

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2024-94**

**APPROVAL OF A REDUCTION IN THE LETTER OF CREDIT
FOR BEAR TREE FARMS – PHASES 7**

WHEREAS, Bear Tree Farms, Inc (“Developer”) has requested a reduction in the Letter of Credit which serves as surety for completion of infrastructure for Bear Tree Farms - Phases 7; and

WHEREAS, the Developer has completed to the satisfaction of the Village Engineer the infrastructure set forth in the attached Town & Country Engineering, Inc correspondence, and dedicated same to the Village; and

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

WHEREAS, at its regularly scheduled meeting on November 21, 2024, the Village Board reviewed the dedication, request for a reduction in the Letter of Credit, and 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 Village accepts dedication of the infrastructure from the Developer to the Village as set forth in the attached Town & Country correspondence.
- B. The Developer’s Letter of Credit for Bear Tree Farms – Phases 7 shall be reduced to \$150,000 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.
- 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 reduction.
- D. An updated Letter of Credit, in the same form as the previous Letter of Credit, or other surety in a form approved by the Village, shall be issued and provided to the Village simultaneous with or prior to the Village's surrender of the existing Letter of Credit.
- E. 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 November 21, 2024 by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, President

Attested by:
Christine Capstran
Christine Capstran, Clerk

Incorporated by Reference:
Developer Request
Town & Country correspondence dated 10/23/2024

Windsor Planning, Zoning, & Development

Printed: 11/01/2024

Ziegler, Dwight (d.b.a. Bear Tree Farms, Inc.) - Phase 7 LOC Reduction

Permit/License #
3257214

10/16/2024 - 10/15/2025

Reference Number
c0d6b0f0-8bbd-11ef-8355-b511351554fa

Financial Surety Reduction/Release

Status
Active

Application Status
Awaiting Final Approval

Application Review Status

Pre-Review	Approved	Date Submitted
Engineering	Approved	10/16/2024
Zoning	Approved	
Public Works	Approved	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

List Company Name

Bear Tree Farms, Inc.

Your Title

President

First Name

Dwight

Last Name

Ziegler, Dwight (d.b.a. Bear Tree Farms, Inc.) - Phase 7 LOC Reduction

Email

dbzig64@gmail.com

Phone

(608) 846-2800

Street Address

6658 Royal View Drive

City

DeForest

State

WI

Zip Code

53532

Application Type

Dedication of Public Improvements

Upload Cover Letter

Doc_LOC_Reduction_Request_2024-10-01.pdf

Upload Computation of Quantities Completed

LOC Reduction Request - Est 2 Bear Tree Farms - Phase 7.pdf

Upload As-Built Plan Set for Development Phase

Plan_2024-10-15_BTF_Phase7_PlanSet_As-Built.pdf

Right-of-Way

Street, Sanitary Sewer Main, Water Main, Storm Sewer Main, Culvert and Ditch, Sidewalk or Path, Lighting

Stormwater System (Per Stormwater Management Agreement)

Swales, Culverts and Storm Sewers

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Michael Calkins - 10/16/2024 7:54 am

Messages

10/23/2024 12:58 pm - Nick Bubolz

Letter of Surety Reduction

📎 Letter of Surety Reduction - Phase 7.pdf

Internal Notes

10/16/2024 9:11 am - Jamie Rybarczyk

@{{user|636c2a49cebe0a97eeb380cc|Brian Berquist}} & @{{user|636c2a84cebe0a97eeb383e7|Nick Bubolz}}, this is our first reduction in LOC using our new system. The process is as follows:

Standard Operating Procedure after Submittal Received

1. Community Development Director shall provide the request to the Village Engineer
2. The Village Engineer schedules an on-site inspection meeting to include:
 - o Petitioner/Property Owner
 - o Petitioner/Property Owner Consultant Team
 - o Director of Public Works
 - o Utility Manager (if required)
 - o Parks & Conservancy Manager (if required)
3. The Village Engineer provides the Community Development Director a letter of recommendation
4. The Community Development Director prepares the adopting resolution
5. The Community Development Director schedules the request for a Village Board meeting
6. The Village Boards takes action
7. The Community Development Director coordinates with the Property Owner/Petitioner's lender to obtain a new surety or release the current surety

Let me know if you see any issues with the new system as this is our first test case.



