

TOWN OF COTTAGE GROVE
RESOLUTION NO. 2017-04
ACCEPTANCE OF PUBLIC IMPROVEMENTS IN VINEY'S ADDITION TO SKYHIGH

- A. The Town Board approved the Final Plat of Viney's Addition to Skyhigh (the "Development").
- B. In conjunction with the approval, the Town of Cottage Grove entered into a Development Agreement with Viney Acres, LLC (the "Developer") dated November 21, 2016 (the "Development Agreement").
- C. The Development Agreement required the Developer to install Public Improvements in compliance with the applicable standards specified in the Development Agreement.
- D. The Developer has installed Public Improvements and has asked the Town Board to accept Public Improvements and to release the Developer's letter of credit.
- E. The Town Engineer inspected Public Improvements and recommended acceptance of them upon completion of the gate, trees and plantings along the County Highway N frontage (See correspondence from Thomas J. TeBeest to Kim Banigan dated November 10, 2017 attached hereto as Attachment A).
- F. The gate, trees and plantings along the County Highway N frontage as outlined in the Development Agreement have been completed.

NOW THEREFORE, the Town Board of the Town of Cottage Grove resolves as follows:

- 1. Acceptance of Public Improvements. The Town Board accepts the public improvements identified in the Development Agreement.
- 2. Release of Surety. The Town Clerk is authorized to release the letter of credit provided by the Developer pursuant to the Development Agreement.

The above Resolution was duly adopted by the Town Board of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on November 20, 2017 , by a vote of 5 in favor, 0 opposed, and 0 not voting.

APPROVED:

By Kris Hampton
Kris Hampton, Town Chair

ATTEST:

Kim Banigan
Kim Banigan, Town Clerk

Attachments:

Attachment A – Letter from Thomas TeBeest to Kim Banigan dated November 10, 2017

November 10, 2017

Ms. Kim Banigan
Town Clerk
Town of Cottage Grove
4058 C.T.H. N
Cottage Grove, WI 53527

Subject: Viney's Addition to Sky High – Final Review Comments

Dear Kim:

We received final as-built plans and documentation for Viney's Addition to Sky High from the developer's engineer on November 6, 2017. Copies of these documents are included for your use. Upon review of these documents, and as a follow up to our previous review letter dated September 26, 2017, we have the following comments:

1. The subdivision appears to be substantially complete. The grass is established and the paving and gravel shoulders are finished.
2. The temporary stone ditch checks have been removed by the contractor.
3. The gate across the driveway to the pond from CTH N needs to be installed.
4. The trees and plantings between the pond and CTH N have not been installed.
5. Birrenkott Surveying, Inc. provided a certification that all survey monumentation is complete on October 19, 2017. A copy is included for your use.
6. The area east of the cul-de-sac has been repaired, reseeded and erosion matting has been added as requested. Sediment from construction has been removed from the pond and areas around the pond and bio-retention areas have been seeded and matted.
7. An as-built certification for the stormwater management pond and bio-retention areas has been submitted to Dane County by the developer's engineer. It is our understanding that Jason Tuggle at Dane County has accepted this certification. A copy is included for your use.
8. Quam Engineering, LLC submitted a final as-built grading plan of the site and the pond and bio-retention areas on November 6, 2017. We have reviewed these as-built plans and they appear to be in substantial compliance with the original plans for the development. However, the developer has requested that final grades on Lots 8 & 9 be achieved when basement foundations for these lots are excavated. The plan shows the proposed finished grades for the two lots. We recommend that the Town allow for this but confirm final property elevations prior to issuing occupancy permits for these properties. We further recommend that the as-built grading plan be provided as a record of the final grades to home builders to ensure drainage patterns and easements are not altered by filling, plantings or structures.

This concludes our comments. We hereby recommend acceptance of the development upon the completion of the gate and trees and plantings along the CTH N frontage. We have no objections to the Town releasing the developer's letter of credit upon the Town's acceptance of the development.

Please feel free to contact me with any questions regarding our review.

Sincerely,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, reading "Thomas J. TeBeest". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas J. TeBeest, P.E.
Project Engineer

cc: Ms. Susan Allen, Stafford Rosenbaum LLP (1200 N. Mayfair Rd. Suite 430,
Milwaukee, WI 53226-3282)

Mr. & Mrs. Donald Viney (2093 U.S.H. 12 & 18, Cottage Grove, WI 53527)

Mr. Ryan Quam, Quam Engineering, LLC (4604 Siggelkow Road, Suite A,
McFarland, WI 53558)

Mr. Daniel Birrenkott, Birrenkott Surveying, Inc. (1677 N. Bristol Street, Sun Prairie,
WI 53590)

TJT

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