



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

<b>Committee:</b> Board of Public Works	<b>Date:</b> 4/21/2022
<b>Common Council Item Number:</b> ID #22-4022	<b>Date:</b> 5/3/2022
<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 City of Waukesha and Howell Oaks Development LLC for the Howell Oaks Addition 5 Phase 6 development for property located north of Madison Street and west of Prairie Song Drive	

**Details:**  
The Developer will be completing street grading and construction, sidewalks, sanitary and storm sewer installations, terrace restoration, landscaping, storm water facilities, and completing 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 Plat, obtain permits, post a financial guarantee, 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:**  
1. Approve as submitted. There are no practical alternatives to not approving the Agreement.

**Financial Remarks:**  
There are no immediate costs for the City. After the installation is complete, the City will incur long term maintenance costs of the public infrastructure which include but are not limited to pavement and curb and gutter maintenance and replacements, cul-de-sac maintenance, roadway salting of ice and snow, snow plowing, storm sewer and sanitary sewer pipe inspections and manhole rehabilitations, and other incidentals.

**Executive Recommendation:**  
Approve as drafted.