

**VILLAGE OF WINDSOR
RESOLUTION 2020-88**

**ACCEPTANCE OF A DEDICATION OF PUBLIC INFRASTRUCTURE AND
APPROVAL OF A RELEASE IN THE LETTER OF CREDIT
FOR PRAIRIE CREEK - PHASES 3A AND 3B**

WHEREAS, State at Main, LLC (“Developer”) is developing property within the Village referred to as Prairie Creek – Phases 3A and 3B (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

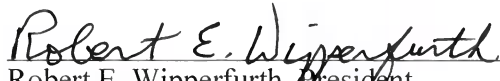
WHEREAS, the Village Engineer has reviewed the Infrastructure and approved same, and recommends approval of the Developer’s request to release the Letter of Credit; and

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 Prairie Creek – Phases 3A and 3B shall be released in its entirety, as approved by the Village Engineer, contingent upon the Developer removing the storm water inlet protection devices and 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 15, 2020 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
Dedication of Public Improvements
Engineer's Email 09-23-2020



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

State at Main, LLC

Name

200 N. Main Street

Address

Oregon, WI 53575

City, State, Zip Code

608-835-3455

Phone (Residence / Business / Cell)

tjones@gormanusa.com

Email

Signature

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

Gary J. Gorman, President, Gorman & Company

Name

Managing Member for State at Main, LLC

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.

PRAIRIE CREEK PHASE 3A & 3B 9/21/20 9/23/20

Plat Name & Phase

Date Inspected by Village or County

Date Accepted

Gerald D. Groth Village Engr.

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 Sewers
- Wet Detention Basins
- Infiltration Basins
- Vegetative Buffers
- Other: _____



September 10, 2020

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

Re: Prairie Creek – Surety Release

Dear Amy:

State at Main, LLC has posted irrevocable letters of credit for Phase 3A and 3B for the Prairie Creek development to underwrite the company's obligations under the Agreement for Public Improvements contract.

The public improvements were completed in the fall of 2017 and the surface pavement was installed in June 2019. We are requesting the Village release the letters of credit for both Phases at this time. A copy of the installed improvements values is attached (both phases). The record drawings for each phase were provided to the Director of Public works and the Village Engineer via email.

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: Tom Jones – State at Main, LLC
Jerry Groth – Baxter-Woodman
Davis Clark – Director of Public Works

M:\Gorman & Co\150192 Prairie Creek Phase 3\Correspondence\Village of Windsor\Ltr-PC LOC Reduction 2020-09-10.docx

Prairie Creek Phase 3A
ENGINEER'S PROJECT # : 150192

vierbicher
planners | engineers | advisors



				PARISI	
Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount
General					
1	Performance & Payment Bonds	LS	1	\$ 500.00	\$ 500.00
2	Mobilization	LS	1	\$ 14,150.00	\$ 14,150.00
3	Clearing and Grubbing	LS	1	\$ 1,100.00	\$ 1,100.00
Grading and Erosion Control					
4	Topsoil Stripping & Stockpiling (assume 14" depth)	CY	24,000	\$ 1.70	\$ 40,800.00
5	Topsoil Respread - Lots (12" thick)	CY	17,000	\$ 1.70	\$ 28,900.00
6	Topsoil Respread - Terrace (12" thick)	CY	900	\$ 6.00	\$ 5,400.00
7	Deep Tilling	LS	1	\$ 2,600.00	\$ 2,600.00
8	Common Excavation	CY	10,600	\$ 2.40	\$ 25,440.00
9	Borrow Excavation (from Pleasant Hills)	CY	29,000	\$ 2.40	\$ 69,600.00
10	Lot Restoration - Seed, Fertilize and Mulch	SY	50,000	\$ 0.30	\$ 15,000.00
11	Terrace Restoration - Seed, Fertilize and Erosion Matting (Class I, Type A)	SY	2,640	\$ 1.40	\$ 3,696.00
12	1/2 Tracking Pad	TON	45	\$ 13.50	\$ 607.50
13	Silt Fence	LF	2,000	\$ 1.40	\$ 2,800.00
14	Erosion Matting - Non-Channel (Class I, Type B)	SY	4,510	\$ 1.10	\$ 4,961.00
15	Erosion Matting - Channel (Class I, Type B)	SY	5,940	\$ 1.10	\$ 6,534.00
16	Inlet Protection - Type D	EA	13	\$ 120.00	\$ 1,560.00
17	Medium Rip Rap w/ Fabric	TON	40	\$ 32.75	\$ 1,310.00
18	Silt Sock (Ditch Checks)	LF	192	\$ 6.20	\$ 1,190.40
Streets					
19	Excavation Below Subgrade	CY	660	\$ 27.75	\$ 18,315.00
20	Geotextile Fabric - Street Subgrade	SY	330	\$ 1.20	\$ 396.00
21	Finish Grading	LF	1,300	\$ 5.30	\$ 6,890.00
22	HMA Pavement - Upper Layer (1-3/4"), Type E1	SY	4,370	\$ 4.90	\$ 21,413.00
23	HMA Pavement - Lower Layer (2-1/4"), Type E1	SY	4,370	\$ 6.20	\$ 27,094.00
24	HMA Pavement - Bike Path (3")	SY	1,370	\$ 10.25	\$ 14,042.50
25	Clean and Tack Coat Binder	SY	4,370	\$ 0.35	\$ 1,529.50
26	Crushed Aggregate Base Course - 10" thick under Roadway Pavement	SY	4,370	\$ 6.70	\$ 29,279.00
27	Crushed Aggregate Base Course - 6.5" thick under C&G	SY	920	\$ 3.10	\$ 2,852.00
28	Crushed Aggregate Base Course - 8" thick under Bike Path	SY	1,370	\$ 5.40	\$ 7,398.00
29	Crushed Aggregate Base Course - 11" thick for Bike Path Shoulders	SY	270	\$ 7.40	\$ 1,998.00
30	Concrete Curb & Gutter - 30"	LF	2,380	\$ 12.50	\$ 29,750.00
31	Reinforced Curb and Gutter @ Lateral Locations	EA	20	\$ 65.00	\$ 1,300.00

Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount
32	5" Concrete Sidewalk w/ 4" Base	SF	12,170	\$ 3.05	\$ 37,118.50
33	Reinforce Concrete Sidewalk @ Lateral Crossings	EA	20	\$ 71.00	\$ 1,420.00
34	Concrete Curb Ramps	SF	180	\$ 6.40	\$ 1,152.00
35	Truncated Dome Detectable Warning Field	EA	3	\$ 155.00	\$ 465.00
36	Street Sign - Stop Sign (R1-1) and Street Name Assembly	EA	1	\$ 330.00	\$ 330.00
37	Street Sign - Street Name (D3-1)	EA	3	\$ 330.00	\$ 990.00
38	Type III Barricades w/Road Closed Sign	EA	4	\$ 380.00	\$ 1,520.00
	Sanitary Sewer				
39	Sanitary Sewer - 8" PVC	LF	1,600	\$ 30.00	\$ 48,000.00
40	Sanitary Sewer -48" Dia. "Dog-House" Manhole	EA	1	\$ 4,600.00	\$ 4,600.00
41	Sanitary Sewer - 48" Dia. Manhole	EA	9	\$ 3,600.00	\$ 32,400.00
42	Internal Chimney Seals	EA	10	\$ 470.00	\$ 4,700.00
43	Sanitary Sewer Service Lateral - 4" PVC	LF	850	\$ 30.00	\$ 25,500.00
44	Sanitary Sewer Trench Compaction	TF	2,450	\$ 1.00	\$ 2,450.00
45	TV Inspection - Sanitary Sewers	LF	1,600	\$ 1.60	\$ 2,560.00
	Water Distribution				
46	Water Main - 6" D.I.	LF	50	\$ 52.00	\$ 2,600.00
47	Water Main - 8" D.I.	LF	1,120	\$ 40.00	\$ 44,800.00
48	Remove Existing 16" D.I. Water Main	LF	55	\$ 4.70	\$ 258.50
49	Water Main - 16" D.I.	LF	75	\$ 88.00	\$ 6,600.00
50	Gate Valves - 16"	EA	1.5	\$ 7,500.00	\$ 11,250.00
51	Gate Valves - 6"	EA	4	\$ 1,800.00	\$ 7,200.00
52	Gate Valves - 8"	EA	3	\$ 2,100.00	\$ 6,300.00
53	Styrofoam Insulation (8'x4'x2" Thick)	EA	14	\$ 160.00	\$ 2,240.00
54	Water Service Lateral - 1" Copper	LF	920	\$ 25.75	\$ 23,690.00
55	Salvage Existing Hydrant	EA	0.5	\$ 820.00	\$ 410.00
56	Hydrant - New w/ Marker Flag	EA	5	\$ 3,300.00	\$ 16,500.00
57	Connect to Existing 16" Watermain	EA	2	\$ 1,600.00	\$ 3,200.00
58	Watermain Trench Compaction	TF	1,245	\$ 1.00	\$ 1,245.00
	Storm Sewer & Storm Water Management				
59	Storm Sewer - 12" RCP, Class III	LF	670	\$ 32.75	\$ 21,942.50
60	Storm Sewer - 15" RCP, Class III	LF	440	\$ 36.75	\$ 16,170.00
61	Storm Sewer - 18" RCP, Class III	LF	200	\$ 42.00	\$ 8,400.00
62	15" RCP Apron Endwall with Pipe Gate	EA	2	\$ 1,600.00	\$ 3,200.00
63	18" RCP Apron Endwall with Pipe Gate	EA	1	\$ 1,700.00	\$ 1,700.00
64	Storm Sewer Manhole - 48"	EA	7	\$ 2,000.00	\$ 14,000.00
65	Storm Sewer Curb Inlet (Type H) - 2' x 3' Precast Box W/ Frame & Grate	EA	13	\$ 2,000.00	\$ 26,000.00
66	Storm Sewer Trench Compaction	TF	1,310	\$ 1.00	\$ 1,310.00
TOTAL				\$	770,627.40

Surety Based On Bid from Paris
Prairie Creek Phase 3B ,Village of Windsor, WI
Reduction Request Release - September 10, 2020

Section 01 22 00 Ref #	Bid Item Ref. No.	Description	Unit of Measure	Estimated Quantity	Unit Price	Item Total	% Complete	10% of Completed Work	100% of Incomplete Work
General									
--	1	Performance & Payment Bonds	LS	1	\$ 500.00	\$ 500.00	100%		\$ -
--	2	Mobilization	LS	1	\$ 15,600.00	\$ 15,600.00	100%		\$ -
31 10 00	3	Clearing and Grubbing	LS	1	\$ 2,200.00	\$ 2,200.00	100%		\$ -
Grading and Erosion Control									
01 35 00	4	Topsoil Stripping & Stockpiling (assume 14" depth)	CY	22,560	\$ 1.90	\$ 42,864.00	100%		\$ -
01 35 00	5	Topsoil Respread - Lots (12" thick)	CY	16,540	\$ 1.90	\$ 31,426.00	100%		\$ -
01 35 00	6	Deep Tilling	LS	1	\$ 2,100.00	\$ 2,100.00	100%		\$ -
01 35 00	7	Common Excavation	CY	17,000	\$ 3.50	\$ 59,500.00	100%		\$ -
31 23 16	8	Borrow Excavation (from Pleasant Hills)	CY	7,900	\$ 1.60	\$ 12,640.00	100%		\$ -
01 35 00	9	Lot Restoration - Seed, Fertilize and Mulch	SY	46,640	\$ 0.30	\$ 13,992.00	100%		\$ -
01 35 00	10	Terrace Restoration - Seed, Fertilize and Mulch	SY	2,610	\$ 2.90	\$ 7,569.00	100%		\$ -
01 35 00	11	Boulder Retaining Wall	VSF	4,250	\$ 29.75	\$ 126,437.50	100%		\$ -
31 25 13	12	Clear Stone Tracking Pad	TON	90	\$ 14.00	\$ 1,260.00	100%		\$ -
31 25 13	13	Silt Fence	LF	2,570	\$ 1.70	\$ 4,369.00	100%		\$ -
31 25 13	14	Erosion Matting - Non-Channel (Class I, Type A)	SY	8,620	\$ 1.10	\$ 9,482.00	100%		\$ -
31 25 13	15	Inlet Protection - Type D	EA	8	\$ 120.00	\$ 960.00	100%		\$ -
31 25 13	16	Medium Rip Rap w/ Fabric	TON	90	\$ 35.50	\$ 3,195.00	100%		\$ -
01 35 00	17	Ditch Check Stone Weepers	EA	11	\$ 190.00	\$ 2,090.00	100%		\$ -
Streets & Roadwork									
31 23 16	18	Excavation Below Subgrade	CY	560	\$ 27.25	\$ 15,260.00	100%		\$ -
32 11 23	19	Geotextile Fabric - Street Subgrade	SY	280	\$ 1.70	\$ 476.00	100%		\$ -
31 23 16	20	Finish Grading	LF	1,250	\$ 5.80	\$ 7,250.00	100%		\$ -
32 12 16	21	HMA Pavement - Upper Layer (1-3/4"), Type E1	SY	3,950	\$ 5.90	\$ 23,305.00	100%		\$ -
32 12 16	22	HMA Pavement - Lower Layer (2-1/4"), Type E1	SY	3,950	\$ 7.00	\$ 27,650.00	100%		\$ -
32 12 16	23	HMA Pavement - Bike Path (3")	SY	1,840	\$ 12.25	\$ 22,540.00	100%		\$ -
32 12 16	24	Clean and Tack Coat Binder	SY	3,950	\$ 0.40	\$ 1,580.00	100%		\$ -
32 11 23	25	Crushed Aggregate Base Course - 10" thick under Roadway Pavement	SY	3,950	\$ 6.90	\$ 27,255.00	100%		\$ -
32 11 23	26	Crushed Aggregate Base Course - 6.5" thick under C&G	SY	890	\$ 4.50	\$ 4,005.00	100%		\$ -
32 11 23	27	Crushed Aggregate Base Course - 8" thick under Bike Path	SY	1,840	\$ 7.30	\$ 13,432.00	100%		\$ -
32 11 23	28	Crushed Aggregate Base Course - 11" thick for Bike Path Shoulders	SY	360	\$ 7.20	\$ 2,592.00	100%		\$ -
03 30 00	29	Concrete Curb & Gutter - 30"	LF	2,290	\$ 13.75	\$ 31,487.50	100%		\$ -
03 30 00	30	Reinforced Curb and Gutter @ Lateral Locations	EA	29	\$ 74.00	\$ 2,146.00	100%		\$ -
03 30 00	31	5" Concrete Sidewalk w/ 4" Base	SF	12,230	\$ 3.20	\$ 39,136.00	100%		\$ -
03 30 00	32	Reinforce Concrete Sidewalk @ Lateral Crossings	EA	29	\$ 74.00	\$ 2,146.00	100%		\$ -
03 30 00	33	Concrete Curb Ramps	SF	360	\$ 7.00	\$ 2,520.00	100%		\$ -
03 30 00	34	Truncated Dome Detectable Warning Field	EA	4	\$ 160.00	\$ 640.00	100%		\$ -
01 35 00	35	Street Sign - Stop Sign (R1-1) and Street Name Assembly	EA	1	\$ 370.00	\$ 370.00	100%		\$ -
01 35 00	36	Street Sign - Street Name (D3-1)	EA	1	\$ 370.00	\$ 370.00	100%		\$ -
01 35 00	37	Type III Barricades w/Road Closed Sign	EA	2	\$ 620.00	\$ 1,240.00	100%		\$ -
Sanitary Sewer									
33 31 13	38	Sanitary Sewer - 8" PVC	LF	1,100	\$ 33.00	\$ 36,300.00	100%		\$ -
33 31 13	39	Sanitary Sewer - 48" Dia. Manhole	EA	7	\$ 3,600.00	\$ 25,200.00	100%		\$ -
33 31 13	40	Connect to Existing Manhole	EA	2	\$ 950.00	\$ 1,900.00	100%		\$ -
33 05 14	41	Internal Chimney Seals	EA	8	\$ 550.00	\$ 4,400.00	100%		\$ -
33 31 13	42	Sanitary Sewer Service Lateral - 4" PVC	LF	1243	\$ 29.50	\$ 36,668.50	100%		\$ -
31 23 17	43	Sanitary Sewer Trench Compaction	TF	2,343	\$ 4.30	\$ 10,074.90	100%		\$ -
31 31 33	44	TV Inspection - Sanitary Sewers	LF	1,100	\$ 1.60	\$ 1,760.00	100%		\$ -
Water Distribution									
33 11 13	45	Water Main - 6" D.I.	LF	24	\$ 58.00	\$ 1,392.00	100%		\$ -
33 11 13	46	Water Main - 8" D.I.	LF	1100	\$ 43.00	\$ 47,300.00	100%		\$ -
33 11 13	47	Watermain - 16" D.I.	LF	630	\$ 84.00	\$ 52,920.00	100%		\$ -
33 11 13	48	Remove Existing 16" Watermain	LF	630	\$ 5.20	\$ 3,276.00	100%		\$ -
35 12 16	49	Gate Valves - 6"	EA	2	\$ 1,700.00	\$ 3,400.00	100%		\$ -
35 12 16	50	Gate Valves - 8"	EA	4	\$ 2,100.00	\$ 8,400.00	100%		\$ -

