



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Board of Public Works	Meeting Date: 6/3/2025 (Council Meeting)
ID Number: 25-00906	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Submission Date: 5/22/2025 (BPW Meeting)
Agenda Item Title: Review and possible action on the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for Phase One of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision.	

Issue Before the Council: The Developer will be completing Phase One of the project work which entails street grading and construction, sidewalks, sanitary and storm sewer installations, terrace restoration, landscaping, construction of storm water facilities, and other incidentals at their development site. Developer's Agreements are required to assign the contractual obligations that the property developer has agreed to complete as part of their project. The Agreement also requires the Developer to prepare construction drawings, prepare easements, a Final Subdivision Plat, obtain permits, post a financial guarantee, construct private storm water facilities in accordance with the drawings, and perform other miscellaneous items for the development, and pay for impact fees, televise pipe installations, and prepare record drawings. If the Agreement is not approved, then the project will not occur.
Options & Alternatives: Not approving this agreement would result in the development project not moving forward.
Additional Details: See attached Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC.



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Moving forward with the Developer's Agreement will allow for the implementation and construction of a portion of the proposed 79 lot single family subdivision on approximately 22.196 acres of land.

Financial Remarks:

There are no immediate financial obligations for the City.

Executive Recommendation:

Recommend approval of the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC., for Phase One of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision.

Recommended Motion:

Recommend approval to Council of the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC., for Phase One of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision pending final review by the City Attorney.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature