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Real Estate Services

September 27, 2021

VIA Electronic Mail

Mr. Jeff Fortin and Mr. Doug Koehler
jfortin@waukesha-wi.org ; dkoehler@waukesha-wi.org
City of Waukesha
201 Delafield Street, Suite 200
Waukesha, WI 53188

RE: Metropolitan Moreland Plaza, LLC; 811-831 W Moreland Blvd, Waukesha

Dear Mr. Fortin and Mr. Koehler,

Moreland Plaza Shopping Center is an existing neighborhood shopping center located at 811-831 W Moreland Blvd, Waukesha, Wisconsin. The current center consists of two buildings of approximately 68,000 square feet on 4.12 acres.

Applicant desires to create a two lot Certified Survey Map over the former Moreland Plaza Shopping Center to accommodate a separate parcel for the existing anchor space and the adjacent land from the existing strip center portion. A restriction and easement agreement will be created to manage the shared access, utility, and setback lines which are set forth on the Certified Survey Map.

In addition, a request for rezoning from the current B-1 to a B-1 PUD is being requested due to the existing buildings encroaching on the setbacks of both the new parcels being created. The existing buildings on the site are to remain at this point. The existing strip mall contain long term tenants that will continue to occupy the building. There is no physical construction or alteration planned on either of the new parcels at this time but to separate the anchor parcel from the rest of the strip center. The reason for the creation of the new parcels is to assist in the marketability and flexibility of the current vacant anchor parcel or potential redevelopment. Additionally, we would like to request a future use allowed of multifamily or senior living on the site within the newly created PUD.

We appreciate your time for reviewing our application, please feel free to reach out to me at 262.893.1720 or bcopeland@vjsdevelopment.com with any questions.

Sincerely,

VJS DEVELOPMENT GROUP, LLC

A handwritten signature in cursive script that reads 'Bailey Copeland'. The signature is written in black ink and is positioned above the printed name and title.

Bailey Copeland
Director of Real Estate Services