City of Stoughton, 207 S. Forrest Street, Stoughton WI 53589

RESOLUTION OF THE PUBLIC WORKS COMMITTEE			
Acceptance of Public Improvements made by Harvest Farms, LLC for Nordic Ridge Phase IV			
Committee Action:	Public Works recommended approval 4-0 on 1/20/22		
Fiscal Impact:	None		
File Number:	R-11-2022	**Date Introduced:**	January 25, 2022

WHEREAS, Pursuant to the NORDIC RIDGE DEVELOPMENT AGREEMENT (MASTER) and the development agreements for Phase III (the "Agreement"), Harvest Farms, LLC (the "Developer") is required to construct certain Public Improvements; and

WHEREAS, the Agreement require Developer to submit the following prior to acceptance of Public Improvements:

- A written request by the Developer desiring the City to inspect the Public Improvements, and
- Valid lien waivers from all persons and entities providing materials or performing work on the improvements for which certification is sought, and
- Provide as-built drawings to the City consisting of four hard copies on paper, one electronic copy as a pdf file, and one electronic copy in dwg format or other digital format that is acceptable to the City, and
- Provide to the City all information regarding such improvements that the City requests to comply with GASB 34; and
- Provide a statement from the City Finance Director that all outstanding City costs, including engineering and inspection charges, have been paid in full; and
- Provide a bacteriologically safe water sample is obtained and tested by a certified agency, with the report from such agency confirming such testing, and

WHEREAS, Developer has requested that the City accept certain Public Improvements (the "Completed Improvements") for Nordic Ridge Phase IV; and

WHEREAS, the City Planning Director and designees have inspected the Completed Improvements and found them to be acceptable and ready for acceptance pursuant to the Agreement and subject to completion of items provided in correspondence dated November 23, 2021; and

WHEREAS, the value to complete the remaining items will be added to and secured with the surety associated with Phase V; and

WHEREAS, the Public Works Committee met on January 20, 2022 to consider acceptance of the Completed Improvements, and recommended that the Completed Improvements be accepted pursuant to the Agreement; and

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Stoughton that Completed Improvements are accepted pursuant to the Agreement, subject to completion of the items identified in the correspondence dated November 23, 2021, and authorizes that the construction letter of credit provided by Developer for Phase IV be returned and the value to complete the remaining items will be added to and secured with the surety associated with Phase V.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

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CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: January 17, 2022

To: Public Works Committee

From: Rodney J. Scheel
Director of Planning & Development

Subject: Nordic Ridge Public Improvements

The Public Improvements for Nordic Ridge Phase IV are substantially complete. The remaining work includes minor punch list corrective work. The Developer has requested acceptance pursuant to the development agreements in place for these phases. A resolution is provided and recommended for your consideration.

If you have any questions, please contact me.

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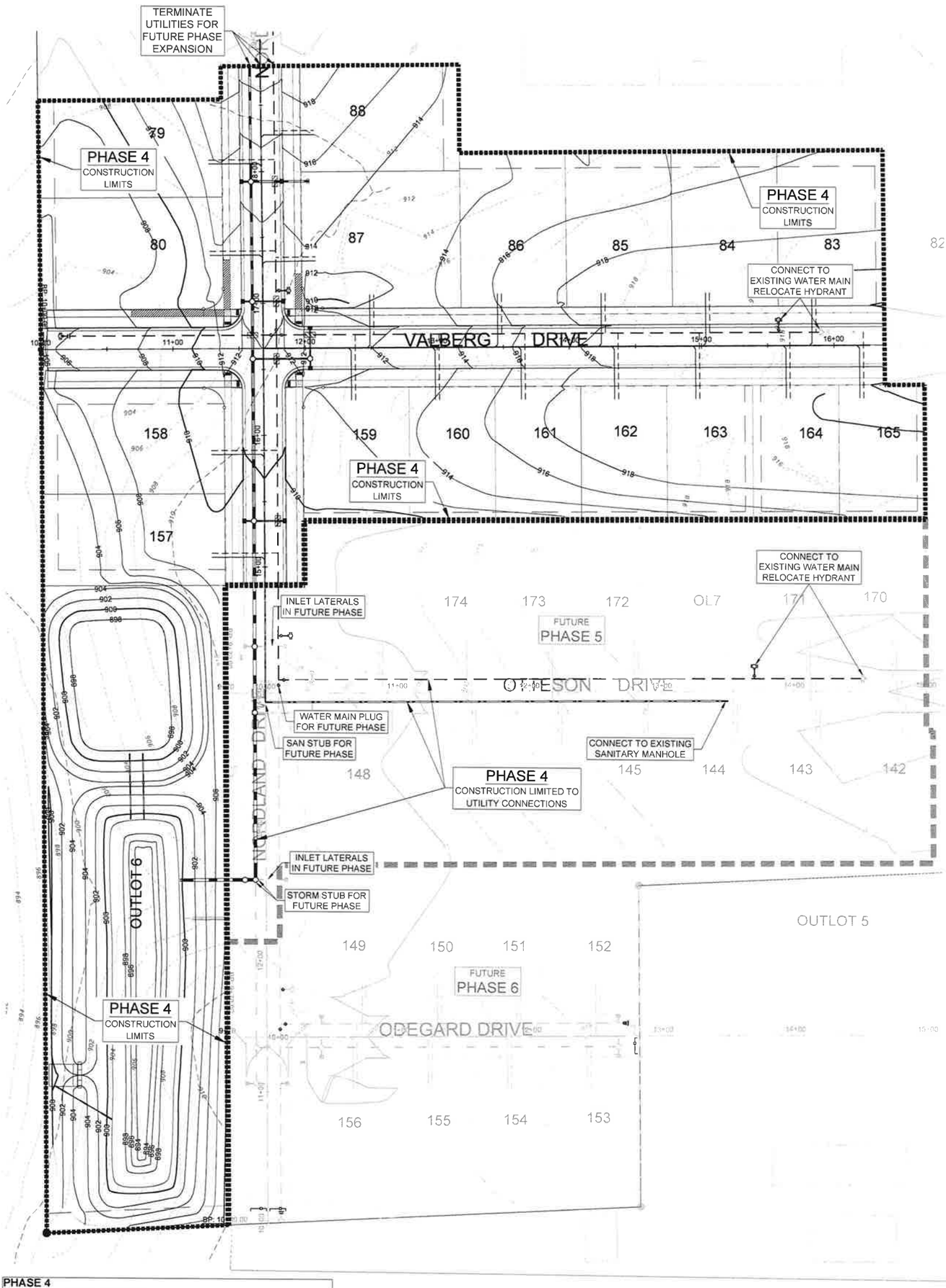
File: U:\User\2005180\Drawings\2005180 GECP.dwg C402 Plotted: May 19, 2021 - 3:56pm



PHASE 4

STORM WATER POND AND INFILTRATION BASIN TO BE CONSTRUCTED

1. EXCAVATE STORM WATER PONDS TO FULL SIZE AND DEPTH TO SERVE AS SEDIMENTATION TRAPS DURING CONSTRUCTION.
2. PRIOR TO INSTALLATION OF PERMANENT OUTLET STRUCTURES, INSTALL STONE WEEPER OUTLET WEIRS FOR SEDIMENT TRAPS AS INDICATED ON PLAN.
3. INSTALL SILT FENCE AS NEEDED TO DIRECT ACTIVE CONSTRUCTION SITE RUNOFF TO FUNCTIONING SEDIMENT TRAPS.
4. MAINTAIN A 3 FOOT MINIMUM SEDIMENT TRAP DEPTH FROM BOTTOM OF TRAP TO OUTLET INVERT FOR STORAGE.
5. OVER EXCAVATE SEDIMENT FROM STORM WATER PONDS AND CONSTRUCT PER DETAIL AS PART OF FINAL RESTORATION.
6. INFILTRATION BASIN TO REMAIN UNDISTURBED AND OFFLINE UNTIL SITE IS TO FINAL GRADE AND STABILIZED FROM EROSION.

LEGEND

PHASE - FULL CONSTRUCTION LIMITS

PHASE - UTILITY CONNECTION ONLY

N

0 40' 80'

Sheet Number: C402

FN: 2005-180

DRAWN BY: MTK

DATE: 05-19-2021

REVISED:

PHASE OVERVIEW

NORDIC RIDGE

PHASE 4

CITY OF STOUGHTON

DANE COUNTY, WISCONSIN

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT