

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2024-20**

**CONSENT TO ISSUANCE OF OCCUPANCY PERMITS BY THE VILLAGE OF DEFOREST FOR THE  
RESIDENCES AT BEAR TREE**

**WHEREAS**, the Residences of Bear Tree are being developed within the Village of DeForest, but receive municipal sewer and water service from the Village of Windsor; and

**WHEREAS**, the Village of DeForest requires all sewer and water utilities to be constructed prior to issuance of occupancy permits for developments served by such utilities; and

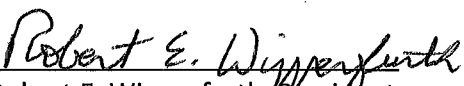
**WHEREAS**, the utilities serving the Residences of Bear Tree are substantially completed and only require minor matters to be completed which do not affect the function of the utilities; and

**WHEREAS**, the developer has posted financial security with the Village of Windsor to ensure completion of all matters yet to be completed.


**NOW THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Windsor that the Village of Windsor consents to the Village of DeForest issuing occupancy permits for the Residences at Bear Tree, notwithstanding the fact that the water and sewer utilities have yet to be fully completed.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on February 15, 2024, by a vote of 4 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

**Attested by:**

  
Christine Capstran, Village Clerk

January 31, 2024

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

Subject: The Residences at Bear Tree – Letter of Recommendation Comments

Dear Jamie:

We received final as-built plans and documentation for The Residences at Bear Tree from the developer's engineer. Copies of these documents can be provided upon request. A walk through was conducted by Jon Claas (Windsor Utilities Manager), Adam Gross (Snyder Associates), Cory Frank (Owner) and me to determine construction items were satisfactory. Upon review, we have the following comments:

1. The development has not completed grass restoration and paving. With tracer wire boxes, water boxes, and gate valves present in unfinished locations, they will need to be reinspected once complete.
2. The sanitary manhole lids are incorrect and need to be replaced with non-rocking concealed pick hole lids. The manholes shall also have the debris cleaned in each, steps removed, and interior chimney seals installed.
3. The hydrant valve located closest to Pederson Crossing Blvd was paved over and shall be exposed and raised.
4. Various water service boxes and tracer wire boxes are damaged in the concrete aprons and shall be fixed.

This concludes our comments. We hereby recommend partial acceptance of the development with surety reduced to \$15,000 to cover outstanding items.

If you have any questions, please do not hesitate to contact me.

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.

Nick Bubolz, P.E.  
Project Engineer

J:\JOB#SWindsorWIN-21-M6 The Residences at Bear Tree\2. Client Correspondence\Letter of Recommendation.docx



# 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

Residences at Bear Tree, LLC and CF 401K Trust

*Name*

3636 Skytop Road

*Address*

McFarland, WI 53558

*City, State, Zip Code*

608-576-4309

*Phone (Residence / Business / Cell)*

cfbuild@yahoo.com

*Email*

*Craig A. Frank*

*Signature*

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

Craig A. Frank

*Name*

Member of Residences at Bear Tree, LLC and Sole Trustee of CF 401K Trust

*Title*





January 5, 2024

Jamie Rybarczyk  
Village of Windsor  
4084 Mueller Road  
DeForest, WI 53532

RE: RESIDENCES AT BEAR TREE

Dear Mr. Rybarczyk,

On behalf of our client, Residences at Bear Tree, LLC and CF 401K Trust we hereby request the acceptance of the Residences at Bear Tree Farms public improvements. The enclosed spreadsheet outlines the improvements that have been completed through December 31, 2023. As-built drawings are also enclosed for your review and acceptance.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink that reads 'Michael L. Calkins'.