35 12 16	51	Gate Valves - 16"	EA	1	\$ 8,500.00	\$ 8,500.00	100%		\$ -
33 11 13	52	Styrofoam Insulation (8'x4'x2" Thick)	EA	15	\$ 180.00	\$ 2,700.00	100%		\$ -
33 12 13	53	Water Service Lateral - 1" Copper	LF	1292	\$ 26.50	\$ 34,238.00	100%		\$ -
33 12 13	54	Salvage and Move Existing Hydrant	EA	2	\$ 1,900.00	\$ 3,800.00	100%		\$ -
33 11 13	55	Connect to Existing Watermain	EA	3	\$ 5,500.00	\$ 16,500.00	100%		\$ -
31 23 17	56	Watermain Trench Compaction	TF	1,124	\$ 6.20	\$ 6,968.80	100%		\$ -
Storm Sewer & Storm Water Management									
33 41 13	57	Storm Sewer - 12" RCP	LF	341	\$ 37.25	\$ 12,702.25	100%		\$ -
33 41 13	58	Storm Sewer - 15" RCP	LF	112	\$ 43.00	\$ 4,816.00	100%		\$ -
33 41 13	59	Storm Sewer - 18" RCP	LF	184	\$ 46.25	\$ 8,510.00	100%		\$ -
33 41 13	60	Storm Sewer - 24" RCP	LF	146	\$ 54.00	\$ 7,884.00	100%		\$ -
33 41 13	61	Storm Sewer - 24" CMP	LF	36	\$ 46.75	\$ 1,683.00	100%		\$ -
33 41 13	62	Storm Sewer - 36" CMP	LF	88	\$ 54.00	\$ 4,752.00	100%		\$ -
33 41 13	63	Storm Sewer - 29"x45" HERCP	LF	69	\$ 120.00	\$ 8,280.00	100%		\$ -
33 41 13	64	Storm Sewer - 34"x53" HERCP	LF	42	\$ 140.00	\$ 5,880.00	100%		\$ -
33 05 14	65	29"x45" HERCP Apron Endwall with Pipe Grate	EA	1	\$ 2,600.00	\$ 2,600.00	100%		\$ -
33 05 14	66	34"x53" HERCP Apron Endwall with Pipe Grate	EA	1	\$ 3,100.00	\$ 3,100.00	100%		\$ -
33 05 14	67	18" RCP Apron Endwall with Pipe Grate	EA	1	\$ 1,800.00	\$ 1,800.00	100%		\$ -
33 05 14	68	24" CMP Apron Endwall with Pipe Grate	EA	2	\$ 1,000.00	\$ 2,000.00	100%		\$ -
33 05 14	69	36" CMP Apron Endwall with Pipe Grate	EA	4	\$ 1,200.00	\$ 4,800.00	100%		\$ -
33 05 14	70	Storm Sewer Manhole - 48"	EA	7	\$ 2,100.00	\$ 14,700.00	100%		\$ -
33 05 14	71	Storm Sewer Manhole - 84" with 2'x3' Inlet	EA	1	\$ 5,300.00	\$ 5,300.00	100%		\$ -
33 05 14	72	Storm Sewer Manhole - 96" with 2'x3' Inlet	EA	1	\$ 7,300.00	\$ 7,300.00	100%		\$ -
33 05 14	73	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	6	\$ 2,200.00	\$ 13,200.00	100%		\$ -
31 23 17	74	Storm Sewer Trench Compaction	TF	1,018	\$ 3.40	\$ 3,461.20	100%		\$ -
Total - Prairie Creek Phase 3B						\$980,051.65		\$ -	\$ -

Surety for Construction (120% of Construction Estimate): **\$1,176,062.00**

Surety to be kept during Warranty (10% of completed work + Incomplete work): **\$0.00**

Jamie Rybarczyk

From: Gerald D. Groth <ggroth@baxterwoodman.com>
Sent: Wednesday, September 23, 2020 8:55 AM
To: Amy Anderson Schweppe
Cc: Jamie Rybarczyk; Davis Clark
Subject: FW: Prairie Creek Phase 3A and 3B Letter of Credit
Attachments: Ltr-PC LOC Reduction 2020-09-10.pdf; Prairie Creek Phase 3A and 3B Dedication of Public Improvements.pdf

Amy,

See Revised Dedication after review of Park/Open Space.

Please noted that PWD has one request prior to LOC Release, which is that the storm water inlet protection that exists at the lower elevations of the development be removed by the Developer.

Jerry



Main Phone: 608.277.1230, Ext 3264
Desk Phone (direct): 815-444-3264
Mobile Phone: 608.347.1542
email: ggroth@baxterwoodman.com
www.baxterwoodman.com
2005 W. Beltline Hwy, Suite 201
Madison, WI 53713

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From: Gerald D. Groth
Sent: Monday, September 21, 2020 1:04 PM
To: Amy Anderson Schweppe <amy@windsorwi.gov>
Cc: Jamie Rybarczyk <Jamie@windsorwi.gov>; Davis Clark <davis@windsorwi.gov>
Subject: RE: Prairie Creek Phase 3A and 3B Letter of Credit

Amy,

I have reviewed the public improvements made for the Prairie Creek Phase 3A and 3B improvements on September 21, 2020 and generally agree with the Letter of Credit reductions attached to this e-mail.

We do have one request prior to LOC Release, which is that the storm water inlet protection that exists at the lower elevations of the development be removed by the Developer.

With the noted stipulation, please find a signed Acceptance of Public Improvement Dedication certificate for the work.

Thank you.

Jerry

Gerald D. Groth, P.E.
Madison Office Regional Manager



Main Phone: 608.277.1230, Ext 3264
Desk Phone (direct): 815-444-3264
Mobile Phone: 608.347.1542
email: ggroth@baxterwoodman.com
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Madison, WI 53713

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From: Tom Jones <tjones@gormanusa.com>
Sent: Thursday, September 17, 2020 11:51 AM
To: Amy Anderson Schweppe <amy@windsorwi.gov>
Cc: Jamie Rybarczyk <Jamie@windsorwi.gov>; Davis Clark <davis@windsorwi.gov>; Gerald D. Groth <ggroth@baxterwoodman.com>; Mike Redman <mredman@gormanusa.com>
Subject: RE: Prairie Creek Phase 3A and 3B Letter of Credit

Amy,

I believe this is everything that you are missing. Do I need to delivery hard copies or will this email work?

Thanks,

Tom

Tom Jones
Director of Preconstruction



P 608-835-3455 M 608-695-0828 F 608-835-3321
E tjones@gormanusa.com W www.gormanusa.com
200 N Main Street | Oregon, WI 53575



From: Amy Anderson Schweppe <amy@windsorwi.gov>
Sent: Thursday, September 17, 2020 8:11 AM
To: Tom Jones <tjones@gormanusa.com>
Cc: Jamie Rybarczyk <Jamie@windsorwi.gov>; Davis Clark <davis@windsorwi.gov>; Jerry Groth <ggroth@baxterwoodman.com> <ggroth@baxterwoodman.com>
Subject: Prairie Creek Phase 3A and 3B Letter of Credit

Dear Tom Jones – Prairie Creek:

The Village of Windsor received the As-Built drawings from Tim Schleeper. It appears you are requesting the full release of the Letters of Credit for Phase 3A and 3B. In order to complete this process we will need the following:

- A cover letter requesting release of the Letter of Credit

- *A spreadsheet computation of the quantities and estimate of the completion of work*
- *As-Built Survey for the public improvements (Received)*
- *Completion of the Dedication of Public Improvements form (Document Attached)*

In order to meet the deadline to review on the October 15, 2020 Village Board meeting, we will need the remaining items submitted by no later than Thursday, September 24, 2020.

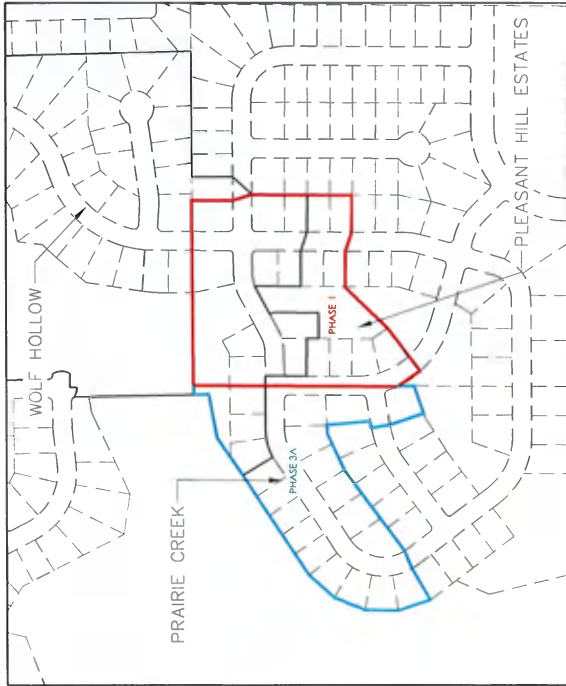
Please let me know if you have any questions.

Amy Anderson Schweppe

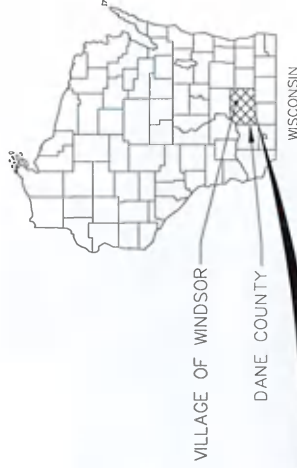
Director of Planning | Zoning Administrator
Village of Windsor
4084 Mueller Road, DeForest, WI 53532
(608) 888-0066

STREET & UTILITY IMPROVEMENTS

PRAIRIE CREEK - PHASE 3A & PLEASANT HILL ESTATES - PHASE 1 RECORD DRAWINGS VILLAGE OF WINDSOR, WISCONSIN



PROJECT LOCATION MAP



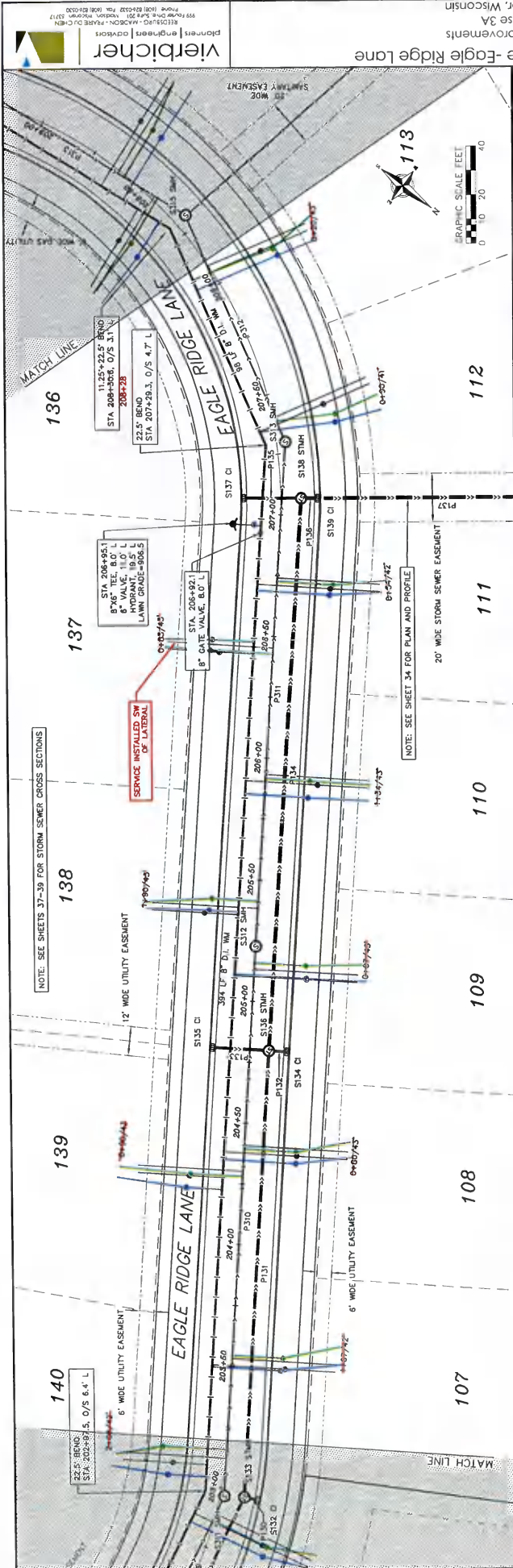
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES AND LEGEND
3	EXISTING CONDITIONS & PLAT BOUNDARIES
4-9	GRADING & EROSION CONTROL PLANS
10	INTERSECTION GRADING DETAILS
11-12	UTILITY PLANS
13	SHEET INDEX
14-16	EAGLE RIDGE LANE PLAN & PROFILE
17	AUTUMN HARVEST LANE PLAN & PROFILE
18- 20 ¹⁹	PLEASANT PRAIRIE DRIVE PLAN & PROFILE
21	NORTH TOWNE ROAD PLAN & PROFILE
22-23	VISTA VALLEY PLAN & PROFILE
24- 26 ²⁵	WOLF HOLLOW ROAD PLAN & PROFILE
27-28	EXISTING 16" WATERMAIN PLAN & PROFILE
29	SANITARY SEWER EASEMENT PLAN & PROFILE
30	STORM SEWER EASEMENT NORTH PLAN & PROFILE
31-33	STORM SEWER EASEMENT CENTRAL PLAN & PROFILE
34	STORM SEWER EASEMENT INFILTRATION BED PLAN & PROFILE
35-36	STORM SEWER EASEMENT WEST PLAN & PROFILE
37-39	ADDITIONAL STORM SEWER CROSS SECTIONS
40-45	CONSTRUCTION DETAILS



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TOLL FREE
TELEPHONE 1-800-338-3860
TDC (FOR HEARING IMPAIRED)
WIS. STATUTE 18.51(2), (1979), DWS
RECORD DRAWINGS YOU EXAMINE

THE OWNER OF RECORD DRAWINGS IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE OWNER OF THE RECORD DRAWINGS. THE EXACT LOCATION OF ALL EXISTING UTILITIES AND RECORD DRAWINGS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE RECORD DRAWINGS. THE OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY ANY PARTY USING THE RECORD DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

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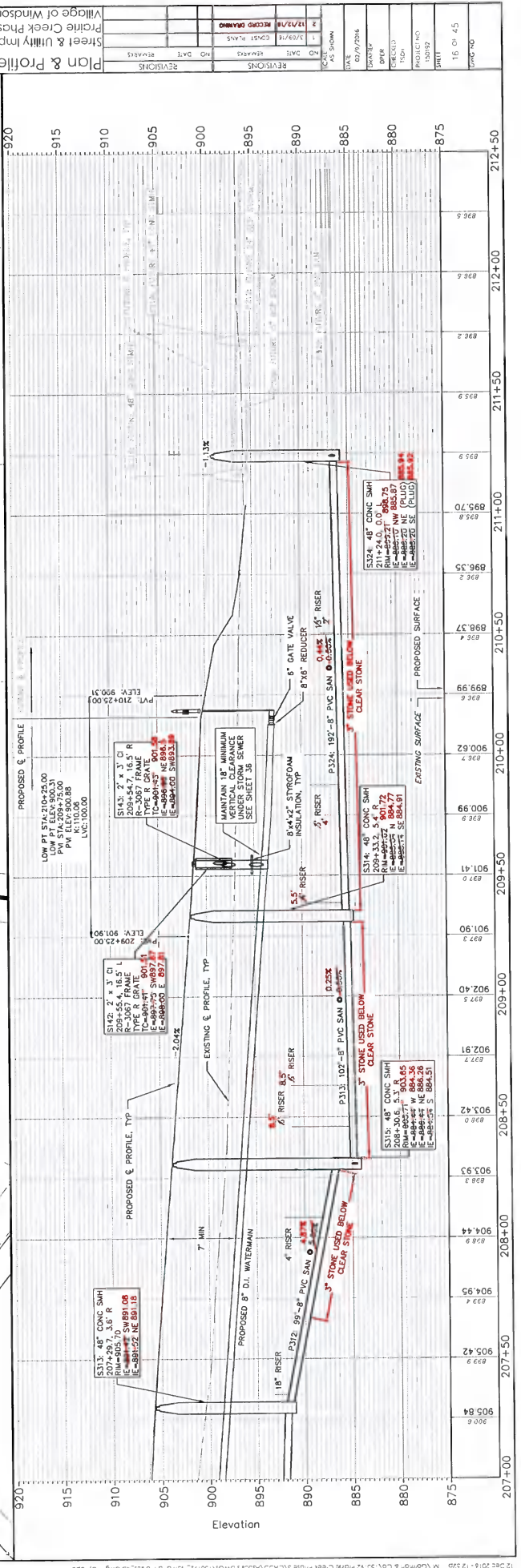
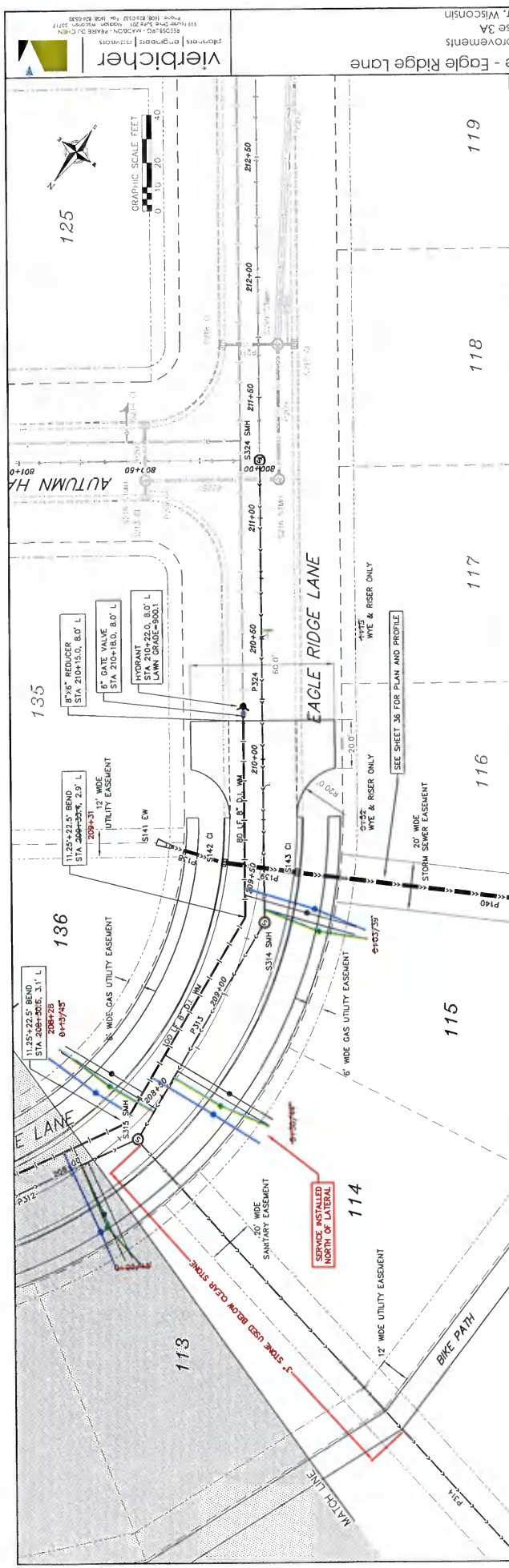


NO.	DATE	REVISIONS
1	12/17/14	REVISIONS
2	1/27/15	CONSTR PLANS

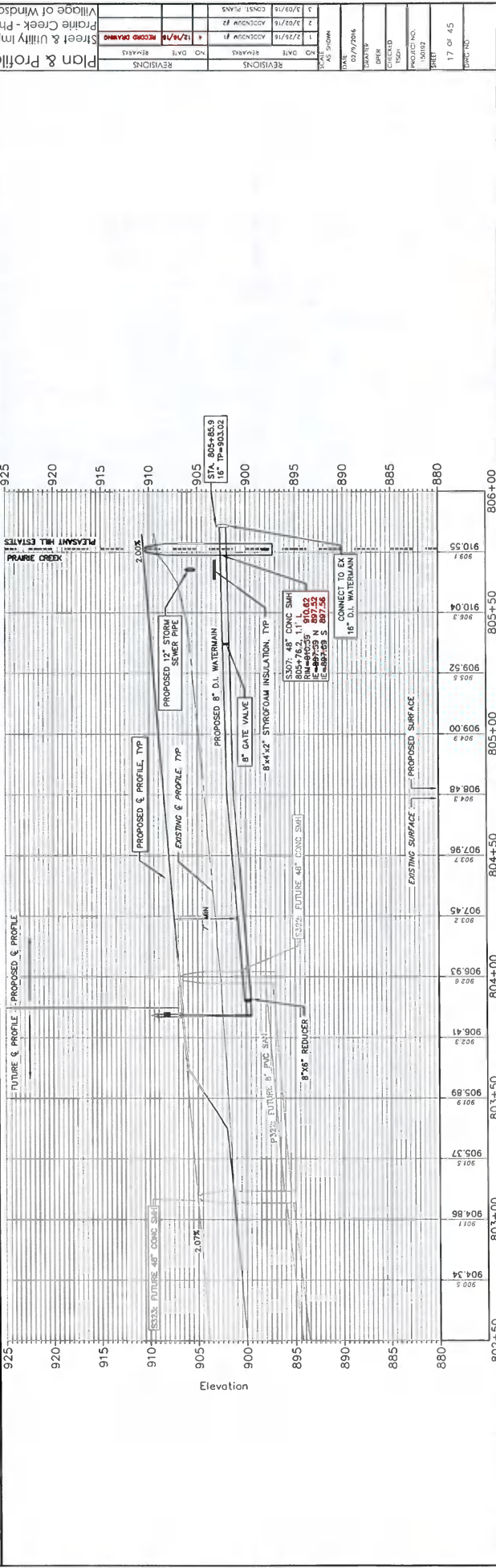
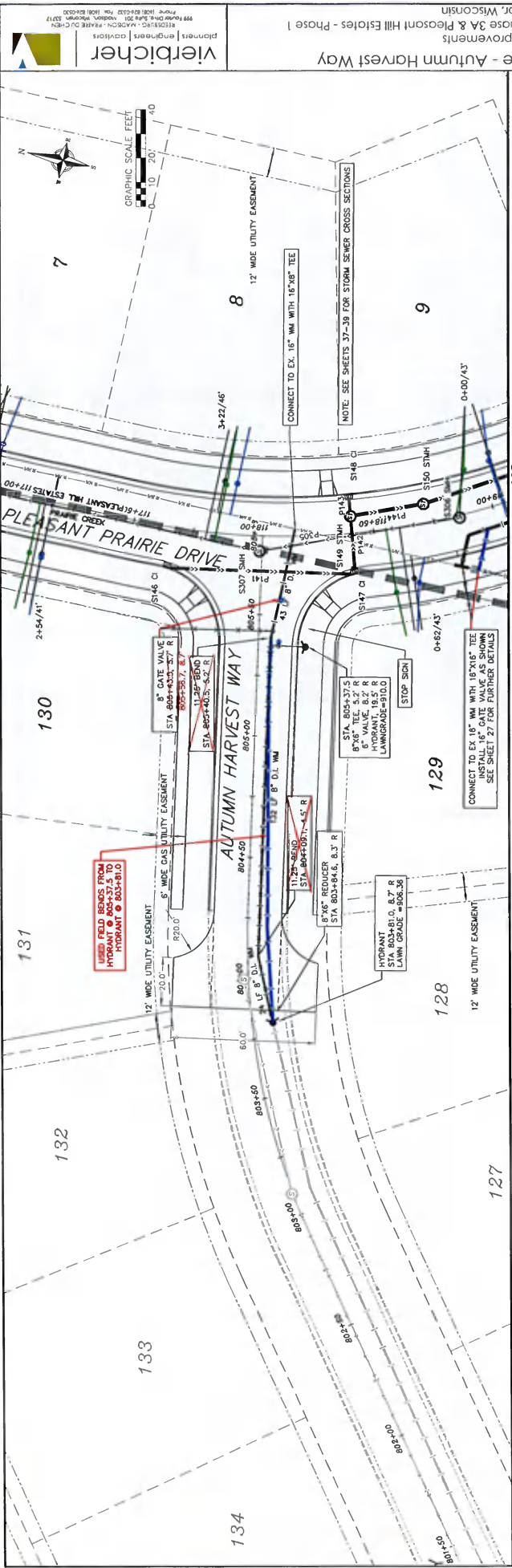
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1	12/17/14	REVISIONS
2	1/27/15	CONSTR PLANS

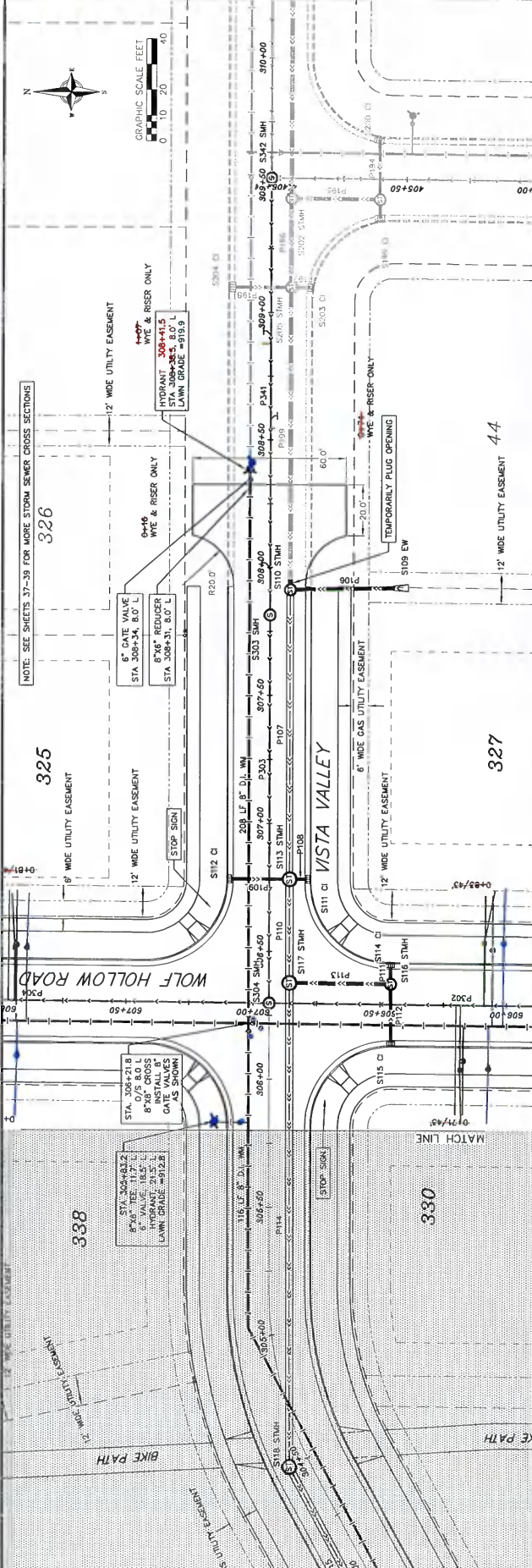
NO.	DATE	REVISIONS
1	12/17/14	REVISIONS
2	1/27/15	CONSTR PLANS

NO.	DATE	REVISIONS
1	12/17/14	REVISIONS
2	1/27/15	CONSTR PLANS

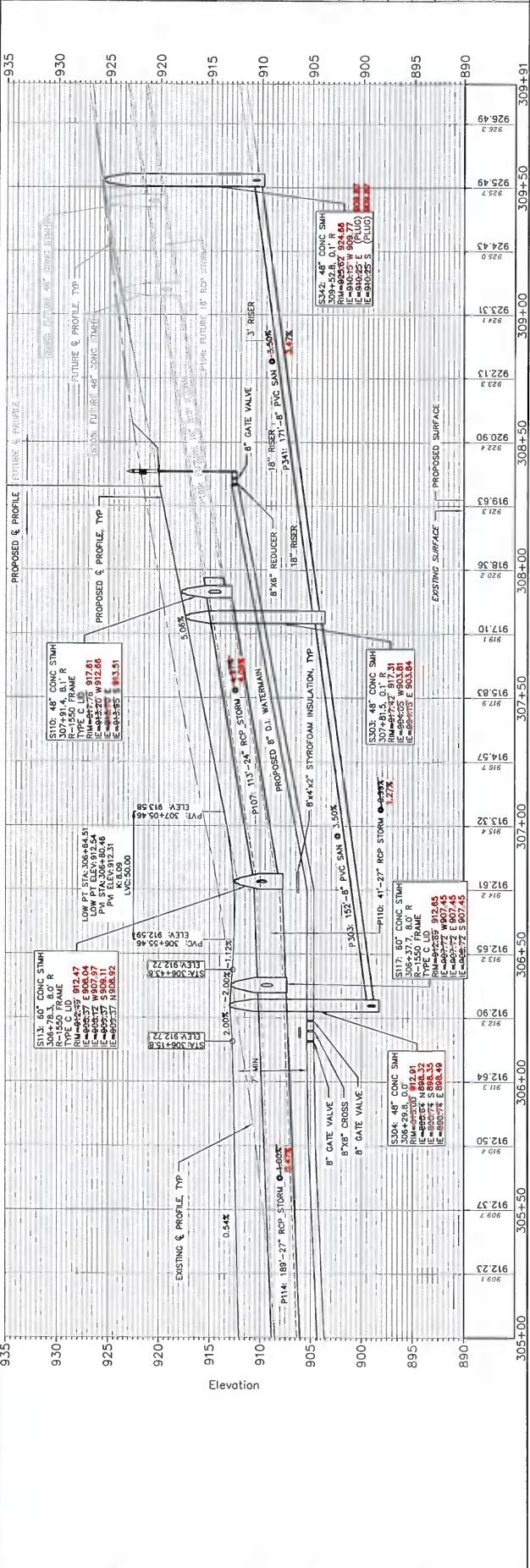


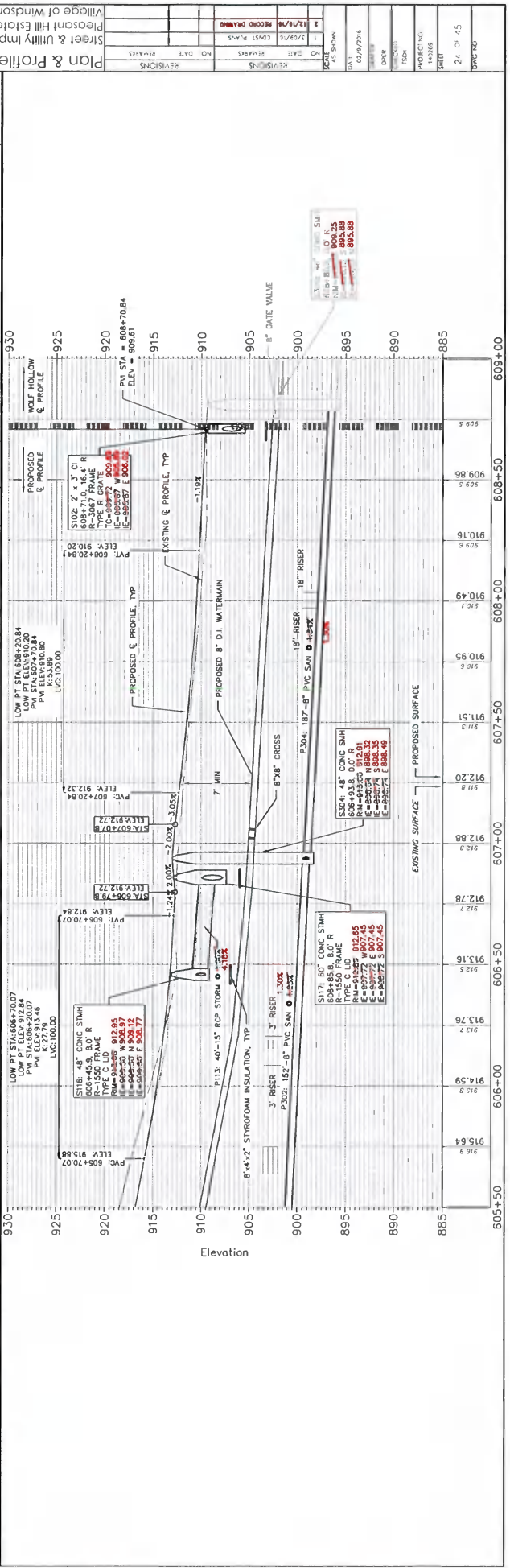
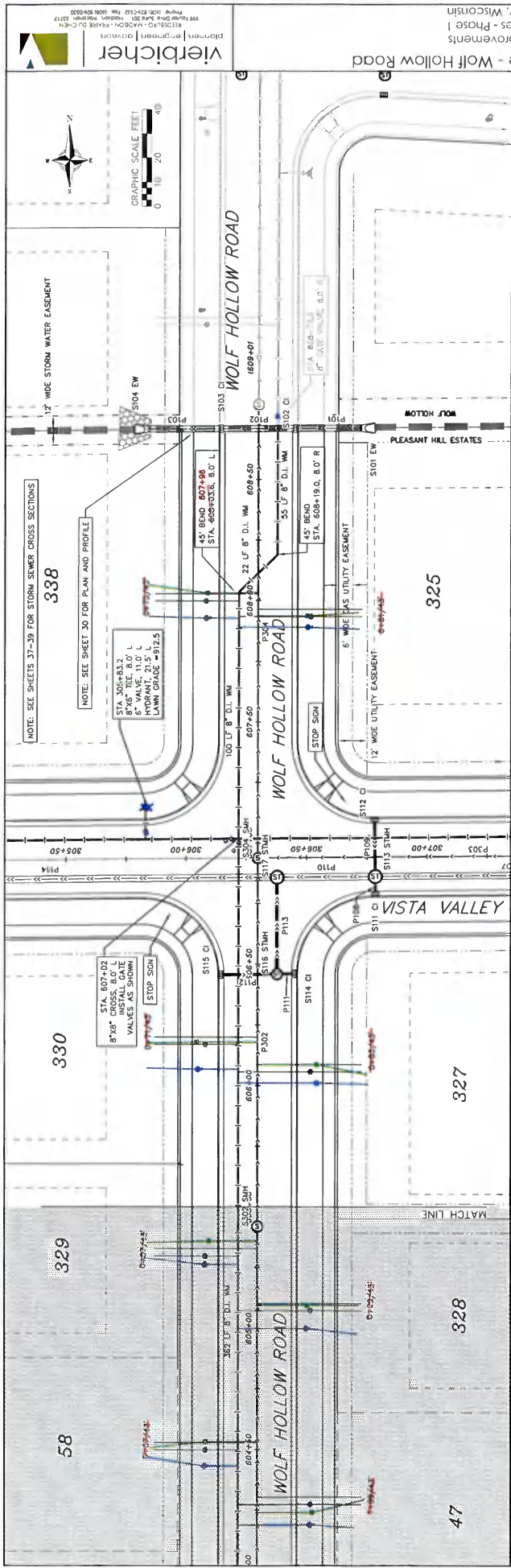
NO.	DATE	REVISIONS
1	12/20/14	ISSUE FOR PERMITS
2	12/23/14	RECORD DRAWING





NO.	DATE	REVISIONS
1	3/29/14	CRIST PLAN
2	7/27/14	RECORD DRAWING

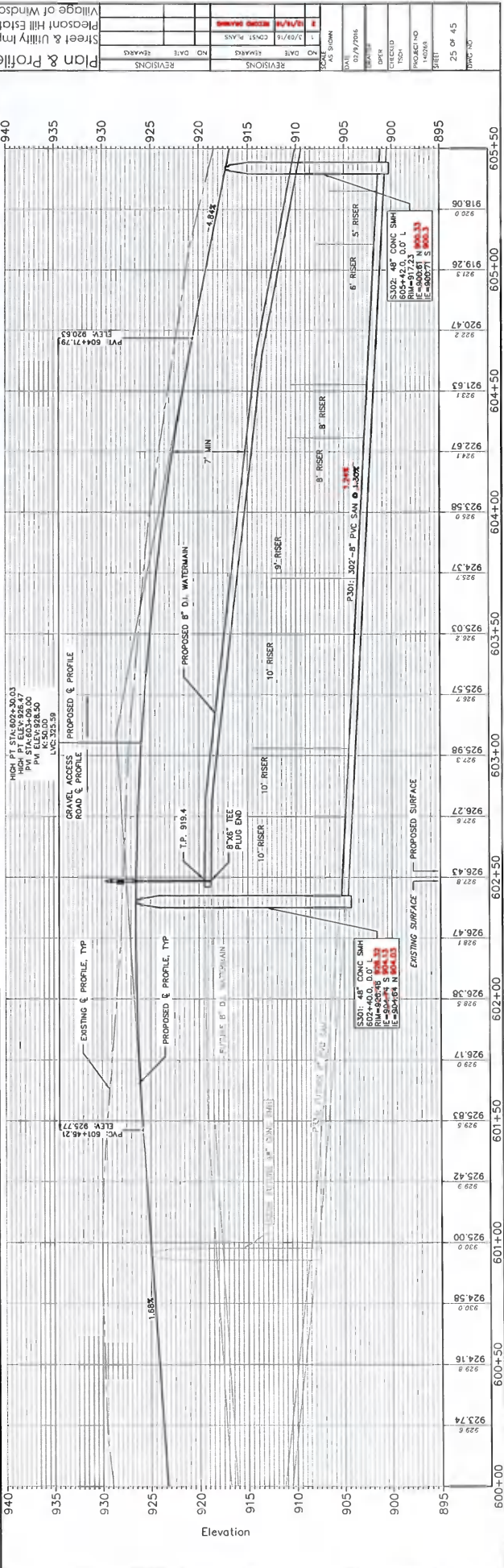
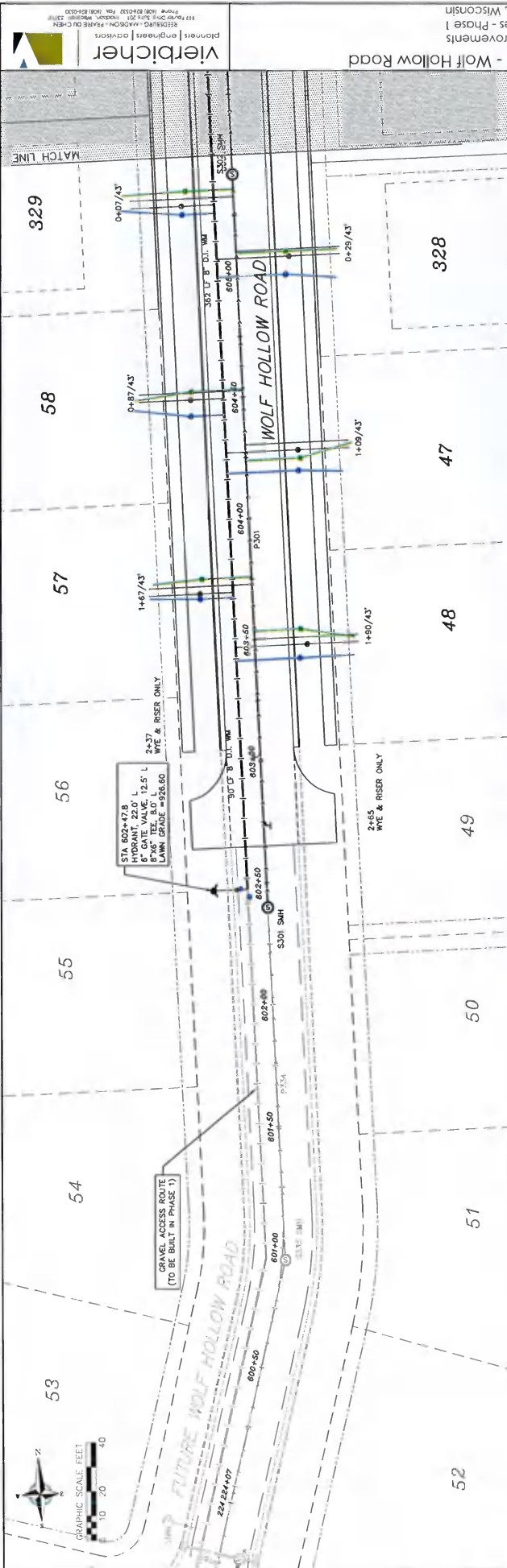




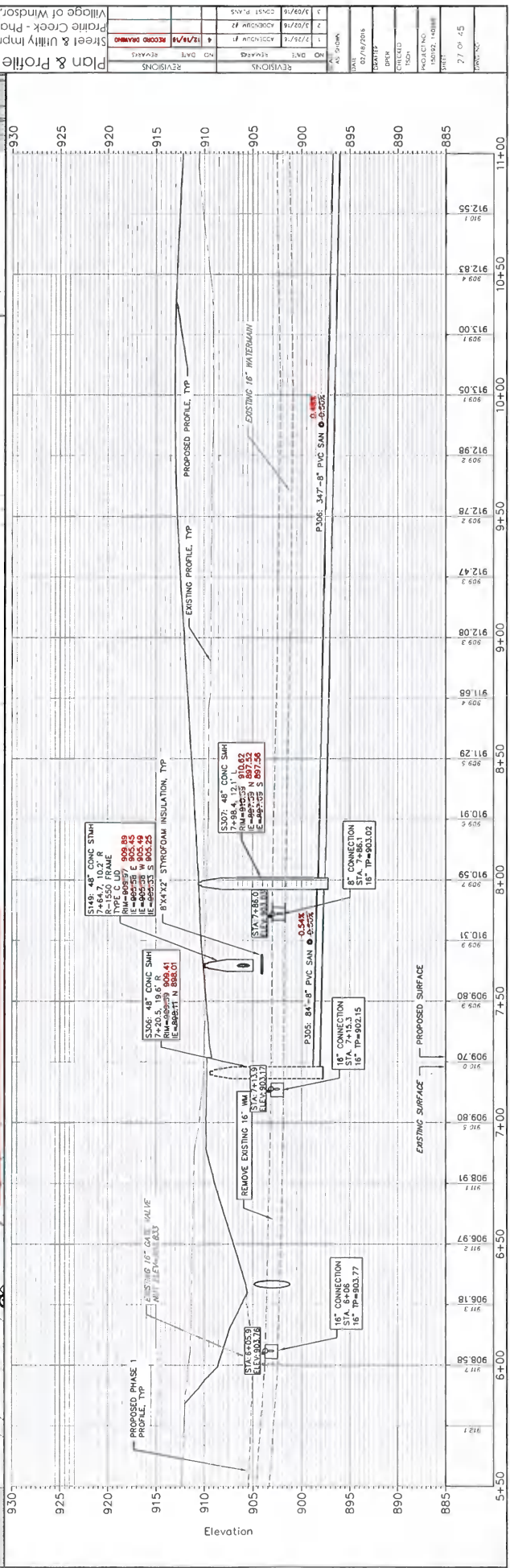
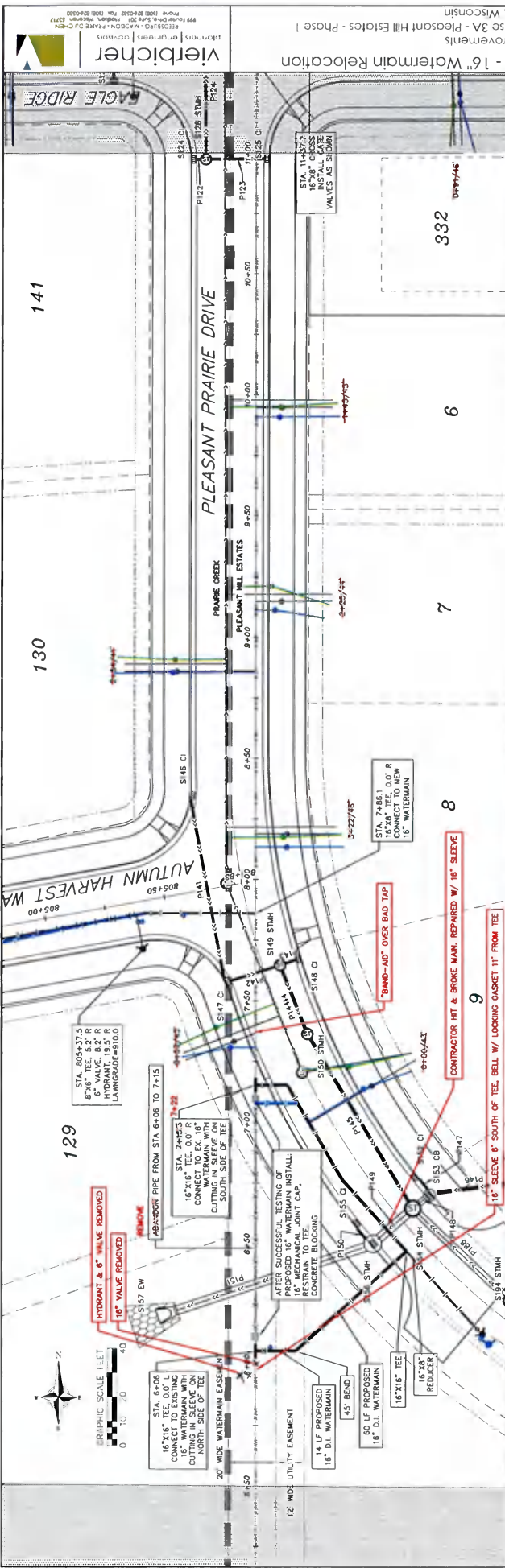
NO.	DATE	REVISIONS
1	07/17/2016	AS BIDDING
2	12/17/17	CONST. CLASS

PROJECT NO.	1707009
DATE	07/17/2016
DESIGNER	VERICHER
CHECKER	VERICHER
PROJECT NAME	STREET & UTILITY IMPROVEMENTS PLEASANT HILL ESTATES - PHASE 1
CLIENT	VILLAGE OF WINDSOR, WISCONSIN

DATE	07/17/2016
DESIGNER	VERICHER
CHECKER	VERICHER
PROJECT NAME	STREET & UTILITY IMPROVEMENTS PLEASANT HILL ESTATES - PHASE 1
CLIENT	VILLAGE OF WINDSOR, WISCONSIN



NO.	DATE	REVISIONS
1	07/27/16	AS BUILT
2	07/27/16	DPER
3	07/27/16	TRCH
4	07/27/16	PROJECT HD
5	07/27/16	ISSUED
6	07/27/16	SHEET
25 of 45		
MISC. NO.		



REVISIONS

NO.	DATE	BY	REVISION
1	12/17/14	AD	RECORD DRAWING
2	1/26/16	AD	ADDITIONAL
3	3/29/16	AD	CONST. PLAN

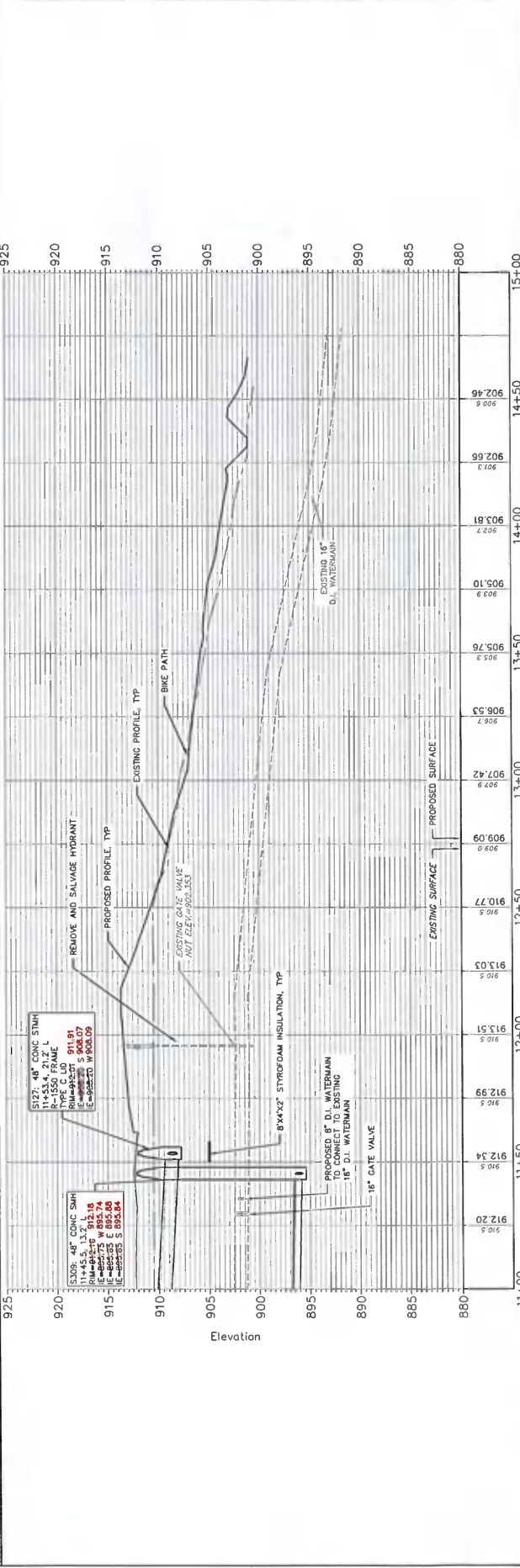
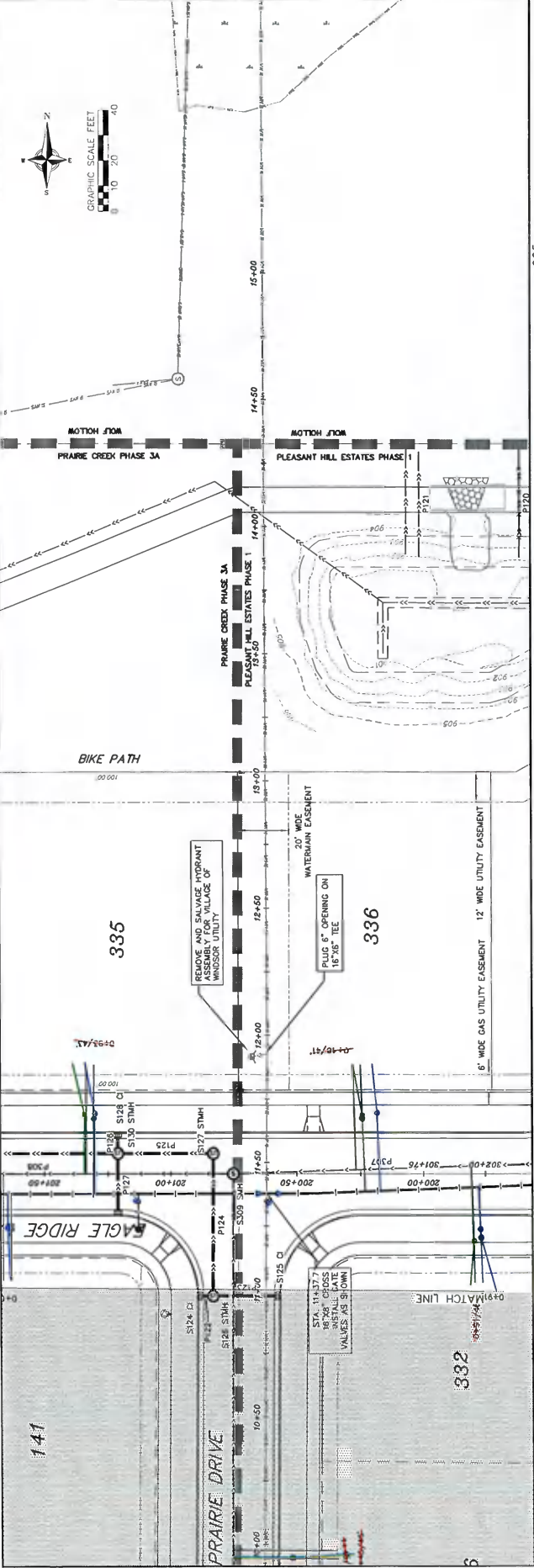
PROJECT: 141-16" WATERMAIN RELOCATION
 DRAWN BY: AD
 CHECKED BY: AD
 PROJECT NO.: 141-16" WATERMAIN RELOCATION
 SHEET NO.: 77 OF 45

