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June 3, 2022

Brenda Ayers, City Administrator  
City of Lodi  
130 South Main Street  
Lodi, Wisconsin 53555

Re: Terrace Vista Phase 2  
Westview Development LLC

Dear Brenda,

At the request of Westview Development LLC, Terrace Vista Phase 2 was inspected on June 1, 2022 for Acceptance of Work pursuant to par 6.A of the Development Agreement (DA). Present at the inspection were Any Zimmer and Cody Gartman representing MSA, James Lincoln representing City of Lodi, Ben Larrabee and Matt Kundert representing Westview Development/S&L Underground.

All improvements were found to be in substantial compliance with the approved plans for Terrace Vista Phase 2 and local and state codes, standards and specifications of the City of Lodi. A list of items to be corrected or completed is attached. The items are relatively minor and Westview Development/S&L Underground has indicated the list of item will be addressed no later than June 20, 2022.

MSA has documented the location and elevation of the sanitary sewer, water and storm facilities throughout construction and will prepare and provide as-built drawings pursuant to DA par 6.E. As-built drawings will be verified by S&L Underground for accuracy prior to distribution and uploading to the City's GIS. As-built drawings are expected be reviewed, finalized distributed and uploaded no later than July 1, 2022.

With the determination of substantial compliance on June 1, 2022 the 14 month guarantee period against defective work will expire August 1, 2023 pursuant to DA par 11.

Pursuant to DA par 13.A, the Developer has provided surety for the entire cost of the improvements, including improvements for Lots 51 through 55 adjacent to Reynolds Road. The estimated cost for the improvements for Lots 51-55 is \$199,075. DA par 13.B (2) and (3) allows for the delayed completion of landscaping and street tree planting. The estimated cost for landscaping and street tree planting is \$11,000.

With consideration of the information provided above, MSA is recommending City of Lodi Public Works and Utility Committee acceptance of the improvements to Lots 38 through 49 of the Terrace Vista Phase 2 Plat including Lot 15 of the Plat for Phase 1 and the stormwater management pond. Upon acceptance of the improvements, MSA is also recommending a reduction of the Developer's surety to \$231,000 (which is equal to approximately 110% times the sum of the estimated cost of street trees, landscaping and Lot 51-55 improvements).

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Committee approval and recommendation to Common Council may be made contingent upon completion of the list of items to be corrected or completed.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,  
MSA Professional Services, Inc.



Andrew Zimmer, P.E.  
azimmer@msa-ps.com | (608) 355-8968

Att.

cc: Terry Weter, Director of Operations  
Ben Larrabee, Westview Development LLC  
Cody Gartman, MSA



## LIST OF ITEMS TO BE CORRECTED OR COMPLETED

**Project:** Terrace Vista - Phase 2  
City of Lodi  
MSA Project Number: 00080114

**Contractor:** S&L Underground

**Project Visit Date:** 6/1/2022

**Issue Date:** 6/3/2022

1. Mortar all shrinkage cracks at pipe connections in all storm inlets.
2. Clear construction debris from connecting inlet STA 206+60 LT.
3. Clean debris from all sanitary manhole benches.
4. Jet clean sanitary sewer main.
5. Install tracer wire terminal boxes at all fire hydrants.
6. Finish grade, topsoil, seed, fertilize and mulch or mat adjacent to asphalt path.
7. Replace cracked sidewalk panel on Lot 15 frontage within 14 month warranty period (or cause lot owner or builder to do the same).
8. Drag and seed pond safety shelf and slopes. Seed may be a perennial cover variety. Provide erosion mat in highly erodible areas.
9. Restore Alliant Energy bore pit(s) adjacent to Reynolds Road.
10. Provide median landscaping and planted within one year of acceptance of the improvements or by June 21, 2023.
11. Provide street tree planting plan and schedule shall be submitted for review by Plan Commission within 30 days of the 14<sup>th</sup> driveway permit within the platted area with planting to follow.
12. Submit the test reports for 28-day concrete breaks to City Engineer.

Prepared By:

MSA Professional Services, Inc.

*Cody Gartman*

Cody Gartman  
Graduate Engineer II

CGG