



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.waukesha-wi.gov

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| Committee: Plan Commission | Date: 5/26/2021 |
| Item Number: ID#21-2312 | Date: 5/26/2021 |
| Submitted By: Maria Pandazi, City Planner | City Administrator Approval: Kevin Lahner, City Administrator |
| Finance Department Review: Bridget Souffrant, Finance Director | City Attorney's Office Review: Brian Running, City Attorney |
| Subject: Referral – Ald. McElderry – River Valley Rd. Extension – Request to reassess the traffic analysis for River Valley Road connection to STH 59, and a request to not connect River Valley Road to STH 59 until the Traffic Impact Analysis is updated and the final report is presented for public review and comment. | |

Details:
 This is referral from Ald. McElderry based on a petition from residents of the Fox Ridge West and Trillium Hill subdivisions to reconsider the decision to connect River Valley Road to State Trunk Highway 59.

The proposed street extension of River Valley Road to STH 59 has been depicted on the Official City Map since 1995. In 2000, when the Trillium Hill Subdivision land was annexed into the City, the future River Valley Road connection was planned and shown, and when Trillium Hill was platted in 2002, River Valley Road was extended 480' to the north of last house for the future connection.

The location of Fire Station 3 was done with the understanding that the River Valley Road connection would occur.

The connection is required by the State DOT which is allowing one access point for a signalized intersection which must be across from the St. John Neuman/Fires Station 3 driveway and connect to the existing River Valley Road.

The TIA for the Village at Fox River development was reviewed and approved the State DOT, Waukesha County and the City of Waukesha Engineering Dept. The data used in preparing the TIA was accepted as current, and there is no need to update the TIA for the Village at Fox River development. In regard to River Valley Road connection specifically, the street was planned as a collector street to have a connection with STH 59.

To address the Neighborhood concerns, the Engineering Dept. has already begun a study of the current traffic conditions and plans to present the concerns to the Buildings and Grounds Committee at their June meeting. Improvement alternatives from the study will be shared with the Alderman for his review and possible recommendation of improvements to the Buildings and Grounds Committee. After the street connection is completed, the Engineering Dept. will collect post traffic data, and again share that study/report and improvement alternatives with the Alderman for review and possible recommendation of improvements to the Building and Grounds Committee.



Work has already begun at the Village at Fox River development, including the street connection between STH 59 and River Valley Road. The City Attorney has called attention to the fact that the City has entered into a TIF Agreement which included the construction of the River Valley Road connection per the approved site plan, and a Public Works Development Agreement which also includes the requirement of constructing the River Valley Road connection per the approved site plan. These two executed agreements are valid, binding, and enforceable contracts. If the City were to revoke the River Valley Road connection at this time, the City would be in breach of contract and liable to the developer for resulting damages.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends the Plan Commission take no action on the referrals from Alderman McElderry as this issue is following the appropriate channels through the Engineering Dept. and Buildings and Grounds Committee.