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

October 1, 2024

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

RE: BEAR TREE FARMS PHASE 7

Dear Mr. Rybarczyk,

On behalf of our client, Bear Tree Farms, Inc., we request the acceptance and reduction of the Letter of Credit for the Bear Tree Farms Phase 7 public improvements. The enclosed spreadsheets outline the Phase 7 improvements completed through September 30, 2004. We are requesting the total surety amount for the Village portion of the public improvements be reduced to \$150,000.00. The highlighted items on the attached show \$74,353.44 of work remains to be completed with the bulk of the work being surface paving. In addition, roughly 120 street trees still need to be installed.

Sincerely,

SNYDER & ASSOCIATES, INC.

Michael L. Calkins
Project Engineer

MLC/mlc

Enclosure

cc: Bear Tree Farms, Inc.

REQUEST AND CERTIFICATE FOR PAYMENT

<p>PROJECT: Bear Tree Farms - Phase 7</p> <p>OWNER: Bear Tree Farms 6658 Royal View Drive DeForest, WI 53532</p>	<p>ENGINEER'S PROJECT # : 122.1386.30</p> <p>CONTRACTOR: Moll Construction Co., Inc. 2547 Dyreson Road McFarland, WI 53558</p> <p>ENGINEER: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718</p>
REQUEST NO. 2	REQUEST DATE: 10/1/24

CHANGE ORDER SUMMARY			
Previously Approved Change Orders:		Additions	Deductions
Current Change Orders:		Additions	Deductions
CO #1	Pay Estimate #2		\$3,280.00
Net Change by Change Orders:		\$0.00	\$3,280.00

Request is made for payment, as shown below, in connection with the contract. Continuation Sheet is attached.

The present status of the contract is as follows:

ORIGINAL CONTRACT SUM:.....	\$2,800,091.39
NET CHANGE BY CHANGE ORDERS:.....	-\$3,280.00
CONTRACT SUM TO DATE:.....	\$2,796,811.39
 TOTAL COMPLETED TO DATE:.....	 \$2,712,569.07
RETAINAGE:	\$135,628.45
TOTAL EARNED LESS RETAINAGE:.....	\$2,576,940.62
LESS PREVIOUS CERTIFICATES FOR PAYMENT:.....	\$2,054,398.17
CURRENT PAYMENT DUE:.....	\$522,542.45

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of work completed under the contract referred to above have been applied to discharge in full, all obligations of CONTRACTOR incurred in connection with the work covered by prior applications for payment numbered _0_ through _1_ inclusive (none); and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this application for payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests, and encumbrances (except such as covered by Bond acceptable to OWNER).

Recommended by Engineer: _____ Date: 10/1/2024

Approved by Owner: _____ Date: _____

CONTINUATION SHEET

REQUEST AND CERTIFICATE FOR PAYMENT -CONTRACTOR'S SIGNED CERTIFICATE IS ATTACHED

PROJECT: Bear Tree Farms - Phase 7	ENGINEER'S PROJECT # : 122.1386.30
OWNER: Bear Tree Farms 6658 Royal View Drive DeForest, WI 53532	CONTRACTOR: Moll Construction Co., Inc. 2547 Dyreson Road McFarland, WI 53558
REQUEST NO. 2	REQUEST DATE: 10/1/24

