

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2024-15**

**APPROVAL OF A SCOPE OF SERVICES FROM TOWN & COUNTRY ENGINEERING, INC
FOR AN UTILITY EXTENSION STUDY**

WHEREAS, Village Board finds it is in the best interests of the Village to complete an utility extension study for properties along Gray Road (Parcel #196/0910-204-9110-1) and North Towne Road (Parcels #196/0910-291-8035-0 & #196/0910-291-9902-0); and

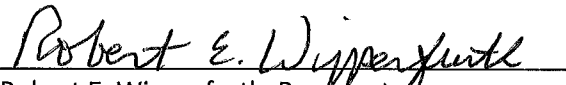
WHEREAS, the Public Works Committee and Village Staff have reviewed, and recommend approval of, the Scope of Services from Town & Country Engineering, Inc. attached hereto as Exhibit A (the "Scope of Services"); and

WHEREAS, the Scope of Services will be funded by the Water Account #410-00-53700-923-000 (46%) and the Sewer Account #420-00-53840-852-000 (54%).


NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor that it hereby approves the Scope of Services, on a time and materials basis for a cost not to exceed \$10,000. The Village Administrator, or designee, is authorized and directed to issue the notice of approval accordingly, and execute all necessary documents to accomplish same as approved by the Village Attorney.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on January 18, 2024, 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:

Town & Country Engineering, Inc. – Scope of Services

MEMORANDUM

Date: December 15, 2023

To: Mr. Jamie Rybarczyk, Community Development Director/Deputy Administrator
4084 Mueller Road
DeForest, WI 53532

From: Nick Bubolz, P.E.

Subject: Gray Road and North Towne Road Utility Extension Study

The Village has received numerous inquiries about development feasibility for an approximately 38-acre parcel off Gray Road (Parcel #091020491101) and a approximately 42-acre tract of land off of North Towne Road (Parcel #091029180350 and #091029199020). While development is not imminent in all of these areas, there is development pressure. It is important that the Village sewer and water infrastructure is sufficient to accommodate these development areas. The following tasks are understood required to determine development feasibility:

- Examine current land uses, utility demands, and development projections.
- Perform field survey as necessary to establish actual sewer inverts and general topography in the areas to be served.
- Perform field flow testing as needed to determine existing remaining capacity and potential future upgrades to accommodate additional growth.
- Review and analyze water demands throughout the Village to determine existing system capacity and any potential future upgrades to serve these areas.
- Meet with Madison Metropolitan Sewerage District to correlate future Village needs with their own planning efforts
- Meet with adjacent municipal governments (if desired by the Village) to correlate future Village needs with other comprehensive plans
- Project future developments and demands on a 20-year planning horizon.
- Compile analysis and recommendations into a single report for Village planning use.

We further assume the following will be provided by the Village:

- Assistance with field flow metering as needed.
- Providing sewer and water usage and pumping data.

We estimate the costs for the above work to be \$5,000 to \$10,000. The large range is intended to represent the range of activities needed to provide recommendations based on several unknown factors, including direction from Madison Metropolitan Sewerage District on how much flow can be directed to a particular outfall(s) and how much interaction is needed with adjacent governmental bodies to forecast municipal boundary/development agreements. The study is expected to be completed in June 2024. If wet weather flow testing is required, the schedule may need to extend further to allow for an appropriate rain event to occur.

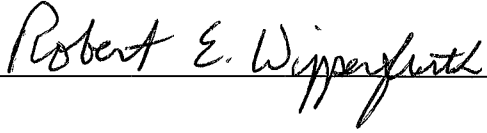
TOWN & COUNTRY ENGINEERING, INC.

Madison ♦ Rhinelander ♦ Kenosha
6264 Nesbitt Road • Madison, WI 53719 • (608) 273-3350 • tce@tcengineers.net

If this is acceptable to the Village, please sign as indicated below and return a copy to our office.
We appreciate the opportunity to continue to work with the Village on these important projects.