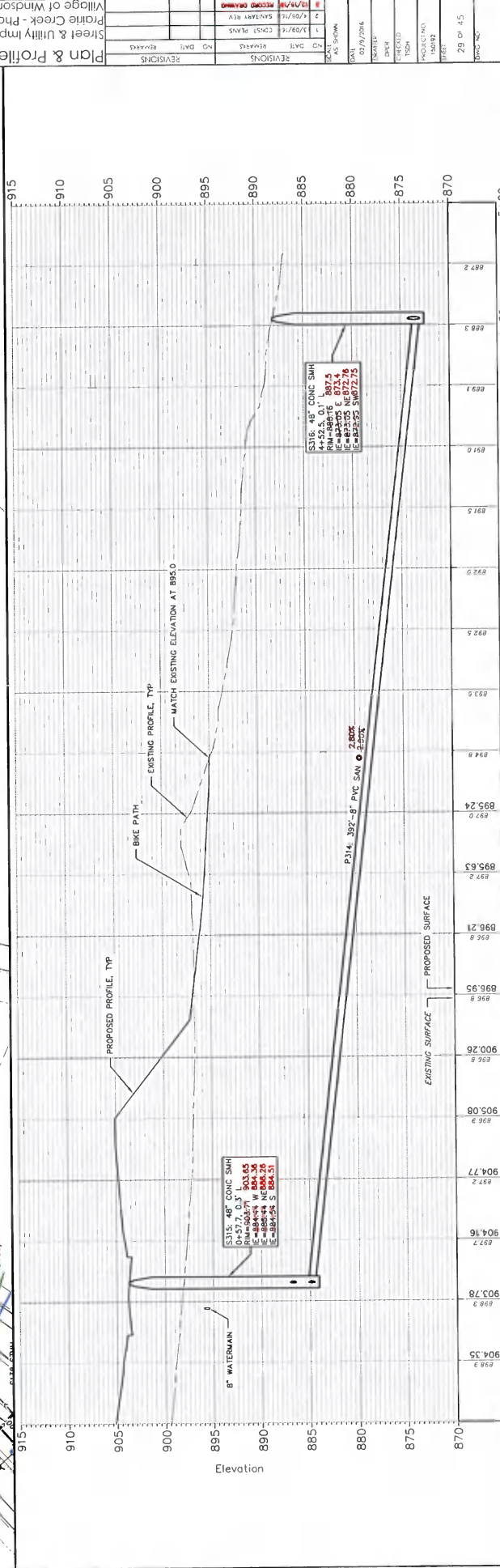
VERBICHER ENGINEERS, ARCHITECTS & PLANNERS, INC.
 11700 W. WISCONSIN AVENUE, SUITE 200, WEST BEND, WISCONSIN 56087
 TEL: 763.937.1100 FAX: 763.937.1101
 WWW.VERBICHER.COM

NO.	DATE	REVISIONS
1	02/19/16	CONTRACT PLANS
2	02/19/16	RECORD PLANS

NO.	DATE	REVISIONS
1	07/17/16	AS SHOWN

DATE	07/17/2016
DRAWN BY	DKR
CHECKED BY	TOON
PROJECT NO.	150021-10234
SHEET	28 of 45
TITLE	



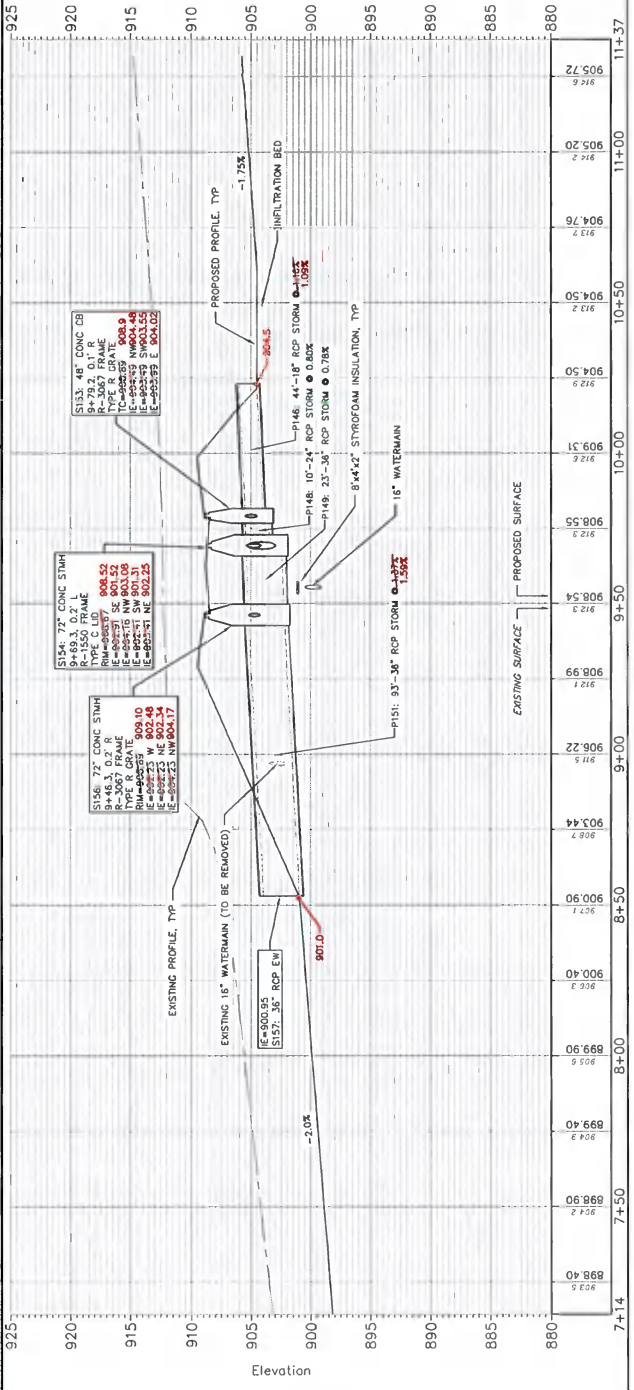
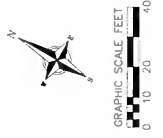
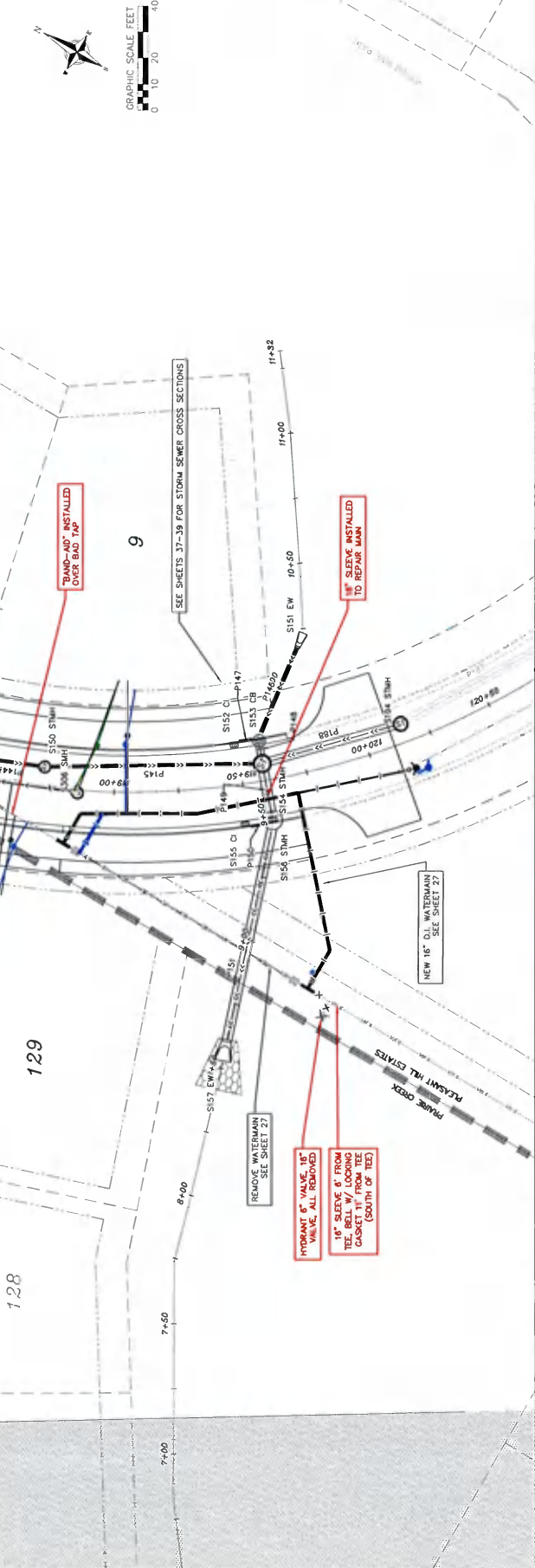


NO.	DATE	BY	REVISIONS
1	3/29/16	CHAS. KUMS	REVISED
2	3/29/16	SVL/ABR/RE	REVISED
3	2/27/16	REVISIONS	REVISED

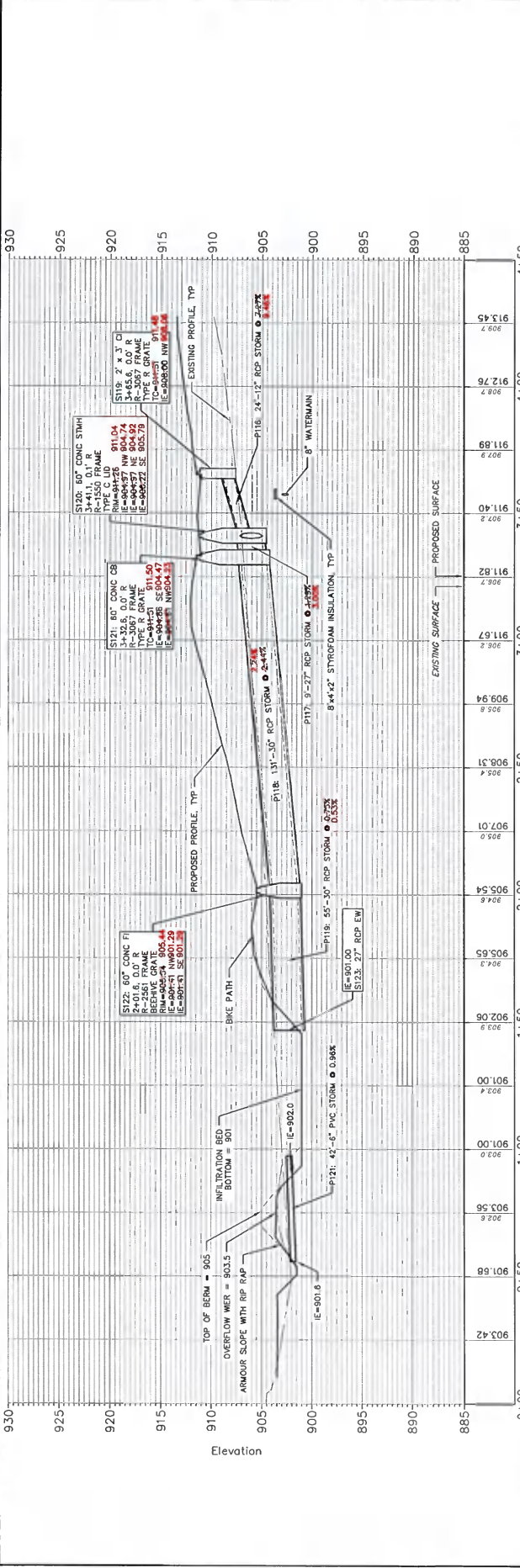
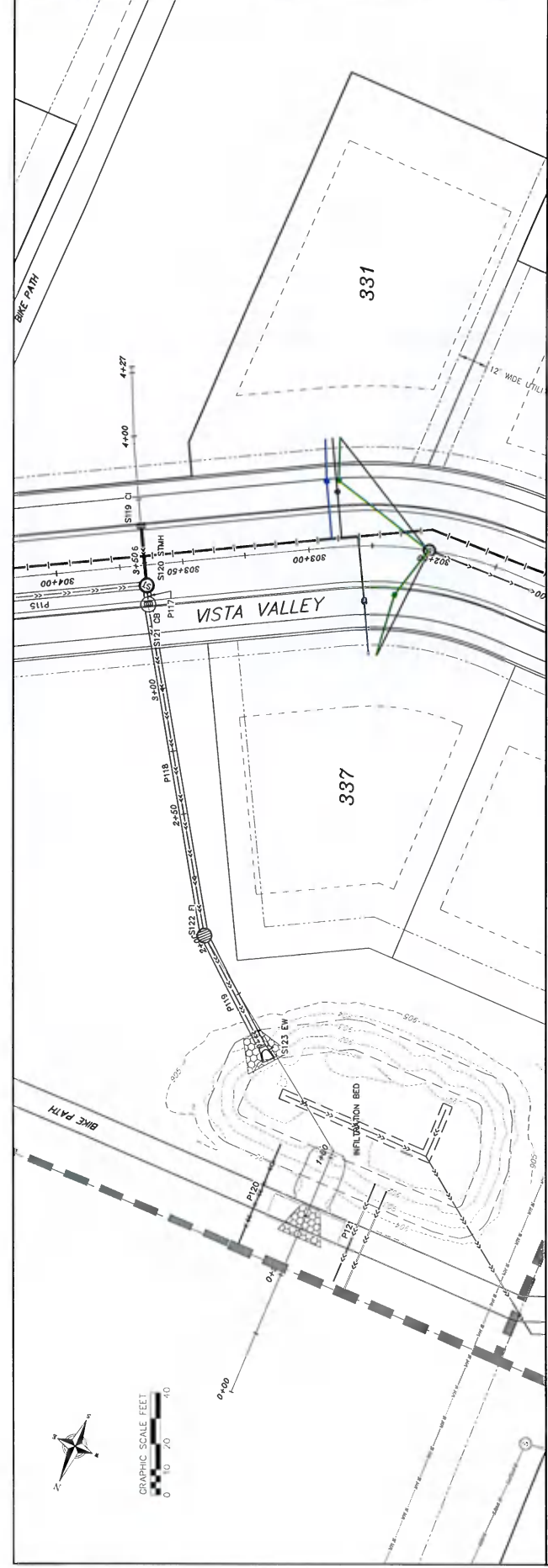
DATE: 02/27/2016
DRAWN BY: SVL/ABR/RE
CHECKED BY: TOSH
PROJECT NO: 150182
SHEET: 29 OF 45

Plan & Profile - Eagle Ridge Sanitary Easement
Street & Utility Improvements
Village of Windsor, Wisconsin

NO.	DATE	BY	REVISIONS
1	12/17/18	AS	AS SHOWN
2	12/17/18	AS	AS SHOWN
3	12/17/18	AS	AS SHOWN
4	12/17/18	AS	AS SHOWN
5	12/17/18	AS	AS SHOWN

