

RESOLUTION 2019-12

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
ACCEPTING IMPROVEMENTS IN CREEKVIEW SUBDIVISION**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, resolves as follows:

RECITALS

1. The Village and Riversview Development, LLC (the "Developer") entered into that certain Development Agreement pertaining to the development of Creekview Subdivision (the "Development Agreement") with respect to the land described therein and certain subdivision public improvements, including the public roads, the subdivision system which includes the sanitary sewerage system and the watermain, and storm water utilities.

2. The work for the Project has been completed and has been inspected for compliance with the approved plans and specifications and it is recommended by the Village's Public Works Director and the Village's Utility Director that the work for the improvements for the subdivision be accepted by the Village Board subject to the following conditions:

- a. Village of Caledonia Utility Commission acceptance and approval.
- b. No building permits shall be issued for Lots 1, 2 or 9 until the topsoil piles are removed by Developer from such lots and from the subdivision.
- c. Final individual lot survey items shall be completed by Developer when weather and site conditions allow with the final completion deadline for such items to be May 1, 2019. Any permits issued would be based on the approved master grading plan until the final grading survey is completed and approved by Village staff.
- d. A 10% retainage for grading shall be held by the Village in addition to any other retainage set forth under the Development Agreement until the completed grading as-builts are submitted and lot piping is installed or confirmed by Developer's engineer Pinnacle and Village staff.

NOW THEREFORE BE IT RESOLVED THAT, the certain subdivision public improvements, including the public roads, the subdivision system which includes the sanitary sewerage system and the watermain system, and storm water utilities are hereby accepted by the Village Board subject to the conditions recommended by the Village's Public Works Director and the Village's Utility Director as set forth above.

Adopted by the Village Board of the Village of Caledonia this 4th day of February 2019.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs, President

Attest: Karie Torkilsen
Karie Torkilsen, Clerk