



City of Waukesha
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Committee: Plan Commission	Date: 7/27/2022
Common Council Item Number: ID# PC22-0268	Date: 7/27/2022
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Extra-Territorial Certified Survey Maps- Poplar Creek Tower Center- Bluemound Road/Barker Road- Proposed series of three CSMs over 20.91 acres of land at the northeast corner of Bluemound Road and Barker Road. CSM 1 is for three lots and one outlot on 20.91 acres. CSM 2 is a four lot redivision of Lot 1 of the previous CSM, and CSM 3 is a 2 outlot redivision of Outlot 1 on the first CSM.	

Details:

The applicant is looking for approval for Extra-territorial Certified Survey Maps located in the Town of Brookfield. The 20.91-acre parcel is located on the corner of Barker Road and W. Bluemound Road. The land will be used to create a mixed-use development known as the Poplar Creek Town Center. There are three Certified Survey Maps (CSM) for this application, due to the statutory limitation on the number of parcels that may be included in a single CSM.

The first CSM will consolidate the current and future portions of Poplar Creek Parkway into a single outlot, create separate lots for the two buildings north of Poplar Creek Parkway, and consolidate all the land south of the Parkway into a single lot.

The second CSM will subdivide the resulting lot south of Poplar Creek Parkway into four individual lots, which will have separate buildings.

The third and final CSM will subdivide the single Poplar Creek Parkway outlot into two separate outlots. This subdivision is due to the applicants having separate lenders on these two outlots.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:
Staff recommends approval for the Extra-territorial Certified Survey Map for Poplar Creek Town Center with the following conditions:

- All engineering, water utility, and fire department comments to be addressed