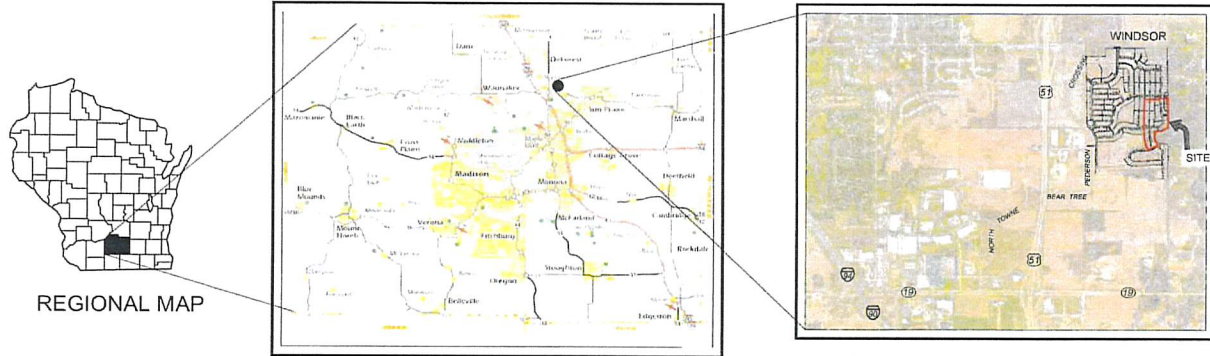
Item No. (A)	Description of Work (B)	Unit of Measure	Scheduled Quantity (C)	Unit Price (D)	Item Total (C*D)	Work Completed				Total Completed To Date (E+F)		% Complete		
						Previous Requests (E)		This Request (F)		Quantity	Amount		Quantity	Amount
						Quantity	Amount	Quantity	Amount					
PHASE 7														
1	Mobilization	LS	1	\$ 20,000.00	\$20,000.00	1	\$20,000.00	0	\$0.00	1	\$20,000.00	100.00%		
2	General Contractor Markup (1%)	LF	1	\$ 29,100.00	\$29,100.00	0.67	\$19,497.00	0	\$9,603.00	1.00	\$29,100.00	100.00%		
3	General Contractor Insurance	LF	1	\$ 19,000.00	\$19,000.00	0.67	\$12,730.00	0	\$6,270.00	1.00	\$19,000.00	100.00%		
4	Construction Staking Allowance	EA	1	\$ 40,000.00	\$40,000.00	0	\$0.00	1	\$40,000.00	1	\$40,000.00	100.00%		
5	Gravel Construction Entrance	EA	3	\$ 1,000.00	\$3,000.00	3	\$3,000.00	0	\$0.00	3	\$3,000.00	100.00%		
6	Silt Fence	EA	3,100	\$ 1.75	\$5,425.00	3,100	\$5,425.00	0	\$0.00	3,100	\$5,425.00	100.00%		
7	Clearing and Grubbing	EA	1	\$ 23,950.00	\$23,950.00	0.2	\$4,790.00	0	\$0.00	0.2	\$4,790.00	20.00%		
8	Topsoil Strip and Stockpile	EA	56,000	\$ 2.15	\$120,400.00	56,000	\$120,400.00	0	\$0.00	56,000	\$120,400.00	100.00%		
9	Unclassified Excavation	LF	60,000	\$ 3.40	\$204,000.00	60,000	\$204,000.00	0	\$0.00	60,000	\$204,000.00	100.00%		
10	Class I Urban Type B Matting	EA	21,000	\$ 1.85	\$38,850.00	0	\$0.00	21,000	\$38,850.00	21,000	\$38,850.00	100.00%		
11	Class II Type B Matting	LF	1,000	\$ 2.20	\$2,200.00	0	\$0.00	1,000	\$2,200.00	1,000	\$2,200.00	100.00%		
12	6" Topsoil, Fert., Seed & Mulch	LF	152,000	\$ 1.24	\$188,480.00	70,000	\$86,800.00	82,000	\$101,680.00	152,000	\$188,480.00	100.00%		
13	Rip Rap	LF	40	\$ 150.00	\$6,000.00	40	\$6,000.00	0	\$0.00	40	\$6,000.00	100.00%		
14	Ditch Checks	LF	60	\$ 350.00	\$21,000.00	20	\$7,000.00	40	\$14,000.00	60	\$21,000.00	100.00%		
15	8" Sanitary Sewer	EA	4,136	\$ 49.43	\$204,442.48	4,136	\$204,442.48	0	\$0.00	4,136	\$204,442.48	100.00%		
16	4" Sanitary Lateral	EA	2,518	\$ 40.97	\$103,162.46	2,518	\$103,162.46	0	\$0.00	2,518	\$103,162.46	100.00%		
17	4" Sanitary Wye	EA	15	\$ 283.12	\$4,246.80	15	\$4,246.80	0	\$0.00	15	\$4,246.80	100.00%		
18	Sanitary Riser	EA	8	\$ 250.00	\$2,000.00	8	\$2,000.00	0	\$0.00	8	\$2,000.00	100.00%		
19	Standard Sanitary Sewer Manhole	EA	22	\$ 4,561.76	\$100,358.72	22	\$100,358.72	0	\$0.00	22	\$100,358.72	100.00%		
20	Adjust Castings	EA	22	\$ 600.00	\$13,200.00	22	\$13,200.00	0	\$0.00	22	\$13,200.00	100.00%		
21	Chimney Seals	EA	22	\$ 812.09	\$17,865.98	22	\$17,865.98	0	\$0.00	22	\$17,865.98	100.00%		
22	Tracer Wire Boxes	EA	53	\$ 448.33	\$23,761.49	53	\$23,761.49	0	\$0.00	53	\$23,761.49	100.00%		
23	Televising Sanitary Sewer	EA	4,136	\$ 4.00	\$16,544.00	4,136	\$16,544.00	0	\$0.00	4,136	\$16,544.00	100.00%		
24	Connection to Existing Sewer	EA	1	\$ 3,000.00	\$3,000.00	1	\$3,000.00	0	\$0.00	1	\$3,000.00	100.00%		
25	6" D.I. Water Main	EA	131	\$ 71.15	\$9,320.65	131	\$9,320.65	0	\$0.00	131	\$9,320.65	100.00%		