Nick Bubolz, P.E., Project Engineer



Robert E. Wippenfirth

NRB:sai

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GRAY ROAD
 WINDSOR, WI

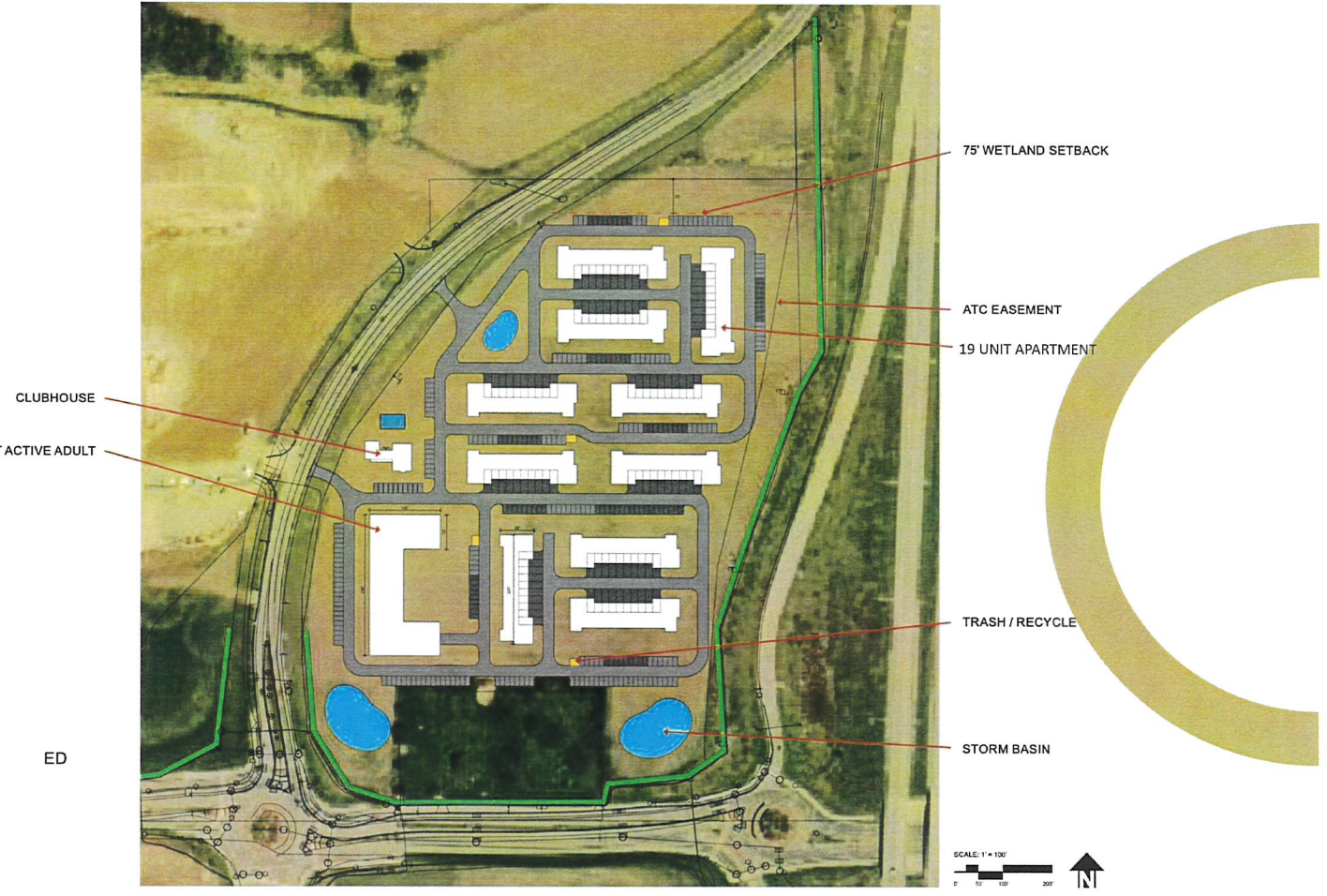
CONCEPT PLAN

DATE: 12.14.2023



Revised Site Plan

- **100 Active Adult Apartments**
 - 4 stories
- **190 Two-Story Apartments**
 - 10 Buildings, 2 stories each
 - 100 Attached Garage Stalls
- **Clubhouse Amenity Space**
 - Onsite Property Management
 - Pool, Playground
 - And many more



vierbicher
planners | engineers | advisors

