



June 24, 2022

Mr. Doug Koehler  
Principal Planner  
City of Waukesha  
201 Delafield Street, Suite 200  
Waukesha, WI 53188

RE: Request for Extraterritorial Jurisdiction Approval of CSM – Poplar Creek Town Center

Dear Mr. Koehler:

Earlier this month, I had the pleasure of speaking with you regarding our forthcoming request for the City of Waukesha's approval of a series of new Certified Survey Maps for lands over which the City exercises extraterritorial jurisdiction in the Town of Brookfield. Please find enclosed the following materials in support of our request for such approval:

- Application for Development Review
- Check No. 1297 in payment of the \$260 review fee for extraterritorial CSM review
- Certified Survey Map Checklist (Attachment E of Development Handbook)
- Hard copies of Certified Survey Maps for review
- Site grading plan, per the requirement of the Certified Survey Map Checklist

All of the above materials are also being transmitted electronically to your email address today.

To assist the City's review, I will provide a high-level summary of our future development of the northeast quadrant of Barker Road and Bluemound Road in the Town of Brookfield.

In 2014, Wimmer Communities acquired lands in this northeast quadrant that it eventually developed as the Poplar Creek Club apartments and Craig Husar Designs retail building. The development has been exceptionally successful since opening in late 2019. Wimmer began pursuing the acquisition of additional lands at the northeast quadrant in early 2020, ultimately acquiring the former Motel 6 hotel, Bullwinkle's Sports Bar, Quality Inn hotel, Elite Sports Club, and vacant lands north of Elite formerly known as Mallard's Landing, a planned condominium development from the late 2000's that was ultimately not constructed.

Thus, our land assemblage includes all properties at the northeast quadrant of Barker Road and Bluemound Road, except the F&F Tire property at 20120 W. Bluemound Road.

As of late May, the Town of Brookfield and Waukesha County have now fully approved our mixed-use development known as Poplar Creek Town Center that will include luxury apartment

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residences, a dual-branded hotel featuring a Courtyard by Marriott and Residence Inn by Marriott, and retail and office suites located on Bluemound Road. The entire redevelopment area is approximately 18 total acres. I should note that the total acreage stated on the enclosed Application for Development Review is stated as 20.91 acres for consistency with the total land area of the proposed CSMs. This stated total acreage omits the Mallard's Landing parcel (as its boundaries will not be modified by the proposed CSMs) and includes the existing Poplar Creek Club parcel, for which the property boundary will be very minimally modified to allow for the adjacent Poplar Creek Parkway to be modestly reconfigured.

The Town of Brookfield and Waukesha County have also approved the enclosed series of CSMs. Due to the statutory limitation on the number of parcels that may be included in a single CSM, a sequence of three CSMs will be necessary to arrive at our final property boundaries.

Ultimately, our five new buildings in the impacted land area will each be separately parceled, and an additional two outlots will encompass the entirety of our private Poplar Creek Parkway.

The first CSM in the series will (a) consolidate the current and future portions of Poplar Creek Parkway into a single outlot; (b) create separate lots for the two buildings north of Poplar Creek Parkway (the existing Poplar Creek Club apartments are located on Lot 2, which is only being modified to minimally adjust its boundary adjacent to Poplar Creek Parkway); and (c) consolidate all lands south of Poplar Creek Parkway into a single lot.

The second CSM in the series will subdivide the resulting lot south of Poplar Creek Parkway into four individual lots, on which separate buildings will be located.

The third CSM in the series will subdivide the single Poplar Creek Parkway outlot into two separate outlots. The sole reason for this subdivision is that we have separate lenders on these two outlots, and their collateral must remain separated.

Based on the Application for Development Review and our recent discussion earlier this month, I understand that these enclosed CSMs will be eligible for consideration by the Plan Commission at its July 27<sup>th</sup> meeting, and with its recommendation for approval, would be considered by the Common Council at its August 2<sup>nd</sup> meeting.

Please do not hesitate to reach out to me if I can address any questions that you and your staff may have as you review the enclosed CSMs, or if I can provide any additional information relevant to Poplar Creek Town Center.

Best Regards,



David T. Wimmer  
Assistant Corporate Counsel  
Wimmer Communities