26	8" D.I. Water Main	EA	3,484	\$ 73.15	\$254,854.60	3,484	\$254,854.60	0	\$0.00	3,484	\$254,854.60	100.00%		
27	6" Valve w/ Box	EA	11	\$ 2,707.60	\$29,783.60	11	\$29,783.60	0	\$0.00	11	\$29,783.60	100.00%		
28	8" Valve w/ Box	EA	15	\$ 3,379.63	\$50,694.45	17	\$57,453.71	0	\$0.00	17	\$57,453.71	113.33%		
29	8"x6" Tee	EA	8	\$ 822.74	\$6,581.92	8	\$6,581.92	0	\$0.00	8	\$6,581.92	100.00%		
30	8"x8" Tee	EA	2	\$ 880.76	\$1,761.52	2	\$1,761.52	0	\$0.00	2	\$1,761.52	100.00%		
31	8"x8" Cross	EA	1	\$ 968.33	\$968.33	1	\$968.33	0	\$0.00	1	\$968.33	100.00%		
32	8"x6" Reducer	EA	3	\$ 647.61	\$1,942.83	3	\$1,942.83	0	\$0.00	3	\$1,942.83	100.00%		
33	8" - 11.25 Degree Bend	EA	4	\$ 686.64	\$2,746.56	4	\$2,746.56	0	\$0.00	4	\$2,746.56	100.00%		
34	8" - 22.5 Degree Bend	EA	3	\$ 698.25	\$2,094.75	3	\$2,094.75	0	\$0.00	3	\$2,094.75	100.00%		
35	8" - 45 Degree Bend	EA	8	\$ 701.41	\$5,611.28	8	\$5,611.28	0	\$0.00	8	\$5,611.28	100.00%		
36	Hydrant w/ Flag	EA	11	\$ 6,542.29	\$71,965.19	11	\$71,965.19	0	\$0.00	11	\$71,965.19	100.00%		
37	1" Copper Water Service	EA	53	\$ 1,903.71	\$100,896.63	53	\$100,896.63	0	\$0.00	53	\$100,896.63	100.00%		
38	Adjust Water Service Boxes and Valves	EA	79	\$ 250.00	\$19,750.00	81	\$20,250.00	0	\$0.00	81	\$20,250.00	102.53%		
39	Connection to Existing Water Main	EA	3	\$ 1,600.00	\$4,800.00	3	\$4,800.00	0	\$0.00	3	\$4,800.00	100.00%		
40	Insulation (4"x8")	EA	63	\$ 205.00	\$12,915.00	63	\$12,915.00	0	\$0.00	63	\$12,915.00	100.00%		
41	14"x23" HERCP Storm Sewer	EA	388	\$ 83.61	\$32,440.68	388	\$32,440.68	0	\$0.00	388	\$32,440.68	100.00%		
42	18" RCP Storm Sewer	LF	82	\$ 64.79	\$5,312.78	82	\$5,312.78	0	\$0.00	82	\$5,312.78	100.00%		
43	24" RCP Storm Sewer	LF	66	\$ 79.35	\$5,237.10	66	\$5,237.10	0	\$0.00	66	\$5,237.10	100.00%		
44	30" RCP Storm Sewer	LF	61	\$ 108.02	\$6,589.22	61	\$6,589.22	0	\$0.00	61	\$6,589.22	100.00%		
45	36" RCP Storm Sewer	LF	564	\$ 149.39	\$84,255.96	564	\$84,255.96	0	\$0.00	564	\$84,255.96	100.00%		
46	48" RCP Storm Sewer	LF	347	\$ 292.68	\$101,559.96	347	\$101,559.96	0	\$0.00	347	\$101,559.96	100.00%		
47	38"x60" HERCP Storm Sewer	LF	292	\$ 310.53	\$90,674.76	292	\$90,674.76	0	\$0.00	292	\$90,674.76	100.00%		
48	48" Manhole w/Solid Lid	LF	1	\$ 2,727.89	\$2,727.89	1	\$2,727.89	0	\$0.00	1	\$2,727.89	100.00%		
49	84" Manhole w/Solid Lid	EA	1	\$ 9,266.25	\$9,266.25	1	\$9,266.25	0	\$0.00	1	\$9,266.25	100.00%		
50	96" Manhole w/Solid Lid	EA	4	\$ 12,843.08	\$51,372.32	4	\$51,372.32	0	\$0.00	4	\$51,372.32	100.00%		
51	48" Manhole w/36" HAALA Top Mount Cone Grate	EA	1	\$ 3,395.71	\$3,395.71	1	\$3,395.71	0	\$0.00	1	\$3,395.71	100.00%		
52	48" Manhole w/48" HAALA Top Mount Cone Grate	EA	1	\$ 3,977.17	\$3,977.17	1	\$3,977.17	0	\$0.00	1	\$3,977.17	100.00%		
53	60" Manhole w/60" HAALA Top Mount Cone Grate	EA	2	\$ 8,046.42	\$16,092.84	2	\$16,092.84	0	\$0.00	2	\$16,092.84	100.00%		
54	60" Manhole w/3x3" HAALA Top Grate Raised Box Grate	EA	1	\$ 8,046.42	\$8,046.42	1	\$8,046.42	0	\$0.00	1	\$8,046.42	100.00%		
55	72" Manhole w/72" HAALA Top Mount Cone Grate	EA	1	\$ 12,198.19	\$12,198.19	1	\$12,198.19	0	\$0.00	1	\$12,198.19	100.00%		

