



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

City of Waukesha Cover Sheet

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| Committee: Board of Public Works | BPW Meeting Date: 7/9/2026 |
| ID Number: 26-04007 | Ordinance/Resolution Number (if applicable): N/A |
| Department Submitting: Department of Public Works | Common Council Meeting Date: 7/21/2026 |
| Agenda Item Title: Review and possible action on the Developer's Agreement between the City of Waukesha and Smart Realty, for the Country Crest Lane development located north of Summit Avenue and west of Torhorst Road. | |

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| Issue Before the Council: The Developer will be completing development 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, 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 Smart Realty. |

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| 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 the proposed roadway extension serving future development and the Pro Health Care – Meadowbrook site.

Financial Remarks:

There are no immediate financial obligations for the City.

Recommended Motion:

Recommend approval to Council of the Developer's Agreement between the City of Waukesha and Smart Realty, for the Country Crest Lane development located north of Summit Avenue and west of Torhorst Road pending final review by the City Attorney.

Reviewed By:

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| City Attorney Brian Running | Date Reviewed |
| Finance Director Joseph P. Ciarro | Date Reviewed |
| City Administrator Anthony W. Brown <i>Anthony Brown</i> | Date Reviewed 07/08/2026 |

City of Waukesha
Public Works Development Agreement
Country Crest Lane Extension

Parcel ID Number: WAKC 0985 999

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

This Development Agreement, referred to herein as the Agreement, is entered into by and between the **City of Waukesha**, a Wisconsin municipal corporation, referred to herein as the City; and **Smart Realty.**, a Wisconsin corporation, referred to herein as the Developer. The land subject to this Agreement is legally described below, and is referred to herein as the Real Property.

Legal Description

See Exhibit A attached hereto and incorporated herein by reference.

In consideration of the mutual covenants contained herein, the City and the Developer agree and contract as follows:

- 1. The Development.** The term Development, as used herein, refers to the Developer's construction of public City ROW north of Summit Ave/US Highway 18. Public streets known as Country Crest Lane, Red Maple Way, intersection with future roadway extension and all associated improvements. The Development includes 2 wet detention ponds and 2 infiltration basins to treat stormwater runoff from the proposed street improvements and future residential development draining to the area. Existing sanitary sewer main is located along proposed Red Maple Way and Country Crest Lane. Sanitary sewer improvements will be connected to existing main along Country Crest Lane and terminated north of temporary turn around of future street to provide connection point for future development. Watermain will be extended from west property line at Red Maple Way and connect to existing at Tara Hills Court. Watermain will be extended from utility easement along east edge of property, along Country Crest Lane and terminated north of temporary turn around of future street to provide connection point for future development. The Development includes improvements to US Highway 18 at the proposed intersection of Country Crest Lane. This Agreement covers only the work described for this Development. Additional Development Agreements will be required to cover future phases.
- 2. Expenses of Development.** All expenses of the Development and compliance with the terms and conditions of this Agreement shall be paid solely by the Developer. There shall be no contribution from the City.
- 3. Development Plans.** The Developer shall deliver to the City complete, accurate and sufficiently-detailed plans for the Development, which are referred to herein as the Development Plans. The Development Plans shall include the following:

 - a.** CSM showing the locations of all lots, outlots, easements, public rights-of-way, and all other improvements to the Real Property.
 - b.** Construction drawings of all improvements to the Real Property, showing the locations of all streets, sidewalks, utilities, storm water facilities, storm sewers, sanitary sewers, signs, pavement markings, elevations, grading, interim/temporary phasing conditions and all other plans and drawings for the Development.
 - c.** Storm water management plan and storm water management practice maintenance agreement and all addenda.
 - d.** Development specifications.
 - e.** Landscape and turf restoration plans.
 - f.** Master grading and erosion-control plans.
 - g.** Vehicle and pedestrian traffic-control plans.
 - h.** Street signage and lighting plans.
- 4. Compliance with Development Plans.** The Developer shall construct the Development in substantial compliance with the Development Plans as finally approved by the City Public Works Department, and no substantial deviation from them shall be done without advance, written approval by the City.
- 5. Impact Fees and Other Charges.** Developer shall pay to the City the following Impact Fees and charges.

Impact Fees shall be paid in full upon execution of this Agreement, unless payment is specifically deferred to the time of issuance of individual building permits. All Impact Fees and charges shall be paid in full before building permits are issued.