Michael L. Calkins  
Project Engineer

MLC/mlc

Enclosure

cc: Residences at Bear Tree, LLC  
401K Trust

**COMPLETED SANITARY SEWER AND WATER MAIN PUBLIC IMPROVEMENTS**

RESIDENCES AT BEAR TREE



Village of Windsor, WI

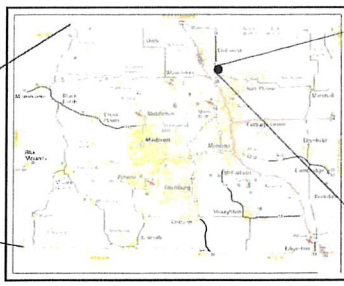
Project No. 123.0385.30

Prepared: January 5, 2024

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED PRICE
1	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
2	8" Sanitary Sewer	429	LF	\$ 80.00	\$ 34,320.00
3	4" Sanitary Lateral	649	LF	\$ 66.60	\$ 43,223.40
4	6" Sanitary Lateral	293	LF	\$ 70.00	\$ 20,510.00
5	Sanitary Trench Compaction	1,371	LF	\$ 3.00	\$ 4,113.00
6	Standard Sanitary Sewer Manhole	3	EA	\$ 5,530.00	\$ 16,590.00
7	Adjust Castings	3	EA	\$ 1,200.00	\$ 3,600.00
8	Chimney Seals	3	EA	\$ 375.00	\$ 1,125.00
9	Tracer Wire Boxes	25	EA	\$ 40.00	\$ 1,000.00
10	Televising Sanitary Sewer	429	LF	\$ 3.50	\$ 1,501.50
11	Connection to Existing Sewer	1	EA	\$ 4,000.00	\$ 4,000.00
12	1" Copper	660	LF	\$ 41.60	\$ 27,456.00
13	Corp, Curb Box, Stop	22	EA	\$ 450.00	\$ 9,900.00
14	4" D.I. Water Main	60	LF	\$ 73.20	\$ 4,392.00
15	6" D.I. Water Main	167	LF	\$ 64.30	\$ 10,738.10
16	8" D.I. Water Main	994	LF	\$ 76.60	\$ 76,140.40
17	Water Main Trench Compaction	1,221	LF	\$ 2.00	\$ 2,442.00
18	4" Valve w/ Box	1	EA	\$ 2,050.00	\$ 2,050.00
19	6" Valve w/ Box	3	EA	\$ 2,400.00	\$ 7,200.00
20	8" Valve w/ Box	3	EA	\$ 3,000.00	\$ 9,000.00
21	8"x6" Tee	3	EA	\$ 420.00	\$ 1,260.00
22	8"x12" Tee	2	EA	\$ 700.00	\$ 1,400.00
23	8" - 22.5 Degree Bend	3	EA	\$ 260.00	\$ 780.00
24	8" - 45 Degree Bend	4	EA	\$ 260.00	\$ 1,040.00
25	Hydrant w/ Flag	3	EA	\$ 6,100.00	\$ 18,300.00
26	Adjust Water Service Boxes and Valves	25	EA	\$ 500.00	\$ 12,500.00
27	Connection to Existing Water Main	2	EA	\$ 8,000.00	\$ 16,000.00
<b>CONSTRUCTION TOTAL:</b>					<b>\$ 333,581.40</b>

# THE RESIDENCES AT BEAR TREE - PUBLIC SANITARY AND WATER MAIN - AS-BUILTS

VILLAGE OF DEFOREST, DANE COUNTY, WI  
SECTION 28, TOWNSHIP 9N, RANGE 10E  
DATE: 01-04-2024



**Sheet List Table**

Sheet	Title
C100	TITLE SHEET
C101	EROSION CONTROL NOTES
C102	NOTES
C103	NOTES
C200	PROPOSED SITE PLAN
C400	PROPOSED GRADING PLAN
C401	GRADING - NORTH
C402	GRADING - SOUTH
C403	GRADING - WEST
C404	GRADING - INTERSECTION
C405	EROSION CONTROL PLAN
C406	SEWER DETAIL PLAN
C500	OVERALL UTILITY PLAN
C501	UTILITY PLAN - NORTH
C502	UTILITY PLAN - SOUTH
C503	UTILITY PLAN - WEST
C504	UTILITY TABLES - STORM & SANITARY
C505	UTILITY TABLES - WATER MAIN
C506	PLAN & PROFILE - WATER MAIN
C507	PLAN & PROFILE - WATER MAIN
C508	PLAN & PROFILE - SANITARY
C700	STORM SEWER DETAILS
C701	SANITARY SEWER DETAILS
C702	WATER MAIN DETAILS
C703	EROSION CONTROL DETAILS
C704	SITE DETAILS
L100	LANDSCAPE NOTES
L101	LANDSCAPE NOTES
L200	LANDSCAPE PLAN
L201	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS

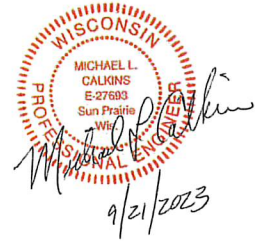
**BENCHMARK**  
BENCHMARK #1  
MICHIGAN SWIFTS RANGE BERRY BOLT  
NORTHING 53243.00  
EASTING 89304.80  
ELEVATION 975.90

**CONTROL**  
CONTROL #1  
NORTHING 53231.21  
EASTING 89305.03  
ELEVATION 975.90

CONTROL #2  
NORTHING 53238.56  
EASTING 89304.89  
ELEVATION 974.44

**CAUTION:**  
CERTAIN UNPROPOSED UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT. SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTRACT DIGGERS MUST CALL 1-800-242-8511

**NOTICE:**  
PLANS HAVE BEEN PLOTTED IN COLOR IN ORDER TO CLEARLY DIFFERENTIATE THE PROPOSED UTILITIES. ANY PLAN REPRODUCTION IN BLACK AND WHITE IS AT THE DISCRETION OF THE CONTRACTOR. ANY CONSTRUCTION ERRORS DUE TO UNCLEAR BLACK AND WHITE PLANS WILL BE FIXED AT THE CONTRACTORS EXPENSE.



TO OBTAIN LOCATION OF PARTICULAR PROPERTY OR RECORD FACILITIES BEFORE YOU DIG, CALL 800-242-8511 TOLL FREE

MS. STATUTE 181.275 (1874) REQUIRES ONE (1) HOUR NOTICE BEFORE YOU EXCAVATE

<p style="text-align: center;"><b>THE RESIDENCES AT BEAR TREE</b></p> <p style="text-align: center;">TITLE SHEET</p> <p style="text-align: center;"><b>SNYDER &amp; ASSOCIATES, INC.</b></p>	<p style="text-align: center;">VILLAGE OF DEFOREST, DANE COUNTY, WI</p> <p style="text-align: center;">5196 VOICES ROAD DEFOREST, WISCONSIN 53529 920 538 5444 www.snyderandassociates.com</p> <p style="text-align: center;">Project No. 123 0385 30</p> <p style="text-align: center;">Sheet C100</p>
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