Item No. (A)	Description of Work (B)	Unit of Measure	Scheduled Quantity (C)	Unit Price (D)	Item Total (C*D)	Work Completed				Total Completed To Date (E+F)		% Complete
						Previous Requests (E)		This Request (F)		Quantity	Amount	
						Quantity	Amount	Quantity	Amount			
56	96" Manhole w/60" HAALA Top Mount Cone Grate	EA	1	\$ 14,087.08	\$14,087.08	1	\$14,087.08	0	\$0.00	1	\$14,087.08	100.00%
57	120" Manhole w/36" HAALA Top Mount Cone Grate	EA	1	\$ 19,766.83	\$19,766.83	1	\$19,766.83	0	\$0.00	1	\$19,766.83	100.00%
58	14"x23" HERCP Apron Endwall w/ Grate	EA	12	\$ 2,134.58	\$25,614.96	12	\$25,614.96	0	\$0.00	12	\$25,614.96	100.00%
59	38"x60" HERCP Apron Endwall w/ Grate	EA	2	\$ 5,192.11	\$10,384.22	2	\$10,384.22	0	\$0.00	2	\$10,384.22	100.00%
60	18" RCP Apron Endwall w/ Grate	EA	1	\$ 2,333.55	\$2,333.55	1	\$2,333.55	0	\$0.00	1	\$2,333.55	100.00%
61	Sawcut Pavement	EA	78	\$ 3.00	\$234.00	0	\$0.00	78	\$234.00	78	\$234.00	100.00%
62	Finish Grading	EA	33	\$ 700.00	\$23,100.00	33	\$23,100.00	0	\$0.00	33	\$23,100.00	100.00%
63	10" Crushed Stone Base Course	LF	10,222	\$ 10.17	\$103,957.74	5,000	\$50,850.00	5,222	\$53,107.74	10,222	\$103,957.74	100.00%
64	24" Ribbon Curb	STA	6,395	\$ 14.30	\$91,448.50	0	\$0.00	6,465	\$92,449.50	6,465	\$92,449.50	101.09%
65	24" Ribbon Curb Remove and Replace	SY	160	\$ 44.00	\$7,040.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
66	10' Wide Pedestrian Path w/ 10' Base	LF	2,767	\$ 26.34	\$72,882.78	0	\$0.00	2,767	\$72,882.78	2,767	\$72,882.78	100.00%
67	10'x10' Concrete Ramp with Two 2'x5' Truncated Domes	SY	5	\$ 1,730.00	\$8,650.00	0	\$0.00	5	\$8,650.00	5	\$8,650.00	100.00%
68	Undercut & Crushed Stone Backfill	LS	1,500	\$ 37.34	\$56,010.00	500	\$18,670.00	1,229	\$45,890.86	1,729	\$64,560.86	115.27%
69	1.75" Asphaltic Binder Course	CY	8,094	\$ 7.20	\$58,276.80	0	\$0.00	8,094	\$58,276.80	8,094	\$58,276.80	0.00%
70	Asphalt Binder Wedging	SY	1	\$ 4,360.00	\$4,360.00	0	\$0.00	1	\$4,360.00	1	\$4,360.00	100.00%
71	1.75" Asphaltic Surface Course	LS	8,094	\$ 7.68	\$62,161.92	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
72	Mill, Clean, & Tack	SY	8,094	\$ 1.08	\$8,741.52	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
73	Adjustment Rings - Surface Paving	SY	15	\$ 230.00	\$3,450.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00%
74	Street Sign w/ Stop Sign	EA	3	\$ 590.00	\$1,770.00	0	\$0.00	3	\$1,770.00	3	\$1,770.00	100.00%
75	Conduit Crossings - Dry Utilities	EA	500	\$ 10.00	\$5,000.00	240	\$2,400.00	260	\$2,600.00	500	\$5,000.00	100.00%
76	Cluster Mail Box Concrete Pad	EA	2	\$ 500.00	\$1,000.00	0	\$0.00	1	\$500.00	1	\$500.00	50.00%
Original Contract TOTAL:					\$2,800,091.39	\$2,162,524.39	\$553,324.68	\$2,715,849.07				
Change Order - Deletions/Additions												
7	Clearing and Grubbing	EA	-0.8	\$ 23,950.00	-\$19,160.00	0	\$0.00	-0.8	-\$19,160.00	-0.8	-\$19,160.00	100.00%
77	48" x 12" Sanitary Manhole Risers	EA	7	\$ 1,690.00	\$11,830.00	0	\$0.00	7	\$11,830.00	7	\$11,830.00	100.00%
78	Dead End Signs	EA	2	\$ 375.00	\$750.00	0	\$0.00	2	\$750.00	2	\$750.00	100.00%
79	Phase 6 Ponds (pipe removal, structure modification)	LS	1	\$ 3,300.00	\$3,300.00	0	\$0.00	1	\$3,300.00	1	\$3,300.00	100.00%
Subtotal - Deletions/Additions:					-\$3,280.00	\$0.00	-\$3,280.00	-\$3,280.00				
TOTAL:					\$2,796,811.39	\$2,162,524.39	\$550,044.68	\$2,712,569.07				