- a. Sanitary Sewer Impact Fee is \$0.00
- b. Parks Impact Fee is \$0.00
- c. Library Impact Fee is \$0.00
- d. Police Impact Fee is \$0.00
- e. Deferred pump station assessment is \$0.00.
- f. Sanitary sewer interceptor assessment is \$0.00

6. Construction Requirements. The following improvements as shown in the Development Plans are specifically required by the City, and the construction of them shall be secured by the performance bond or letter of credit required by section 9 of this Agreement:

- a. Site landscaping, not including street trees to be installed by the City, lawns within residential lots, or any plantings within residential lots which are not included in the site landscaping plans.
- b. Street construction, including the intersection details of Country Crest Lane, Red Maple Way, US Highway 18 improvements at intersection with Country Crest Lane, future street intersection, emergency access to Tara Hill Court & temporary turn arounds.
- c. Concrete sidewalks and cross walks including handicap ramps.
- d. Permanent pavement markings and signage.
- e. Public sanitary sewer.
- f. Public storm sewer.
- g. Storm water facilities.
- h. A digital as-built of all new sanitary sewer, storm sewer, and storm water facilities in the Development.
- i. A video of all new sanitary sewer mains, sanitary sewer laterals, and storm sewers in the Development.

7. Time for Performance.

- a. Developer shall complete the construction of all improvements listed in section 6 no later than 12 months after the date of execution of this Agreement. Construction of improvements shall be deemed complete when the improvements are fully constructed according to the terms of this Agreement, and City delivers a written acceptance of these improvements to Developer,

which shall not be unreasonably withheld, conditioned or delayed by City.

- b. Developer shall complete the construction of streets no later than 12 months after the date of execution of this Agreement. Construction shall be deemed complete when binder course asphalt replacements, utility structure adjustments, concrete curb and gutter and sidewalk removals and replacements, surface course asphalt pavement installation and all incidentals are complete subject only to final inspection, review, and written acceptance by the City delivered to the Developer.
- c. City and Developer shall conduct a site inspection 12 months after substantial completion to determine any outstanding construction requirements, City shall then provide a written list of required improvements or repairs, and if Developer fails to address any required construction as of 14 months after substantial completion, as defined in Wis. Stats. §236.13(2)(a), then a draw may be made by the City on the security provided pursuant to section 9 prior to its expiration.

8. Construction Standards.

- a. **Contractor Qualification.** For work in the public right-of-way, Developer shall identify all contractors that will provide materials or labor to the Development to the City Engineering Department, and all contractors must be approved by the City Engineering Department or they shall not be allowed to perform any work.
- b. **Work Standards.** Developer shall construct all improvements in the Development in a good and workmanlike manner, according to accepted practices within the trades and in compliance with all applicable laws and codes. Developer shall obtain all required permits from the Wisconsin Department of Natural Resources. All streets, curbs, sidewalks, sanitary and storm sewers constructed by Developer in connection with the Development shall be constructed according to the City Department of Public Work's published street, sidewalk and utility construction standards, City Standard Specifications and Development Handbook, the approved storm water management plan, and the Development Plans. City staff will mark any improvements that do not meet the standards set forth herein requiring repair or replacement, and Developer shall repair or replace all marked areas. All construction work shall be subject to inspection by City staff for compliance with the terms of this Agreement, and Developer shall perform all corrective work for

any work that does not meet the standards set forth herein required by the City after inspection.

9. Security for Performance. The Developer shall, at Developer's sole expense, obtain and deliver to the City either a surety bond or irrevocable letter of credit, naming the City as beneficiary, to secure full performance of Developer's obligations under sections 6, 7, and 8. In addition to, or in partial satisfaction of, the security required under this Section, and subject to the City's review and approval, The Developer and the City may agree that all or a portion of such security may be satisfied by a performance bond furnished by the Developer's contractor, provided that the City is named as an obligee on such bond, the bond is conditioned on the Developer's performance of its obligations under this Agreement, and the form and substance of the contractor's performance bond are acceptable to the City. Any acceptance of a contractor-provided performance bond shall be at the City's discretion and shall not relieve the Developer of its obligations under this Agreement except to the extent expressly approved by the City in writing. The choice of surety bond or letter of credit is at the Developer's option. The bond or letter of credit shall meet the following requirements:

