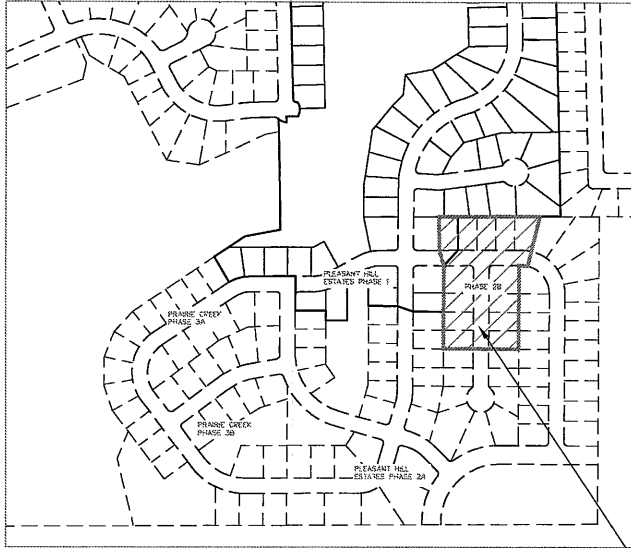
Bid Item No.	Description	Original Item Cost	10% of Completed Scope	100% of Incomplete Scope
58	Traffic Control - Type III Barricade w/ Road Closed	\$ 620.00		
59	Sign Post - Tubular Steel, 2x2-Inch, 10 Ft.	\$ 370.00		
60	Signs - Type II Reflective H	\$ 100.00		
<b>Subtotal Streets and Pavement:</b>		<b>\$ 126,703.50</b>	<b>\$ 1,701.90</b>	<b>\$ -</b>
<b>TREES, PLANTS AND LANDSCAPING</b>				
61	Street Tree - Shademaster HoneyLocust (2" Caliper)	\$ 10,000.00	\$ 1,000.00	
<b>Subtotal Trees, Plants and Landscaping:</b>		<b>\$ 10,000.00</b>	<b>\$ 1,000.00</b>	<b>\$ -</b>
<b>SUBTOTAL CONSTRUCTION COSTS:</b>		<b>\$ 576,874.90</b>	<b>\$ 2,701.90</b>	<b>\$ -</b>
<b>10% STATUTORY CONTINGENCY:</b>		<b>\$ 57,687.49</b>	<b>None</b>	<b>\$ -</b>
		<b>* \$ 634,562.39</b>	<b>\$ 2,701.90</b>	<b>\$ -</b>
<b>TOTAL:</b>			<b>\$2,701.90</b>	
<b>LETTER OF CREDIT TO BE MAINTAINED:</b>			<b>\$2,702.00</b>	

\*Original letter of credit provided totalled \$641,343.48. Reduced to \$29,721 on 8/10/21

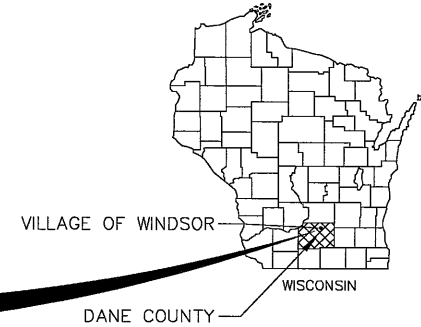
# STREET AND UTILITY IMPROVEMENTS

## PLEASANT HILL ESTATES - PHASE 2B

### VILLAGE OF WINDSOR, WISCONSIN



PROJECT LOCATION MAP



PLEASANT HILL ESTATES

**DIGGERS HOTLINE**  
 Dial 811 or (800) 242-8511  
 www.DiggersHotline.com

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

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & PLAT BOUNDARIES
4	GRADING & EROSION CONTROL PLAN
5	INTERSECTION GRADING
6	UTILITY PLAN
7	SHEET INDEX
8	VISTA VALLEY PLAN & PROFILE
9	NORSKI COURT PLAN & PROFILE
10-14	CONSTRUCTION DETAILS

Title Sheet

Pleasant Hill Estates Phase 2B  
 Village of Windsor  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO. <td>DATE <td>REMARKS</td> </td>	DATE <td>REMARKS</td>	REMARKS

SCALE AS SHOWN

DATE 08/15/2018

DRAWN BY  
 CHECKED  
 PROJECT NO. 180285  
 SHEET 01 OF 14  
 DWG. NO.

2005 W. Beltline Highway, Suite 201  
Madison, WI 53713  
608.277.1230  
www.baxterwoodman.com  
info@baxterwoodman.com



# Memo

**To: Village of Windsor**

---

**From: Gary Vogel, Village Engineer**

---

**Date: 10/10/22**

**Project No.: 210787.09**

---

**Subject: Pleasant Hill Estates - Phase 2B - LOC Release**

---

On behalf of Pleasant Hill Estates, LLC., Kevin Acker from Premier Homes has requested a release of the final value of the letter of credit for Phase 2B of Pleasant Hill Estates. The current value of the letter of credit is \$2,702.00.

The surface asphalt has now been in service for over a year. Prior work included watermain, sanitary sewer, and stormwater within the Village's Right of Way. The As-Built information for the Project Phase has been received.

We enclose a signed Dedication of Public Improvements form for all work, Surety Reduction Request from Vierbicher, and a copy of the itemized work completed from the July 2021 reduction. The request from Vierbicher incorrectly shows a letter of credit amount of \$2,721.00.

Respectfully submitted,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Gary A. Vogel". The signature is fluid and cursive.

Gary A. Vogel, P.E.