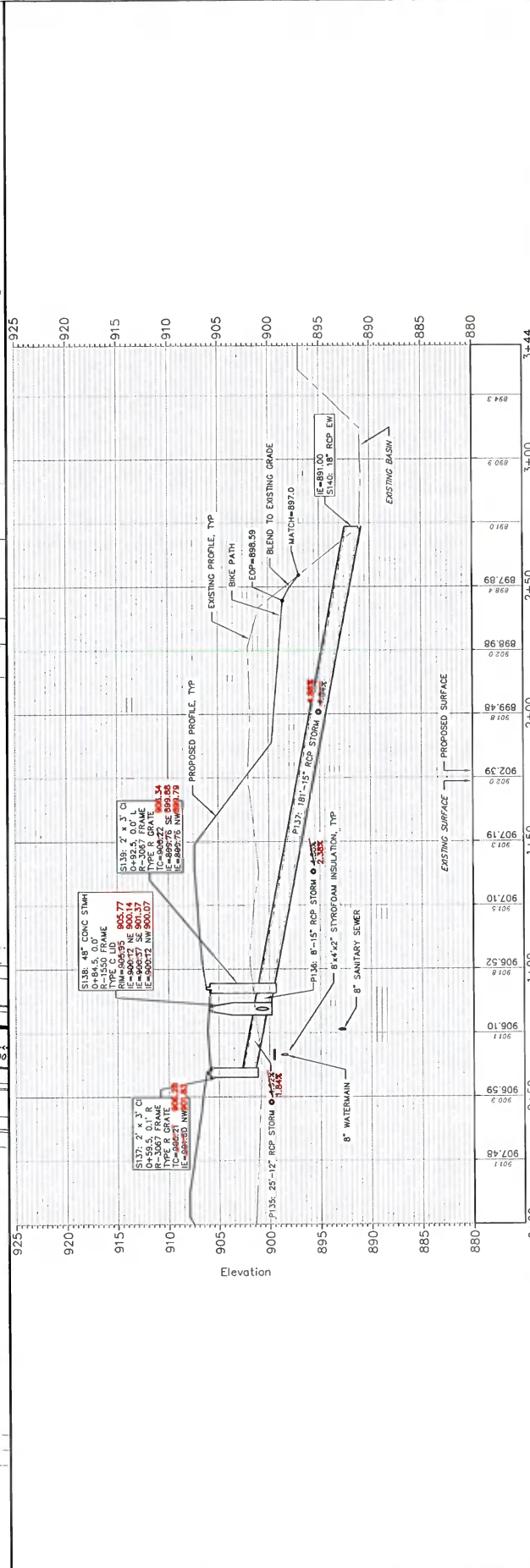
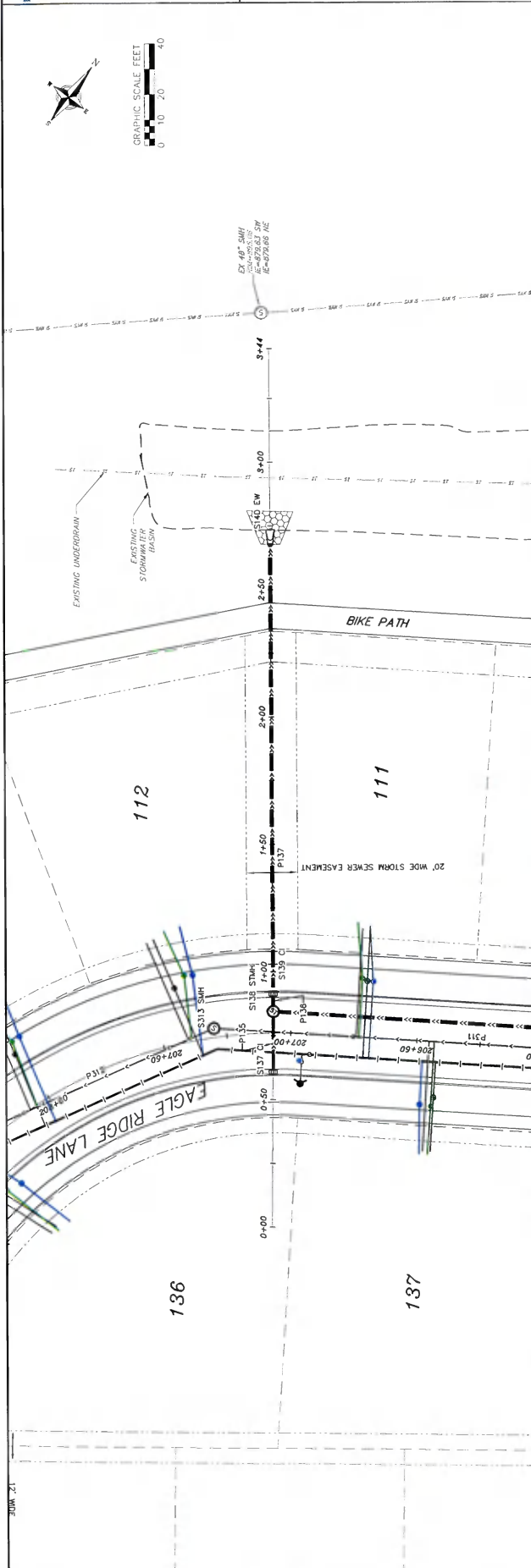


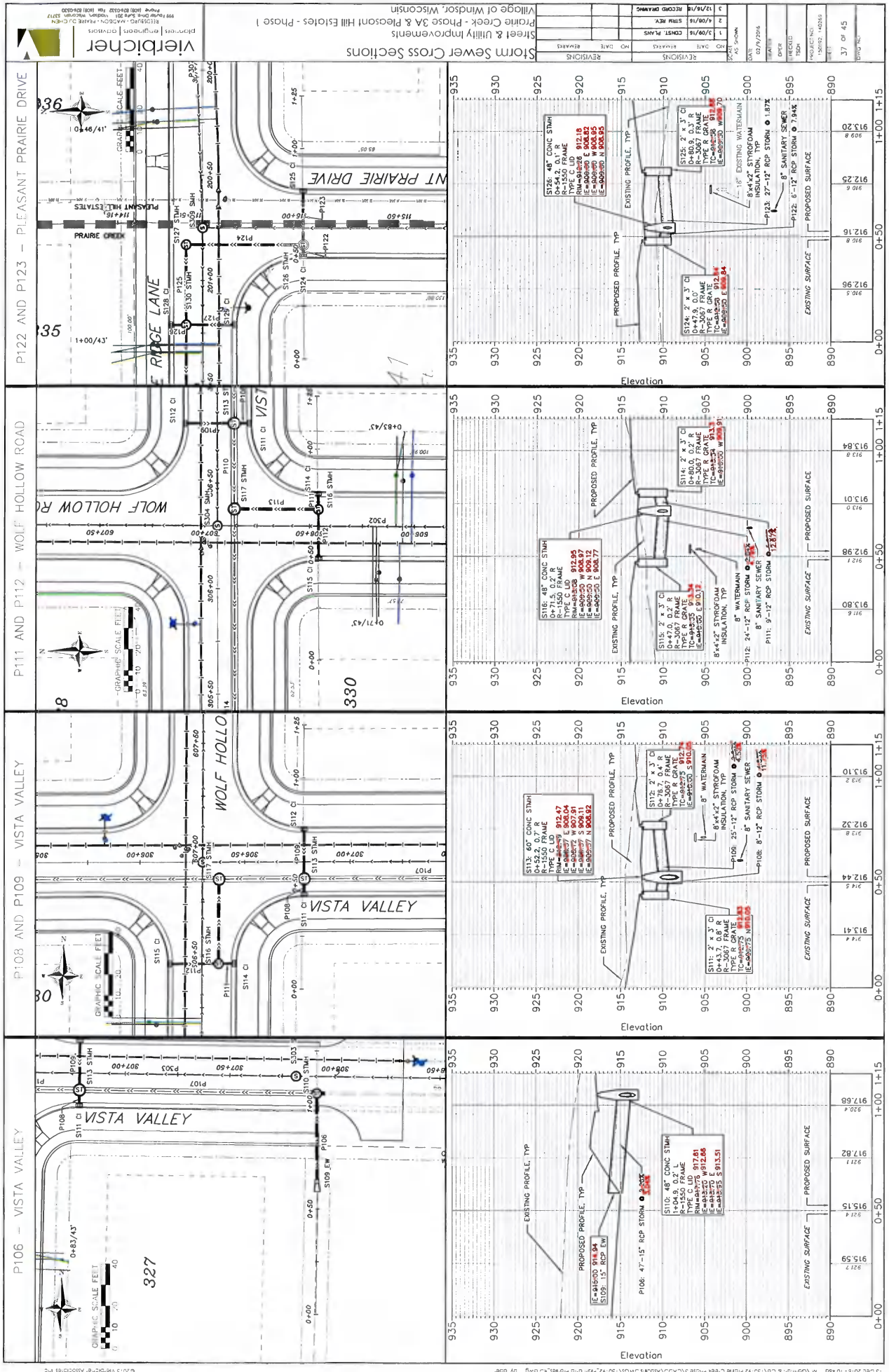
NO.	DATE	REVISIONS
1	10/09/16	CONSTR. PLANS
2	12/15/16	RECORD DRAWINGS



REVISIONS	
NO.	DATE
1	12/7/11
2	3/27/16

REVISIONS	
NO.	DATE
1	12/7/11
2	3/27/16





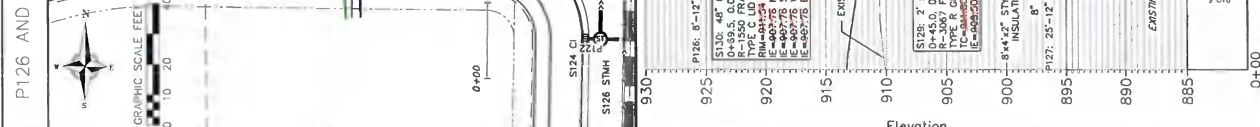
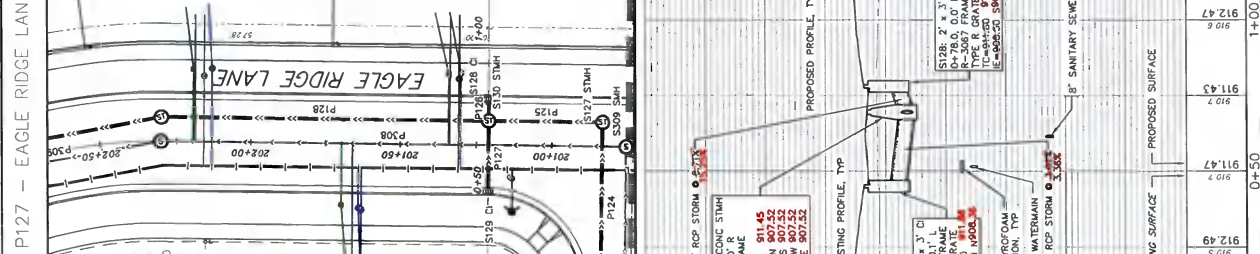
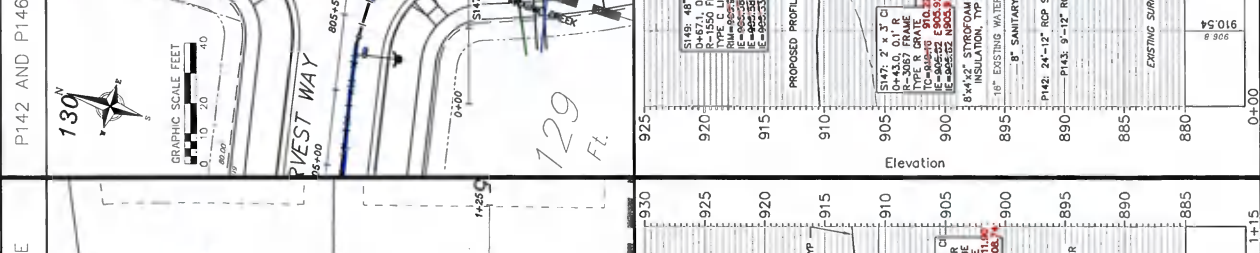
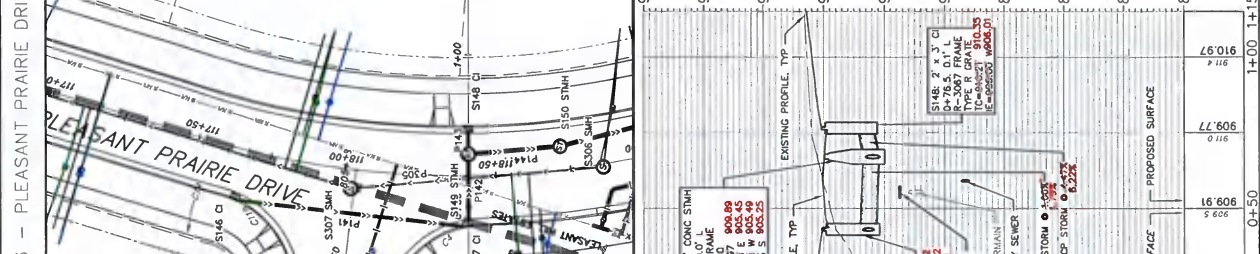
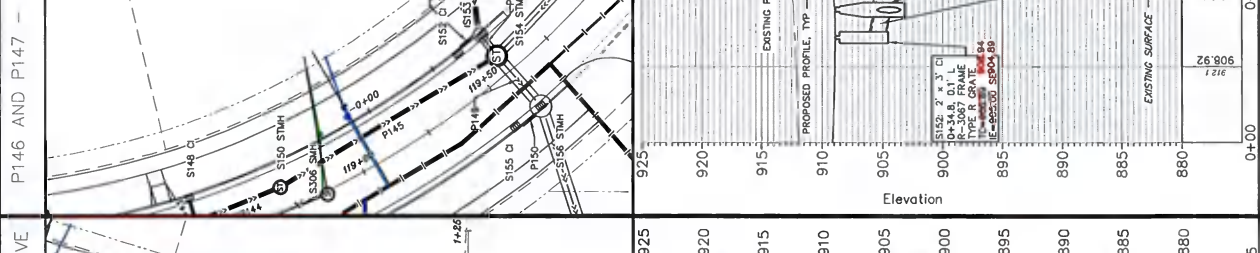
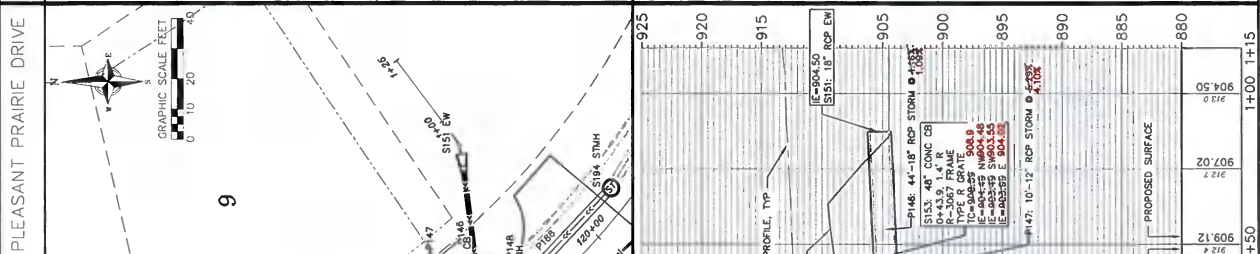
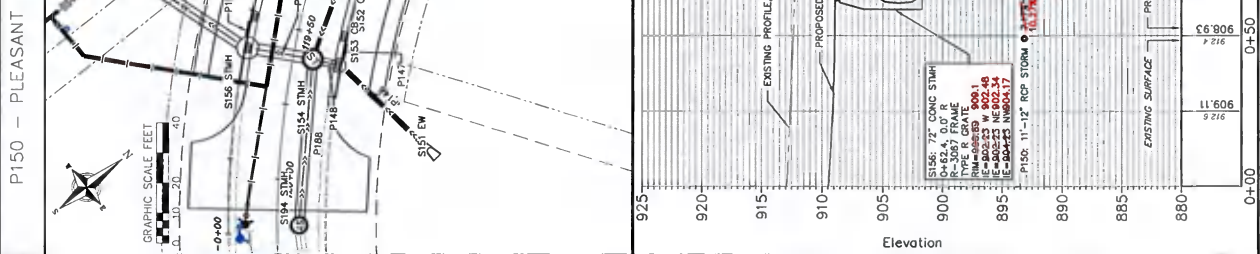
P106 - VISTA VALLEY
 P108 AND P109 - VISTA VALLEY
 P111 AND P112 - WOLF HOLLOW ROAD
 P122 AND P123 - PLEASANT PRAIRIE DRIVE