- a. Surety Bond Requirements.** The bond shall be issued by a surety listed on the U.S. Department of the Treasury's Department Circular 570-Listing of Approved Sureties, in a form satisfactory to the City Attorney.
- b. Letter of Credit Requirements.** The letter of credit shall be irrevocable, shall be issued by a commercial bank licensed to conduct business in Wisconsin, in a form satisfactory to the City Attorney.
- c. Security Amount.** Subject to adjustment pursuant to Wis. Stats. §236.13(2)(a), the amount of the bond or letter of credit shall be \$#####. Developer shall take whatever actions are necessary, at Developer's sole expense, to ensure that after any partial draws are made, there shall remain 120% of the remaining estimated costs of completion of the improvements listed in section 6 available for the City to draw upon.
- d. Condition of Payment.** The condition of payment under the bond or letter of credit shall be the completion by Developer of the required improvements listed in section 6, in compliance with the standards in section 8, no later than the dates stated in section 7. Time is of the essence. Upon Developer's failure to do so, the City shall provide notice to Developer of such default and provide Developer with a reasonable opportunity to

cure the same prior to making any demand for payment.

e. Remedy Not Exclusive. Application of the bond or letter of credit proceeds by the City shall not relieve the Developer of its obligations under this Agreement, and demand by the City on the bond or letter of credit shall not be a waiver by the City of any other rights or remedies.

10. Building Permits. No building permits are proposed in conjunction with the Development. Issuance of building permits accessed by the Development shall occur only after all of the following requirements are completed:

- a.** The storm water maintenance agreement for the Development, with all exhibits and addenda, have been reviewed and approved by the City and recorded by the Waukesha County Register of Deeds.
- b.** A digital record drawing of all sanitary sewer, storm sewer, and storm water facilities in the Development has been prepared by Developer, and approved by the City. Any deficiencies found by the City shall be corrected to the City's satisfaction. City shall not cause undue delay and review the digital drawings within 15 business days of receiving them.
- c.** Videos of all sewers have been performed by Developer and approved by the City. Sewer Acceptance forms shall be prepared by Developer as required by the City.
- d.** The CSM of the Development has been recorded and provided to City.
- e.** All utilities have been accepted by the City and Water Utility.
- f.** All easement documents needed by City for development have been approved and recorded. Digital recorded copies of easements shall be provided to City.
- g.** Security as required by section 9 has been received by the City Engineering Division.
- h.** All impact fees, sewer assessments, and application review fees have been received by the City.
- i.** The City Storm Water Permit has been issued, and any permits for grading, wetland disturbance or floodplain filling have been issued by the Wisconsin Department of Natural Resources and Army Corps, with copies of the permits provided to City Engineering.
- j.** All improvements are completed along US Highway 18 as required and approved by WisDOT.

