



# Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

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## MEMORANDUM

Date: February 6, 2026  
To: Water Commission  
From: Mat Kadrach  
Re: Meadowbrook Senior Living

On October 15, 2025, Tom Pientka of Tukka Properties, requested a water main extension for the proposed senior living development that consists of a 119-unit residential care apartment complex.

The project will consist of approximately 2,100 LF of 12-inch PVC, 5 fire hydrants, 1 8-inch commercial service, and 5 residential services for future development.

The development is located west of Meadowbrook (STH 318) and north of Coldwater Creek. It will connect to our main on Shagbark and complete a loop around the facility with stubs for future residential development.

The design and DNR review have been completed and was approved on January 15, 2026.

The Developer's Agreement is our standard 24-month agreement form with no exceptions.

**Recommended Motion:** Move to approve of the Developer's Agreement for Meadowbrook Senior Living Development at no cost to the Utility.





D HILLS DRIVE

(FUTURE)  
SHAGBARK TRAIL

(FUTURE) ROAD "A"

COLDWATER CREEK DRIVE

MEADOWBROOK ROAD / S.T.H. "318"