



**City of Waukesha**  
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<b>Committee:</b> Board of Public Works	<b>Date:</b> 3/17/2022
<b>Common Council Item Number:</b> ID #22-3789	<b>Date:</b> 4/7/2022
<b>Submitted By:</b> Alex Damien, Interim Director of Public Works	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Denise Vandebush-Kohlmann, Interim Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Review and act on Developer's Agreement between the City of Waukesha and Woodland Hills Development by Belman, Inc., for the Woodland Hills – Adler Drive Phase for the property located north of Hawthorn Hill Drive and west of White Oak Way.	

**Details:**  
The Developer will be completing street grading and construction, sidewalks, terrace restoration, landscaping, and complete 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, obtain permits, post a financial guarantee, and perform other miscellaneous items for the development, pay for impact fees, televise pipe installations, and prepare record drawings and list conditions for issuance of building permits. If the Agreement is not approved, then the project will not occur.

**Options & Alternatives:**  
1. Approve as submitted. There are no practical alternatives to not approving the Agreement.

**Financial Remarks:**  
There are no costs to the City.

**Executive Recommendation:**  
Approve as drafted.