- k. Construction and acceptance of all public roadway associated with the Development.
11. **Dedication.** All public improvements required by this Agreement, including but not limited to the road and right of way, shall upon completion be dedicated and conveyed to the City in fee simple, free and clear of all liens and encumbrances, together with easements in favor of the City for necessary access to such improvements. No dedication shall be effective until all review and inspection fees relating to the improvements have been paid in full, all contractors who performed work on the improvements have been paid in full and have provided construction lien waivers, and the City accepts the dedications in writing.
12. **Snow Removal.** Snow removal of the public ROW on Red Maple Way and Country Crest Lane shall be the responsibility of the Developer until the time that Pro-Health Care constructs a driveway connection to the NE leg of the Country Crest and future roadway intersection or until the time that the Future Roadway is constructed to extend at the NW leg of the Country Crest Lane intersection or until construction of Red Maple Way west to connect with the existing Red Maple Way within the Woodland Hills Development.
13. **Pavement Warranty.** All asphalt and concrete pavement that will be dedicated to the City pursuant to this Agreement, or installed as part of the Development shall be warranted by the Developer for materials and workmanship for a period of 2 years from the date of written acceptance pursuant to section 7.b. Pavement deficiencies identified by the City within the 2-year warranty period shall be addressed at Developer's sole expense as follows:
- a. All paving joints (longitudinal and transverse) that open shall be routed and crack sealed to the satisfaction of the City Engineer.
 - b. All premature cracks shall be crack sealed or routed and crack sealed to the satisfaction of the City Engineer.
 - c. Any other pavement irregularities shall be addressed in a method approved by the City Engineer.
 - d. If deficiencies are discovered within the 2-year warranty period, the pavement warranty as to the affected area will be extended by one year from the latest date the deficiencies are corrected.
14. **Landscaping Warranty.** The warranty period for all topsoil, seed, sod, tree, bush or other landscape or restoration work in the Development shall be the earlier of 1 year from the final completion date or full stabilization.
15. **Sewer Warranty.** All sewer mains and laterals, and all associated equipment, that will be dedicated to the City pursuant to this Agreement shall be warranted by the Developer for materials and workmanship for a period of 1 year from the date of delivery of written acceptance of sewer construction pursuant to section 7.a. Sewer deficiencies identified by the City within the 1-year warranty period shall be corrected to the City Engineer's satisfaction, at Developer's sole expense.
16. **City May Correct Deficiencies.** If the Developer fails, after written notice by the City and reasonable opportunity to cure any defaults of the terms of this Agreement, including all warranties, the City may cure the defaults. The Developer shall then reimburse the City for all expenses incurred by the City in doing so, and the City may charge such expenses against the Development as a special charge under Wis. Stats. §66.0627.
17. **Construction Compliance Inspections, Deposit.** The City of Waukesha contracts with private consultants to perform compliance inspections of public construction projects, who are referred to as Construction Site Representatives, or CSRs. The Developer shall approve the CSR for this project. The cost of inspections by CSRs is borne by the Developer, and the Developer is required to maintain a deposit with the City to cover that cost. Therefore, the Developer shall deposit with the City an amount equal to 10% of the estimated construction costs of the public infrastructure, as approved by the City and agreed to by the Developer. Developer shall provide deposit per Section 7 of the City of Waukesha Development Handbook. The City shall draw upon this deposit to pay the costs of the CSR's inspections. If the deposit is drawn down to less than 25% of the original deposit amount, then Developer shall deposit additional amounts as necessary to maintain the deposit at no less than 25% of the original amount at all times. If the deposit amount falls below 25% of the original estimated amount any time, the City may order that all building and construction permits be suspended and all work on the Development cease until the deposit amount is restored to at least 25% of the original amount. Deposits shall be held by the City in its general funds but shall be accounted for separately. The City shall not pay interest on any deposits. The City shall return any remaining balance upon acceptance of public improvements. Approved plans as indicated in the Engineering Concurrence Letter shall be the only plans distributed for construction. If plan amendments are required, developer is responsible to resubmit updated plans to City for review and approval prior to distributing for construction. Failure to submit and receive approval of amended plans may result in City revoking permits until approval of updated plans is issued.

- 18. Inspection Access.** Developer shall allow the City and its CSRs access to the Development as reasonably required to perform inspections of the Development. If Developer fails to give adequate access for inspections, the City may order that all building and construction permits be suspended and all work on the Development cease until adequate access has been given for inspections and the inspections reveal that the Development is in compliance with all codes, permits, and the terms of this Agreement.
- 19. Utility Easements.** The Developer shall grant to the City easements for all municipal utility facilities in the Development and deliver to the City an instrument in recordable form showing all such easements. The easement instrument shall be in a form approved by the City and shall contain all usual terms and provisions required by the City.
- 20. Indemnification.** Developer shall indemnify and hold the City, its officers, agents, and employees harmless from any and all claims, demands, causes of action, lawsuits, judgments, penalties, and other liabilities of any kind arising out of, or connected in any way with, the Developer's construction of the Development, including court costs and actual attorney fees. Indemnification shall not extend to claims arising out of the negligent or intentional acts or omissions of the City, its officers, agents, employees or independent contractors.
- 21. Insurance.** Developer shall maintain, or require its contractors to maintain, insurance of the following kinds and for not less than the following limits, at Developer's sole expense, at all times during the construction of the Development. Policies shall be occurrence, and not claims-made, policies. Developer shall obtain an endorsement making the City an additional insured, and such insurance shall be primary, not excess, and non-contributory. All policies shall be from insurers licensed to issue such policies in Wisconsin. Prior to commencement of construction, Developer shall deliver a certificate of insurance to City showing that all requirements of this section are met.