BEAR TREE FARMS PHASE 7 CONSTRUCTION PLANS

VILLAGE OF WINDSOR

SECTION 28 & 33, TOWNSHIP 9N, RANGE 10E



REGIONAL MAP

DANE COUNTY

DANE COUNTY, WISCONSIN

SITE LOCATION MAP

VILLAGE OF WINDSOR,
DANE COUNTY, WISCONSIN

Sheet List Table

Sheet Number	Sheet Title
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C 200	NOTES
C 201	NOTES
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C 203	PHASING PLAN
C 204	TYPICAL SECTIONS
C 205	TYPICAL SECTIONS
C 400	GRADING PLAN - PHASES 7 & 8
C 401	GRADING PLAN - PHASES 7 & 8
C 402	GRADING PLAN - PHASE 7
C 403	GRADING PLAN - PHASE 7
C 404	EROSION CONTROL - PHASE 7
C 405	EROSION CONTROL - PHASE 7
C 406	RESTORATION SCHEDULE
C 407	RESTORATION SCHEDULE
C 500	UTILITY PLAN
C 501	UTILITY TABLES - STORM & SANITARY
C 502	UTILITY TABLES - WATER MAIN
C 503	OUTLOT 3 - PLAN & PROFILE
C 504	WHISTLE ROCK CIRCLE - PLAN & PROFILE
C 505	WHISTLE ROCK CIRCLE - PLAN & PROFILE
C 506	GROUSE WOODS ROAD - PLAN & PROFILE
C 507	GROUSE WOODS ROAD - PLAN & PROFILE
C 508	GROUSE WOODS ROAD - PLAN & PROFILE
C 509	ROYAL VIEW DRIVE - PLAN & PROFILE
C 510	ROYAL VIEW DRIVE - PLAN & PROFILE
C 511	ROYAL VIEW DRIVE - PLAN & PROFILE
C 512	SUNNY VALE DRIVE - PLAN & PROFILE
C 513	STORM CENTRAL - PLAN & PROFILE
C 514	STORM WEST - PLAN & PROFILE
C 515	STORM EAST - PLAN & PROFILE
C 516	STORM EAST - PLAN & PROFILE
C 517	STORM SOUTH - PLAN & PROFILE
C 518	WATER MAIN LOOP - PLAN & PROFILE
C 519	WATER MAIN LOOP - PLAN & PROFILE
C 700	EROSION CONTROL DETAILS
C 701	EROSION CONTROL DETAILS
C 702	UTILITY DETAILS - WATER
C 703	UTILITY DETAILS - SANITARY SEWER
C 704	UTILITY DETAILS - STORM SEWER
C 705	UTILITY DETAILS - STORM SEWER
C 706	MISC DETAILS