NO.	DATE	BY	CHKD.	REVISIONS
1	02/27/2016	DRP	DRP	AS SHOWN
2	02/27/2016	DRP	DRP	REVISIONS
3	02/27/2016	DRP	DRP	REVISIONS
4	02/27/2016	DRP	DRP	REVISIONS

Street & Utility Improvements
 Prairie Creek - Phase 3A & Pleasant Hill Estates - Phase 1
 Village of Windsor, Wisconsin

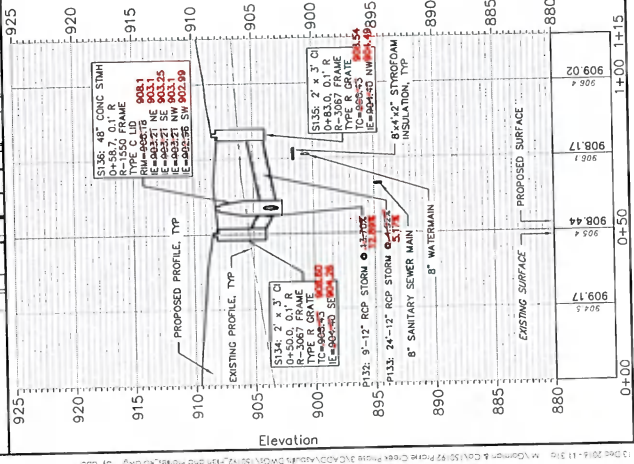
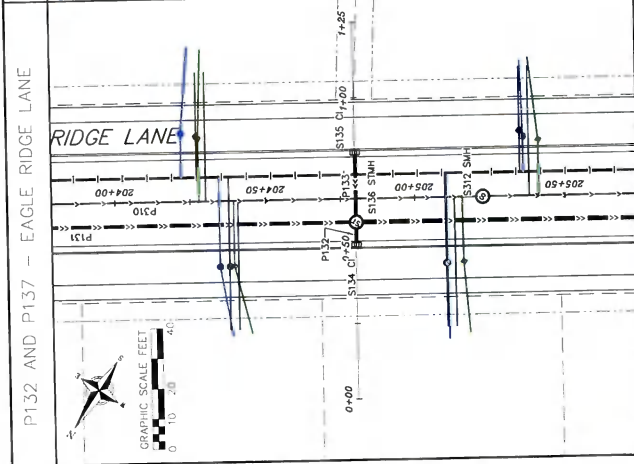
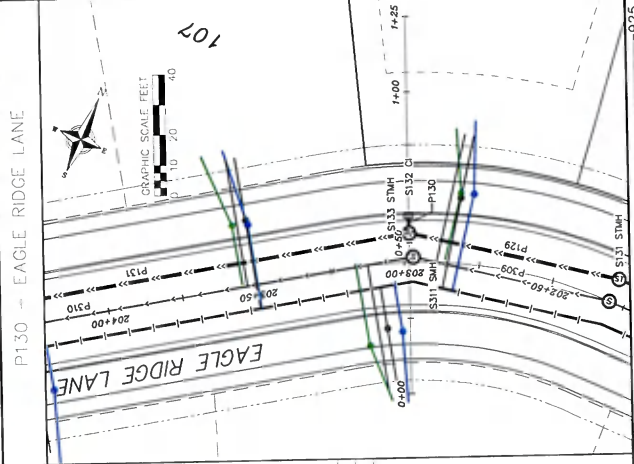
verberich
 ENGINEERS ARCHITECTS
 999 Prairie Road, Suite 200, Windsor, WI 53190
 Phone: (262) 331-1111
 Fax: (262) 331-1112
 www.verberich.com

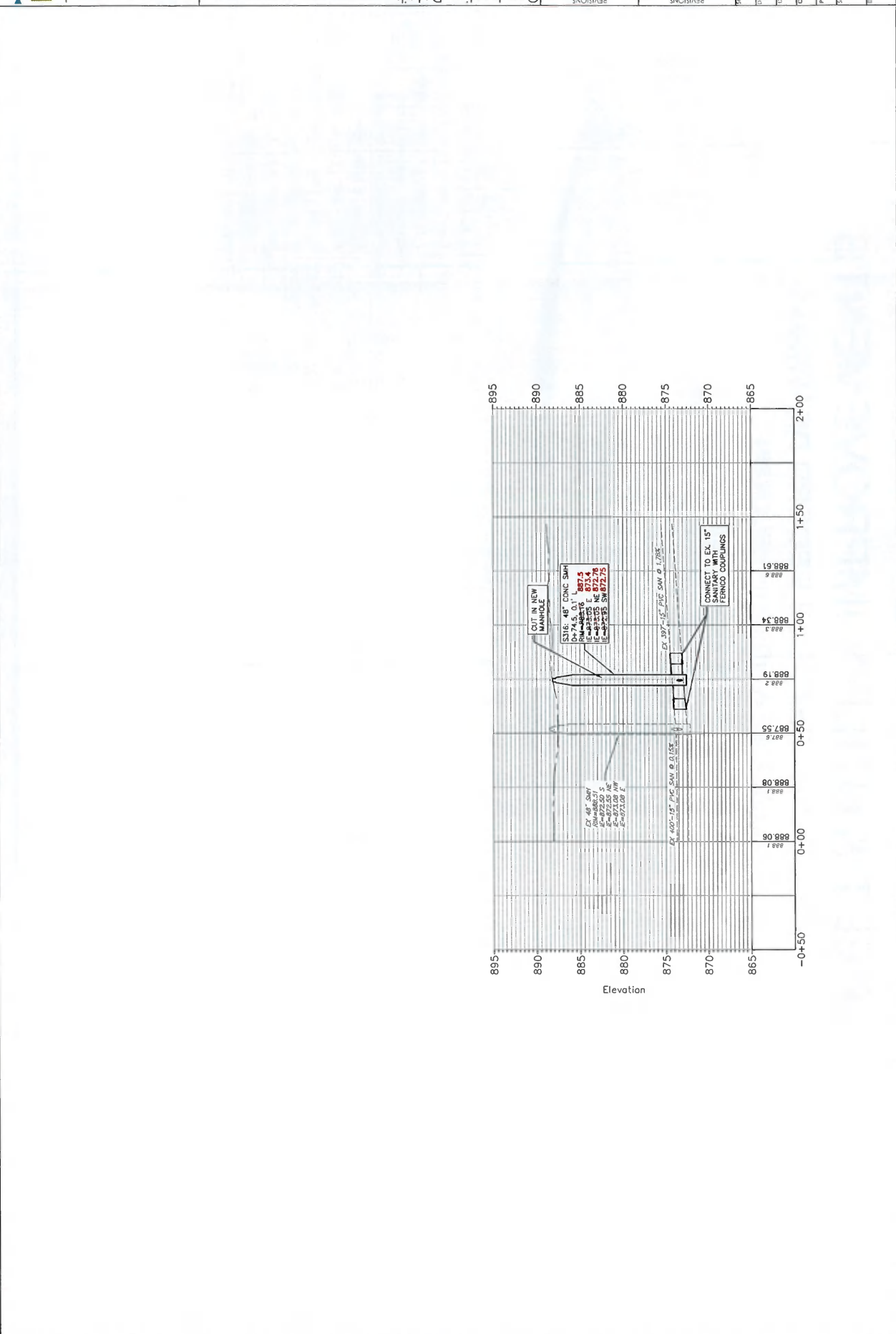
NO.	DATE	REVISIONS
1	02/18/2016	ISSUED FOR PERMITS
2	03/09/16	CONTRACT PLANS
3		REVISED



REVISIONS	
NO. DATE	REVISIONS
1 1/16/18	CONST. PLANS
2 7/27/17	RECORD DRAWINGS

PROJECT INFORMATION	
DATE	07/27/16
SCALE	AS SHOWN
DRAWN BY	LD
CHECKED BY	LD
PROJECT NO.	1509
SHEET NO.	38 OF 45
TITLE	STORM SEWER

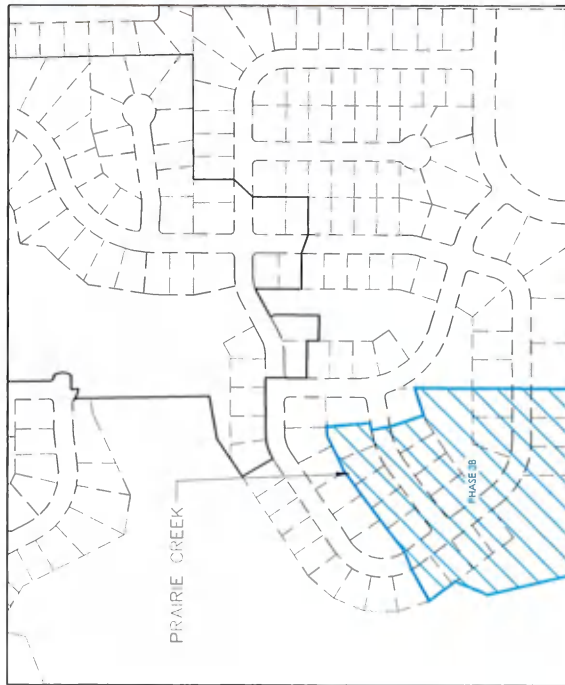




STREET & UTILITY IMPROVEMENTS

PRAIRIE CREEK - PHASE 3B RECORD DRAWINGS

VILLAGE OF WINDSOR, WISCONSIN



PROJECT LOCATION MAP



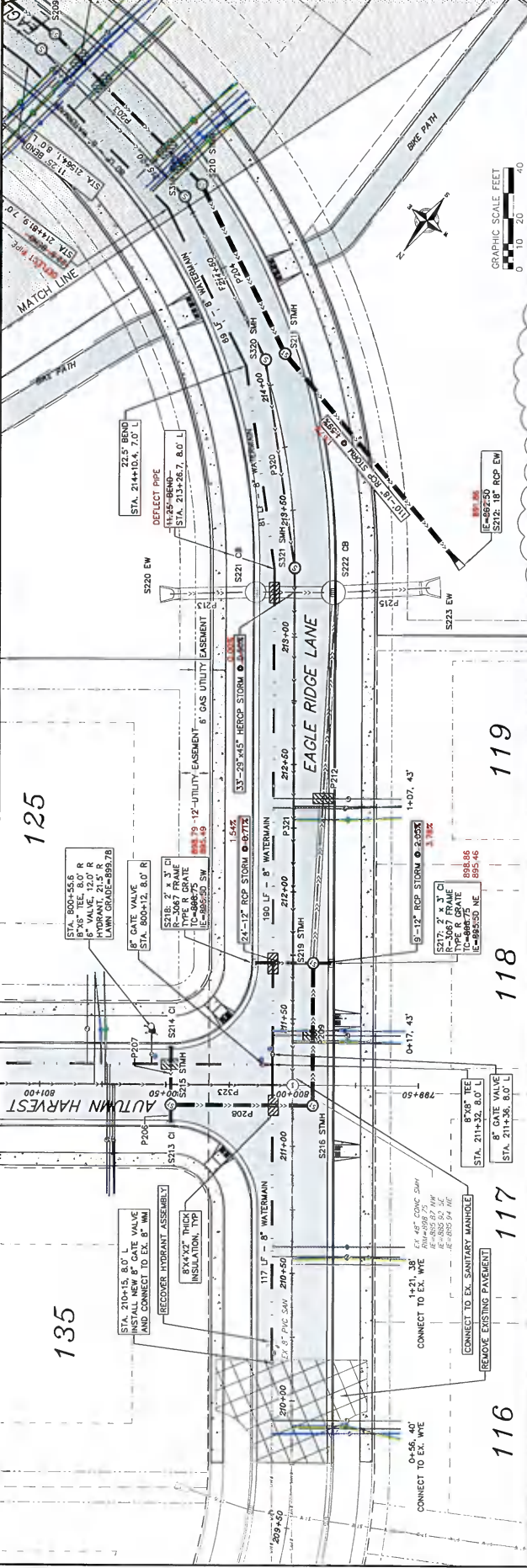
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES AND LEGEND
3	EXISTING CONDITIONS & PLAT BOUNDARIES
4	GRADING & EROSION CONTROL PLAN
5	INTERSECTION GRADING DETAIL
6	PLAN & PROFILE SHEET INDEX
7	OVERALL UTILITY PLAN
8-9	EAGLE RIDGE LANE PLAN & PROFILE
10	AUTUMN HARVEST LANE PLAN & PROFILE
11-12	EXISTING 16" WATERMAIN PLAN & PROFILE
13-14	STORM SEWER PLAN & PROFILE
15-19	CONSTRUCTION DETAILS
20-25	RETAINING WALL CROSS-SECTIONS



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THE LOCATION OF EXISTING UTILITIES, WITH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

