

**Amendment 1 to  
Public Works Development Agreement  
Skyline Subdivision**

**Parcel ID Numbers: WAKC 0986 998 001  
WAKC 0986 998 002  
WAKC 0987 997**

After recording return to:  
City of Waukesha  
Dept of Public Works  
201 Delafield St  
Waukesha WI 53188

The Public Works Development Agreement between the City of Waukesha and **Skyline Waukesha, LLC**, dated January 20, 2022 and recorded by the Register of Deeds for Waukesha County on February 1, 2022 as Document Number 4649422, referred to herein as the Agreement, is hereby amended. All of the terms and conditions of the Agreement remain unamended and in effect, except as specifically amended herein. This document is referred to herein as the Amendment.

The real property affected by this instrument is described on the attached Exhibit A.

**1. Street Construction Deadlines.** Section 8.c. of the Agreement is deleted in its entirety and replaced with the following:

c. White Oak Way, Panorama Drive, Viewpoint Avenue, Vista Avenue and the off-site sanitary sewer located in and east of Red Maple Way shall be constructed in the first phase and shall be completed within 12 months from the execution of this document. The concrete sidewalks in the first phase of the subdivision are to be completed no later than June 30<sup>th</sup>, 2023. The remaining phases are to be completed at the Developer's discretion.

**2. Building Permits.** The following is added as a term of the Agreement to Section 11:

**Section 11(m):** Four (4) building permits will be issued for Lots 1, 22, 48, and 49 in Phase 1 upon completion of the first course of asphalt pavement installed on all public streets and all public improvements being installed excluding concrete sidewalks, natural gas & electrical facilities which will be completed by June 30<sup>th</sup>, 2023. All other items listed in Section 11 (a) to 11 (l), shall be completed by Developer and approved by the City prior to building permits for Lots 1, 22, 48, and 49 being issued, except item 11(f) shall be modified to provide that all utilities shall be accepted by the City of Waukesha, and Water Utility acceptance is not required.

Effective as of November 11, 2022.

**Developer: Skyline Waukesha, LLC**

\_\_\_\_\_  
By its sole member, Bielinski Homes, Inc., Frank Bielinski, President

State of Wisconsin    }  
                                  } ss.  
Waukesha County     }

Frank Bielinski, known to me to be the President of Bielinski Homes, Inc., the sole member of Skyline Waukesha, LLC, personally came before me the \_\_\_\_ day of \_\_\_\_\_, 2022, signed this Amendment in my presence, and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, Waukesha County, Wisconsin  
My commission (is permanent) (expires \_\_\_\_\_)

**City of Waukesha**

\_\_\_\_\_  
By Shawn N. Reilly, Mayor

\_\_\_\_\_  
Attest: Gina L. Kozlik, City Clerk-Treasurer

State of Wisconsin }  
                              } ss.  
Waukesha County     }

Shawn N. Reilly and Gina L. Kozlik, known to me to be the Mayor and City Clerk, respectively, of the City of Waukesha, personally came before me the \_\_\_\_\_ day of \_\_\_\_\_, 2022, signed this Amendment in my presence, and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, Waukesha County, Wisconsin  
My commission (is permanent) (expires \_\_\_\_\_)

This instrument was drafted by City of Waukesha Department of Public Works.

Exhibit A

**EXHIBIT "A"**  
**SKYLINE - PHASE 1**

**LEGAL DESCRIPTION:**

All that part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 31, said point being the place of beginning of lands hereinafter described;

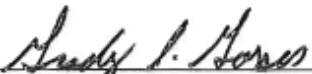


Thence North 88°24'42" East and along the North line of the said Southwest 1/4 Section, 1077.52 feet to a point; Thence South 39°41'45" East, 25.42 feet to a point; Thence South 39°52'14" East, 122.01 feet to a point; Thence South 39°08'35" East, 60.00 feet to a point; Thence Southwesterly 2.47 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 230.00 feet, whose central angle is 00°36'54", and whose chord bears South 51°09'52" West, 2.47 feet to a point; Thence South 00°56'42" East, 437.05 feet to a point; Thence South 31°43'37" West, 11.48 feet to a point; Thence South 70°30'28" West, 179.49 feet to a point; Thence South 86°45'27" West, 71.08 feet to a point; Thence South 08°06'20" West, 144.58 feet to a point; Thence South 05°16'07" East, 60.00 feet to a point; Thence South 84°43'53" West, 76.73 feet to a point; Thence South 05°16'07" East, 149.32 feet to a point; Thence South 13°08'57" East, 50.00 feet to a point on the North Right-of-Way line of "Summit Avenue" (U.S. H. "18"); Thence South 76°51'03" West and along the said North Right-of-Way line, 667.39 feet to a point; Thence South 77°57'33" West and along the said North Right-of-Way line, 230.56 feet to a point on the West line of the said Southwest 1/4 Section; Thence North 01°14'05" West and along the said West line, 1249.59 feet to the point of beginning of this description.

Said Parcel contains 1,233,971 Square Feet (or 28.3281 Acres) of land, more or less.

Date: 6/28/21



  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480