BENCHMARK #1
PK NAIL IN PAVEMENT ON ROAD ±30' FROM THE END OF THE PAVEMENT ON GROUSE WOODS ROAD
ELEVATION = 961.30'

BENCHMARK #2
PK NAIL ON TRAIL ±10' FROM THE END OF TRAIL ADJACENT TO ROYAL VIEW DRIVE (NORTH)
ELEVATION = 965.42'

BENCHMARK #3
PK NAIL ON TRAIL ±3' FROM THE END OF TRAIL ADJACENT TO ROYAL VIEW DRIVE (EAST)
ELEVATION = 950.47'

BENCHMARK #4
PK NAIL ON TRAIL ADJACENT TO LOT 77
ELEVATION = 940.83'

BENCHMARK #5
PK NAIL ON TRAIL ADJACENT TO OUTLET 3
ELEVATION = 939.07'

CAUTION:
CERTAIN UNDERGROUND 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 CONTACT DIGGERS HOTLINE 1-800-242-8511

WISCONSIN PROFESSIONAL ENGINEER
MICHAEL L. CALKINS
E-27693
Sun Prairie, Wis.
7/19/23

TO OBTAIN LOCATION OF PARTICIPATE UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRED MIN. OF 3 WORK DAYS NOTICE BEFORE YOU DIG

ASBUILT MARKUPS 10/15/2024

4	WDR WATER REVIEW COMMENTS	07-19-23	ZLR
3	DANE COUNTY REVIEW COMMENTS	05-09-23	ZLR
2	GRADING & EROSION CONTROL	04-27-23	ZLR
1	VILLAGE OF WINDSOR COMMENTS	03-27-23	ZLR
	MARK	REVISION	DATE
	Engineer: ZLR	Checked By: MLC	Scale: 1" = 400'
	Traverse: GCB	Date: 11-07-2022	FILE: TTMHW03E
	Project No: 122-1366-30		Sheet: C 100

BEAR TREE FARMS - PHASE 7

TITLE PAGE VILLAGE OF WINDSOR, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. | 5310 VOYLES ROAD MADISON, WISCONSIN 53716 608-838-6444 | www.snyder-associates.com



Project No: 122-1366-30
Sheet: C 100

October 23, 2024

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

Subject: Bear Tree Farms – Phase 7 Surety Reduction

Dear Jamie:

We received final as-built plans and documentation for Bear Tree Farms Phase 7 from the developer's engineer. Copies of these documents can be provided upon request. Separate walk-throughs were conducted by Jon Claas (Windsor Utilities Manager) and me to determine construction items were satisfactory. Upon review, we have the following comments:

1. Some street signs are incorrectly labeled and shall be replaced.
2. The sanitary manhole lids are labeled incorrect and shall have the steps removed.
3. Some hydrants shall be adjusted to properly meet grade.
4. Various water service boxes and tracer wire boxes are damaged and need to be addressed.
5. Final surface asphalt shall be completed in 2025.
6. As-built coordinates shall be supplied to the Village and Village Engineer.
7. Roughly 120 street trees shall be installed.

This concludes our comments. We hereby recommend partial acceptance of the development with surety reduced to \$150,000 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

NRB:nrb

J:\JOB#SWindsor\WIN-08-M6 Bear Tree Farms - Phase 7\Admin\Letter of Surety Reduction-Phase 7.docx