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1-800-242-8811



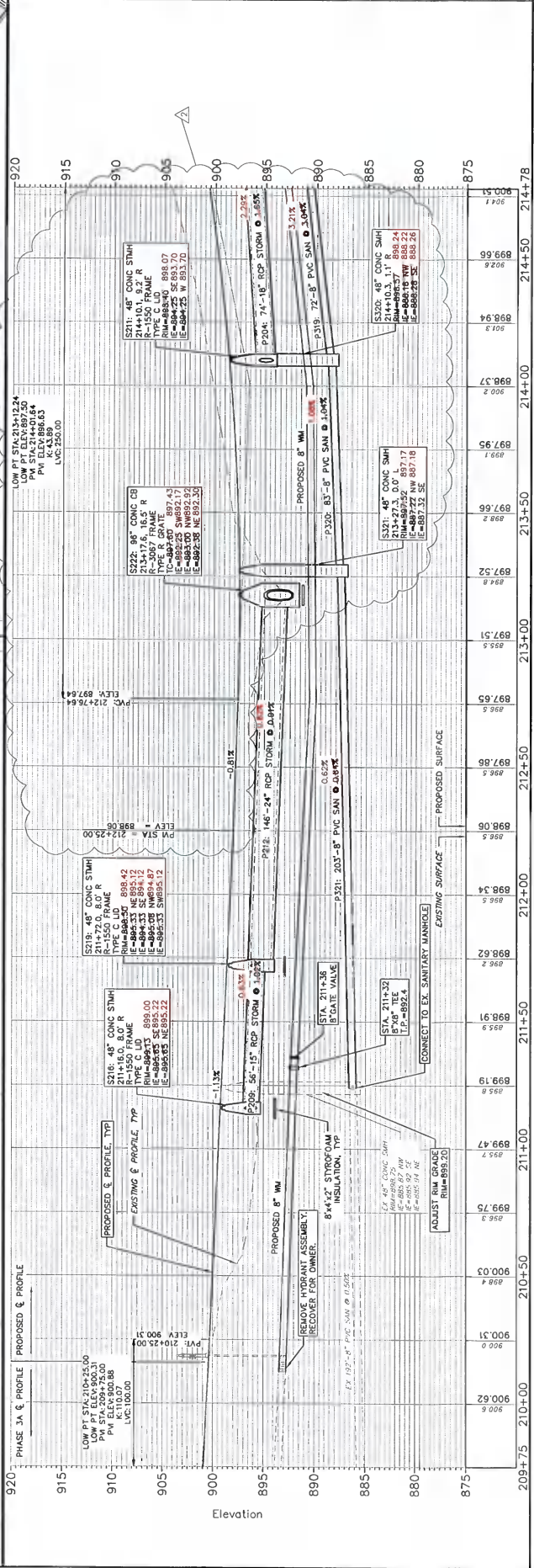
Plan and Profile - Eagle Ridge Lane

NO.	DATE	REVISIONS
1	5/7/17	REVISED PER COMMENTS
2	7/25/17	REVISED PER COMMENTS
3	3/1/18	RECORD DRAWINGS

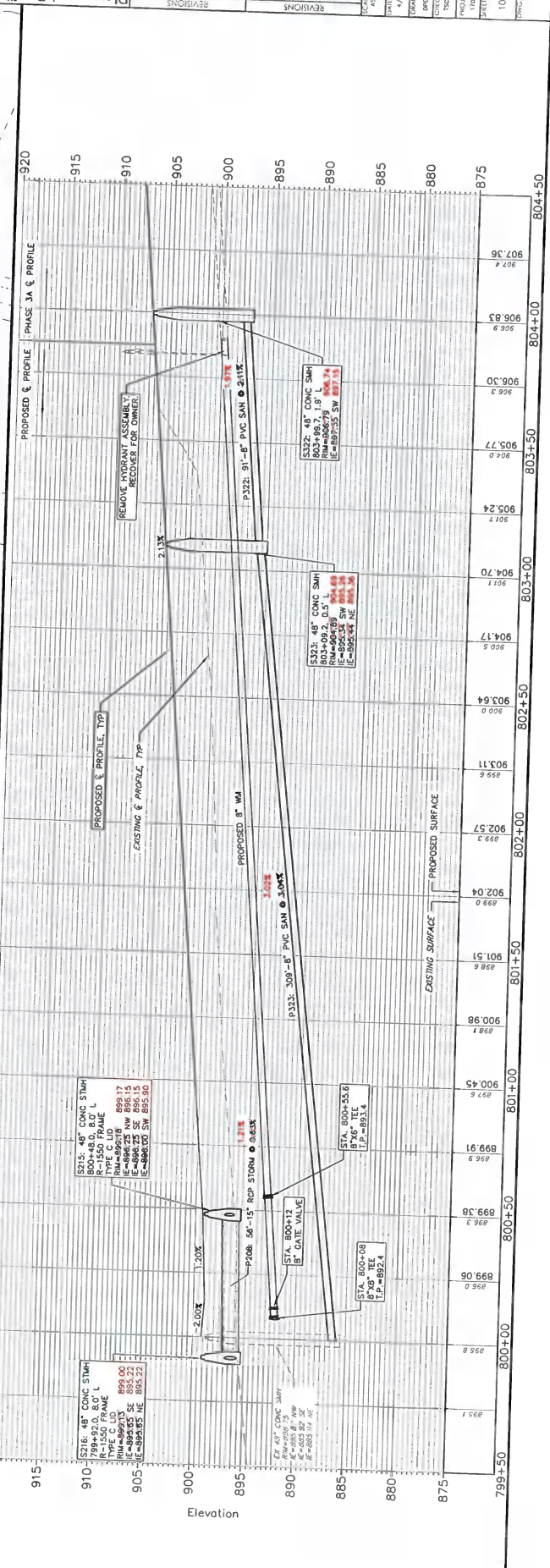
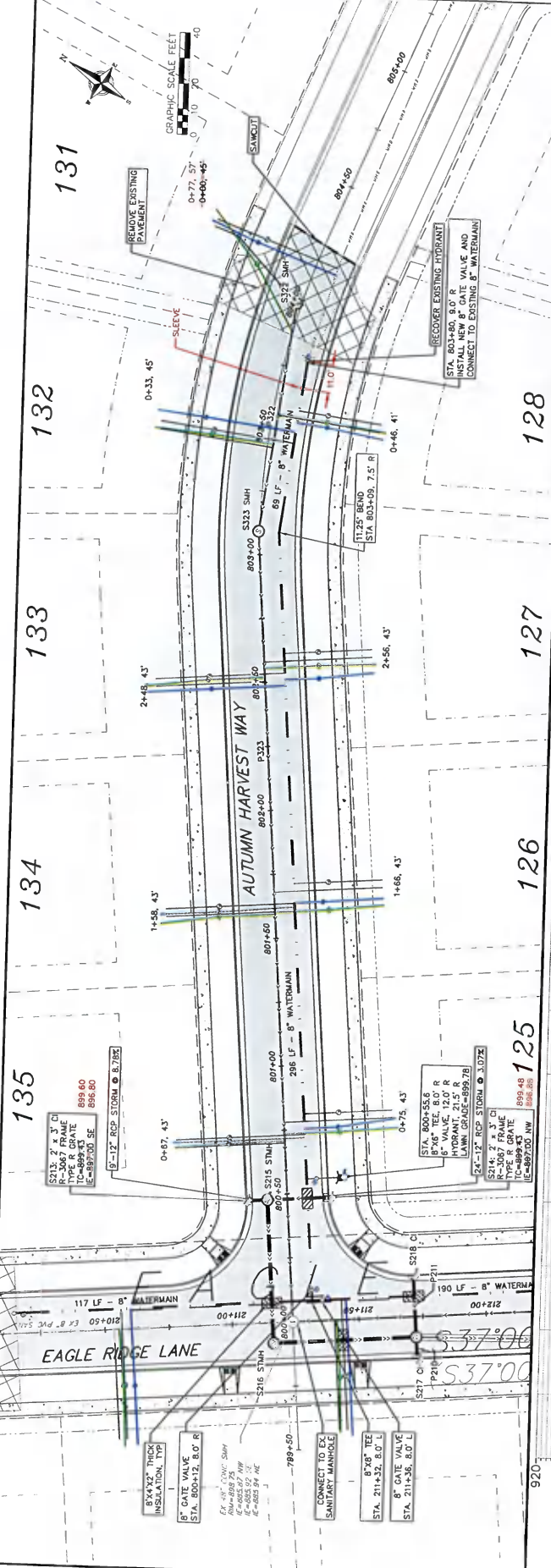
REVISIONS

NO.	DATE	REVISIONS
1	5/7/17	REVISED PER COMMENTS
2	7/25/17	REVISED PER COMMENTS
3	3/1/18	RECORD DRAWINGS

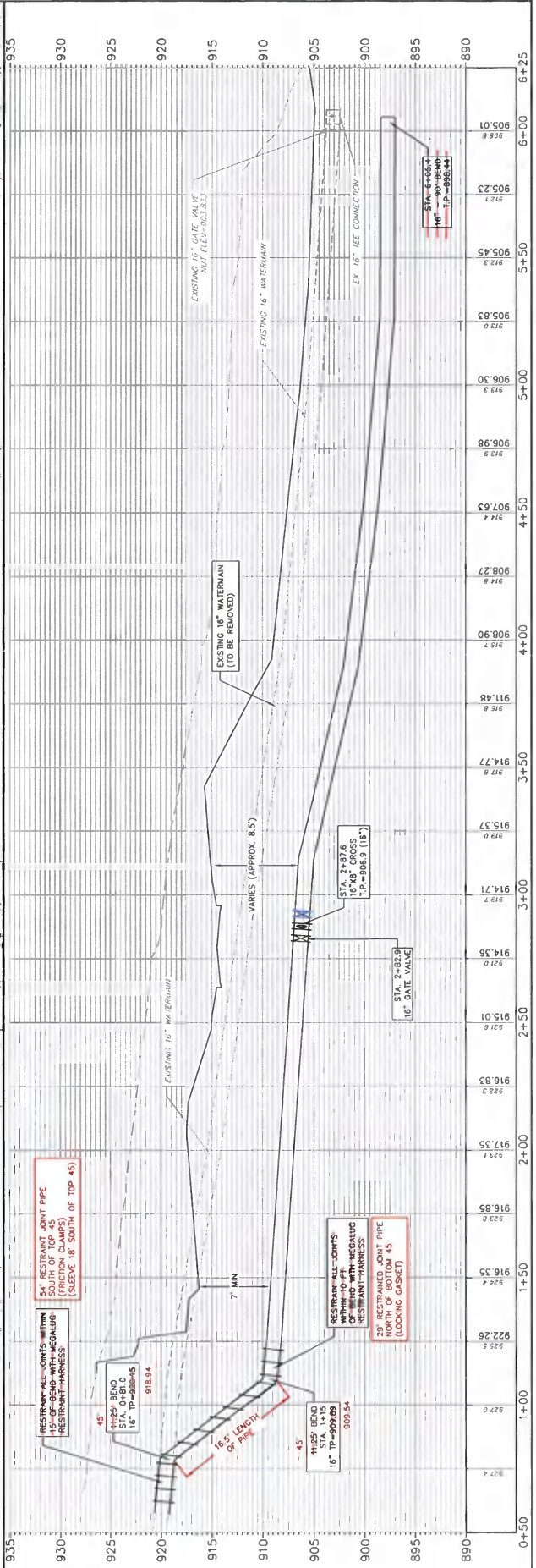
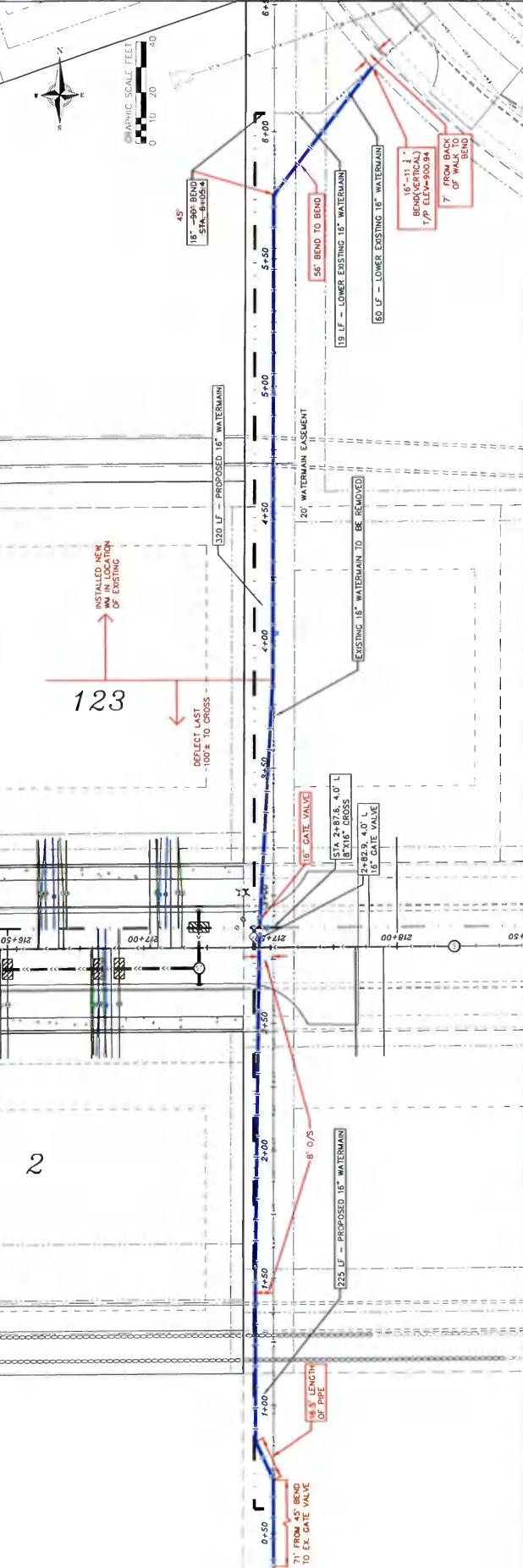
NO DATE REVISIONS

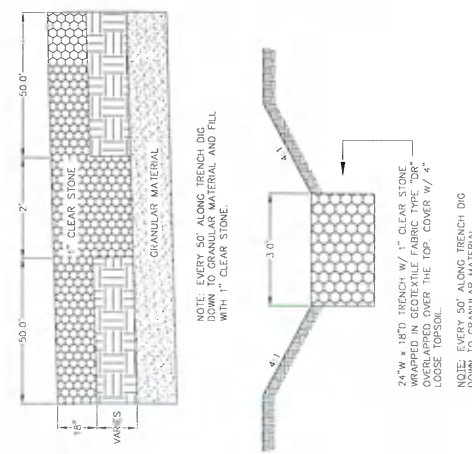
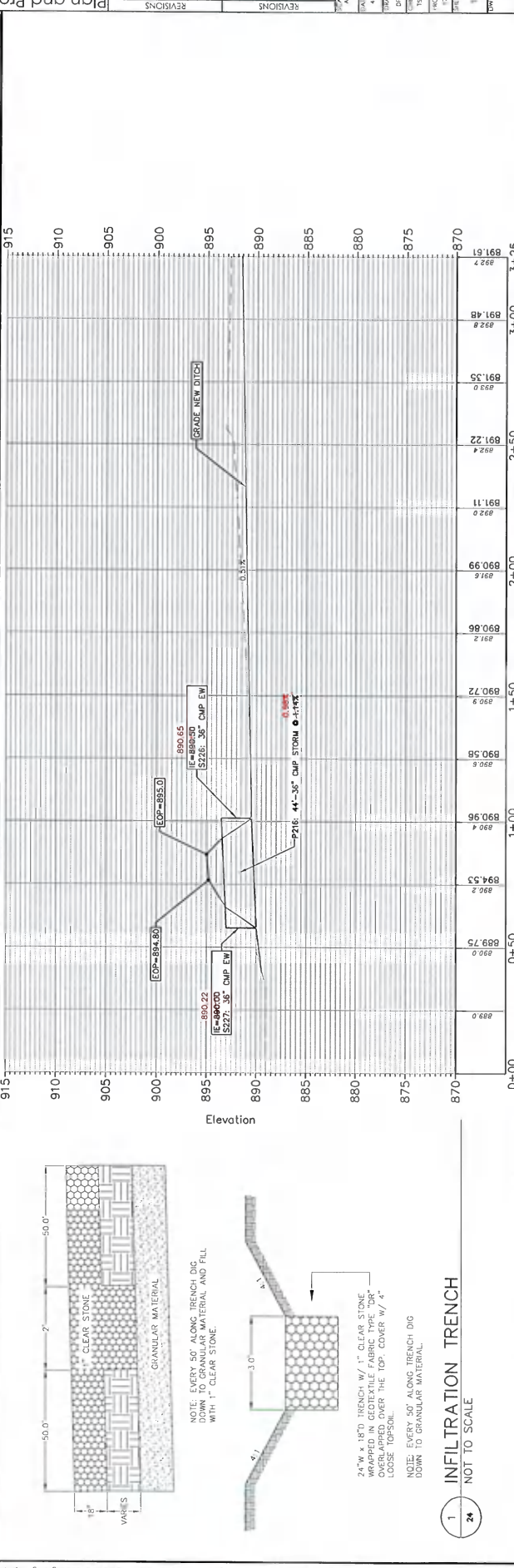
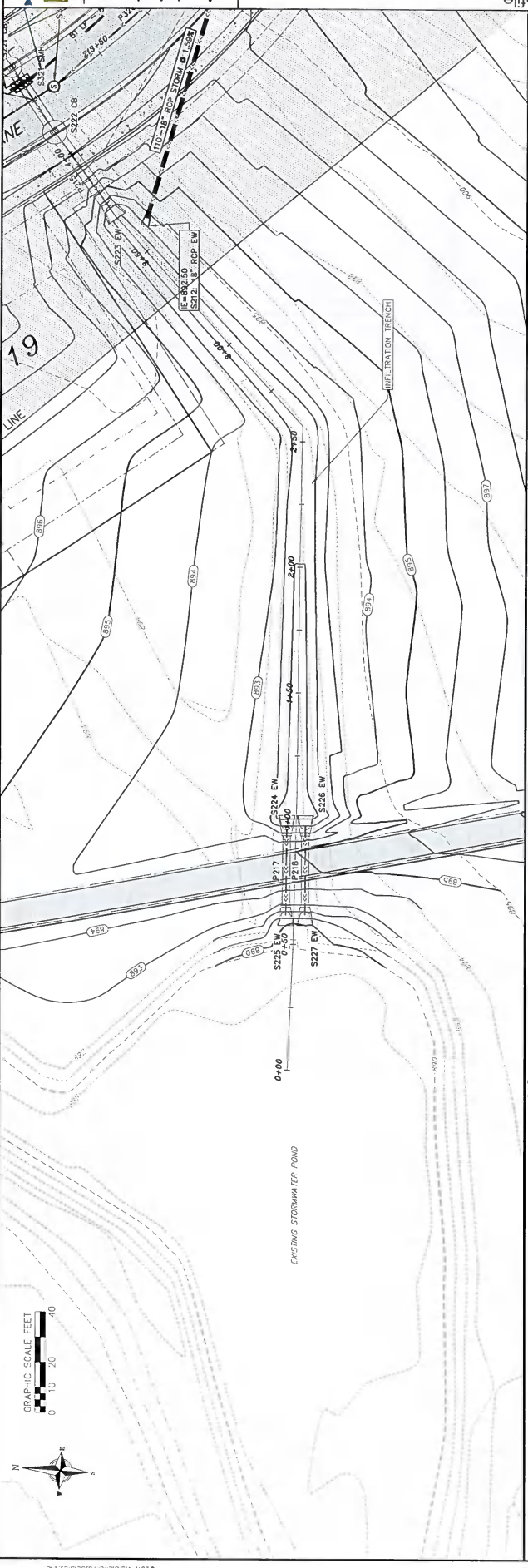


NO.	DATE	REVISIONS
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82	5/21/13	REVISIONS
83	5/21/13	REVISIONS
84	5/21/13	REVISIONS
85	5/21/13	REVISIONS
86	5/21/13	REVISIONS
87	5/21/13	REVISIONS
88	5/21/13	REVISIONS
89	5/21/13	REVISIONS
90	5/21/13	REVISIONS
91	5/21/13	REVISIONS
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93	5/21/13	REVISIONS
94	5/21/13	REVISIONS
95	5/21/13	REVISIONS
96	5/21/13	REVISIONS
97	5/21/13	REVISIONS
98	5/21/13	REVISIONS
99	5/21/13	REVISIONS
100	5/21/13	REVISIONS



NO.	DATE	REVISIONS
1	1/17/17	ISSUE FOR PERMITS
2	2/1/18	RECORD DRAWINGS





1 INFILTRATION TRENCH
NOT TO SCALE

NO.	DATE	REVISIONS
1	3/15/18	RECORD DRAWINGS

DATE	BY	DESCRIPTION
4/17/17		AS SHOWN
4/17/17		BOONER
		SPENCER
		TECH
		PROJECT NO.
		170012
		SHEET
		13 OF 25
		DWG. NO.

Plan and Profile
Street & Utility Improvements
Prairie Creek Phase 3B
Village of Windsor, Wisconsin

Verbicher
Planners | Engineers | Advisors

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