



# PLAN COMMISSION CONSENT AGENDA

## Staff Report

### Brookfield Corners Extra-Territorial Certified Survey Map

<b>Committee:</b> Plan Commission	<b>Date:</b> 7/22/2015
<b>Common Council Item Number:</b> PC15-0207	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Jennifer Andrews, DCD	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director N/A	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Brookfield Corners, W. Bluemound Road – Extra Territorial Certified Survey Map	
<b>Consent Agenda Report:</b> Prepared by MacKenzie Walters, Planning Intern	

**Location:**

Three parcels with Tax Keys BKTF1123987001, BKTF1123976002, and BKTF 1123976003 located SE of the intersection of W Bluemound Rd and N Barker Rd. See attached map.

**Technical Description:**

A division of Lot 1 in Certified Survey Map N. 4300, Lots 3&4 in Certified Survey Map No. 9956 and part of vacated Marcus Drive adjacent, being a part of Northwest 1/4 , Southwest ¼ and Southeast ¼ of the Southwest ¼ of Section 29, Town 7 North, range 20 East, in the Town of Brookfield, Waukesha County Wisconsin. See attached scan of the Certified Survey Map for further details

**Basic Description:**

The Town of Brookfield intends to combine three lots located SE of the intersection of W. Bluemound Rd and N Barker Rd into two lots. Lot 2 would conform to the building envelope of a proposed development, and Lot 1 would be the remaining area of the original lots. This is part of the ongoing Brookfield Corners Mixed use redevelopment project and is intended to allow the Von Maur store to own rather lease its building.

**Engineering Comments:**

None

**Water Comments:**

None

**Fire Comments:**

None



**Staff Recommendation:**

Staff recommends approval of the Certified Survey Map with following comments and concerns to be relayed to the town of Brookfield:

- 1) The names and titles of Waukesha’s Director of Community Development and Plan Commission Chair should be added to page 8 of the CSM.
- 2) The proposed lot line for Lot 2 appears to be commensurate with the building envelope, a situation which could create complications with the fire code including setbacks and building separation requirements