 - a.** Commercial general liability, including products-completed operations, \$1,000,000 per occurrence, \$2,000,000 aggregate per project.
 - b.** Automobile liability, \$1,000,000 bodily injury, \$1,000,000 property damage.
 - c.** Builders risk, the value of the improvements required by section 6.
 - d.** Umbrella, \$5,000,000.
 - e.** Worker compensation, statutory requirements.
- 22. Recording.** The City will record this Agreement with the Register of Deeds, and the cost of recording shall be reimbursed to the City by the Developer.
- 23. Agreement Runs with Land.** The terms and conditions of this Agreement, specifically including but not limited to the Developer's obligations under the storm water management and maintenance plan referred to in section 3.c, are covenants running with the land; bind the Developer and its successors, assigns, and any other entities claiming legal, equitable or beneficial interests in the Real Property; and inure to the benefit of the City.
- 24. Governmental Immunities and Notice Requirements Preserved.** Nothing in this Agreement shall be construed to be a waiver or modification of the immunities or notice requirements imposed by Wis. Stat. §893.80 or any other law.
- 25. Parties Are Independent Contractors.** Nothing in this Agreement shall be construed to create any relationship between the Parties other than independent contractors. Unless specifically provided in this Agreement, the Parties are not agents for one another, have no authority to bind the other to contracts, and have no vicarious liability for the other's acts or omissions.
- 26. Corporate Authorization.** The individuals executing this Agreement on behalf of the Developer represent that they are duly authorized to bind the Developer contractually. The Developer represents that the execution of this Agreement is not prohibited by its articles of incorporation, by-laws, operating agreement, partnership agreement, limited-partnership agreement, or other internal operating orders, or by any applicable law, regulation or court order.
- 27. Assistance of Counsel, Voluntary Contract.** The Developer acknowledges that it has either had the assistance of legal counsel in the review and execution of this Agreement, or has voluntarily waived the opportunity to do so; that it has read and understands each of this Agreement's terms, conditions and provisions, and their effects; and that this Agreement is executed freely and not under conditions of duress.
- 28. Adequacy of Consideration.** The Parties acknowledge that the consideration expressed in this Agreement is adequate and sufficient to make the obligations contained in this Agreement binding upon the Parties.
- 29. Integration.** This Agreement and any documents which are executed pursuant to express provisions in this Agreement embody the entire agreement of the Parties with respect to the subject matter expressed herein. All other inconsistent agreements and under-

standings of the Parties with respect only to the subject matter expressed herein are superseded and are unenforceable.

30. **Amendments.** No amendments, additions, or changes of any kind to this Agreement will be valid unless in writing and signed by all the Parties to this Agreement.
31. **Severability.** If any term of this Agreement is held unenforceable by a court having jurisdiction, then to the extent the unenforceable term can be severed from the remainder of this Agreement without affecting the enforceability of the remainder of this Agreement or substantially frustrating its purpose, it will be so severed, and the remainder of this Agreement will remain in effect and enforceable.
32. **Governing Law and Jurisdiction.** This Agreement shall be construed and enforced according to the laws of Wisconsin. The Parties agree that if a lawsuit is necessary with respect to this Agreement, it will be filed in the state Circuit Court for Waukesha County, Wisconsin. The Parties consent to personal and subject-matter jurisdiction in Wisconsin and waive all jurisdictional defenses.

33. **Force Majeure.** Neither Party shall be deemed to be in default of this Agreement if the failure to perform is the result of unforeseeable causes beyond the Party's control, including but not limited to civil disorder, war, acts of enemies, strikes, fires, floods, adverse weather conditions, legally-required environmental remedial actions, industry-wide shortages of materials, acts of god, governmental restrictions, and pandemics, provided the Party has used reasonable diligence in attempting to anticipate and avoid such causes and resumes performance in good faith as soon as reasonably possible. Time for performance shall be extended by the period of delayed performance.
34. **Title Evidence.** Title evidence satisfactory to the City showing that Developer is the fee titleholder of the Development shall be provided to City prior to any construction taking place on the Development.
35. **Assumption of WisDOT Requirements.** Developer and the City acknowledge and agree that Developer will perform certain infrastructure improvements per requirements of Wisconsin Department of Transportation Traffic Investigation Analysis. These improvements shall be made in conjunction with the Development and cost shall be borne by the Developer

Developer: Smart Realty

By Dave Smart, President

Date: _____

State of Wisconsin }
 } ss.
Waukesha County }

Dave Smart, known to me to be the person who executed the foregoing instrument in his official capacity as Authorized Representative of Smart Realty, personally came before me the __ day of _____, 2026, signed this Development Agreement in my presence, and acknowledged the same.

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

City of Waukesha

By Alicia Halvensleben, Mayor
Date: _____

Attest: Katie Panella, City Clerk
Date: _____

State of Wisconsin }
 } ss.
Waukesha County }

Alicia Halvensleben and Katie L. Panella, known to me to be the Mayor and City Clerk, respectively, of the City of Waukesha, personally came before me the ____ day of _____, 2026, signed this Agreement 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

Parcel ID Number: **WAKC0985999**

Legal Description and exhibit of Real Property:

DEVELOPER TO PROVIDE