



City of Waukesha
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Committee: Board of Public Works	Date: 2/20/2025
Common Council Item Number: ID #25-00266	Date: 3/4/2025
Submitted By: Alex Damien, Director of Public Works	City Administrator Approval: Anthony W. Brown, City Administrator
Finance Department Review: Joseph P. Ciurro, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Review and act on the Developer's Agreement between the City of Waukesha and Bielinski Homes, Inc., for the property located north of Madison Street between Pebble Creek and Fiddler's Creek Drive.	

Details:
 The Developer will be completing street grading and construction, sidewalks, sanitary and storm sewer installations, terrace restoration, landscaping, construct storm water facilities, 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, prepare easements, a 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.

Financial Remarks:
 There are no immediate financial obligations for the City.

Executive Recommendation:
 Approve the Developer's Agreement between the City of Waukesha and Bielinski Homes, Inc., for the property located north of Madison Street between Pebble Creek and Fiddler's Creek Drive pending final review by the City Attorney.