



# Wauwatosa, WI

## Plan Commission

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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**Monday, November 11, 2024**

**6:00 PM**

**Zoom:**  
**<https://servetosa.zoom.us/j/83599194279>,**  
**Meeting ID: 835 9919 4279**

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#### **Regular Meeting**

#### **HYBRID MEETING INFORMATION**

Members of the public may observe and participate in the meeting via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **NEW BUSINESS**

1. Consideration of a request by Steven Pape for a lot consolidation via Certified Survey Map at 11400 W. Blue Mound Road [24-1422](#)
2. Consideration of a request by Alex Eppel, Brookfield Properties, on behalf of the City of Wauwatosa Community Development Authority for a lot line adjustment via Certified Survey Map at 2400 N. Mayfair Road [24-1424](#)

#### **ADJOURNMENT**

#### **NOTICE TO PERSONS WITH A DISABILITY**

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [tclerk@wauwatosa.net](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 24-1422

**Agenda Date:** 11/11/2024

**Agenda #:** 1.

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Consideration of a request by Steven Pape for a lot consolidation via Certified Survey Map at 11400 W. Blue Mound Road

**Submitted by:**

Art Piñon

**Department:**

Development

**A. Background/Options**

The applicant is proposing to combine two adjacent parcels into a single parcel via a Certified Survey Map (CSM) on the north side of Blue Mound Road between 114<sup>th</sup> Street and 115<sup>th</sup> Street. The lots are being combined to construct a four-story, multi-unit residential development. Combination of the lots is required because buildings and parking areas cannot cross parcel lines.

A CSM to combine the parcels was approved in May 2023. However, the was not recorded within a year as required by State Statutes so the applicant is applying for a new approval.

Attached to this report is the proposed CSM.

**B. Staff Comments**

Planning/Zoning Division

Thirty-three (33) public notification letters related to the project were sent per City regulations.

Building Division

No concerns.

City Assessor's Office

Provide detailed costs of any alterations and/or new construction as well as income and expense information as requested by the Assessor's office.

City Clerk's Office

No comments.

Public Works Department

No concerns.

Engineering Division

No concerns.

Fire Department

No concerns.

Health Department

No comments.

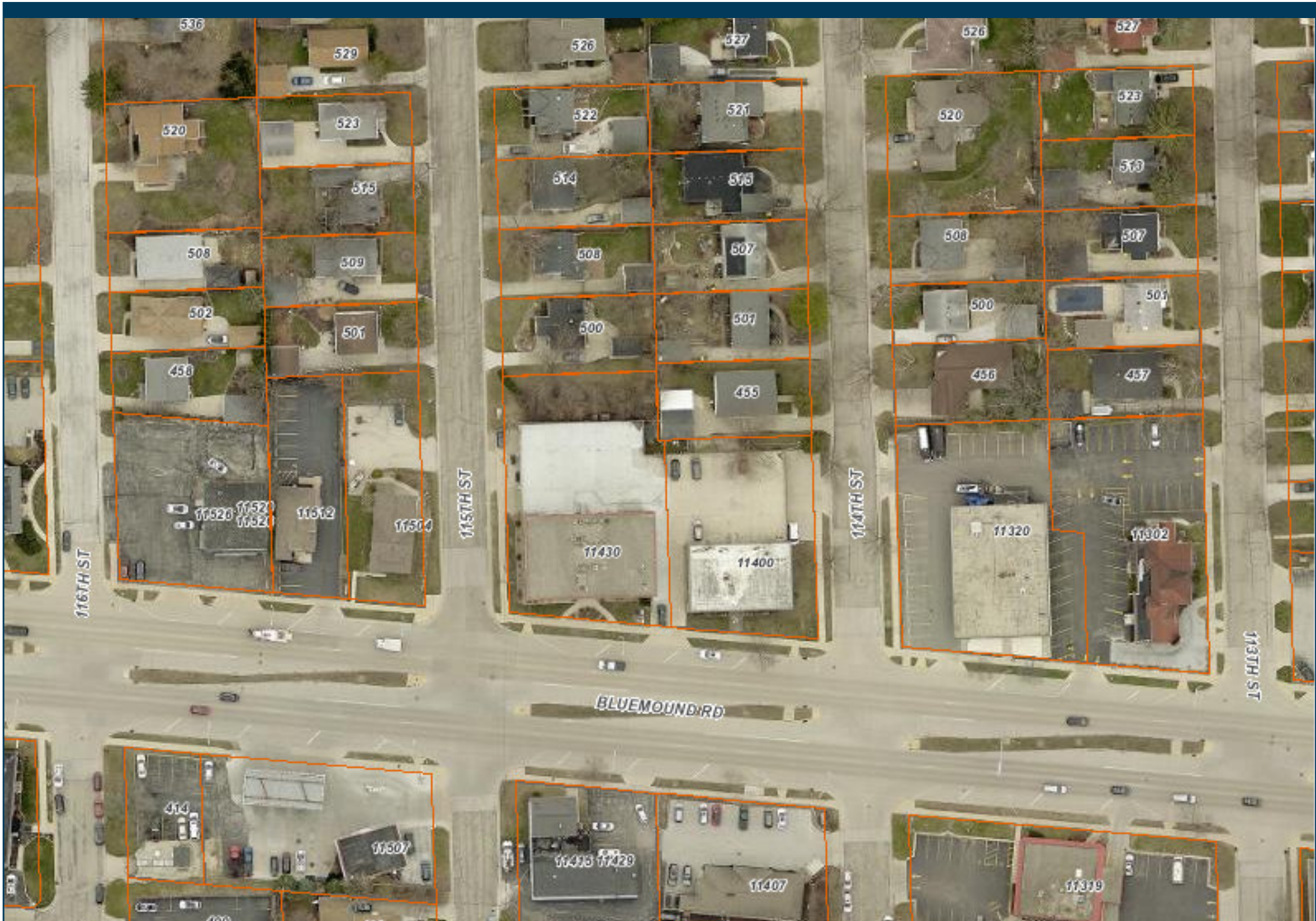
Police Department

No comments.

**C. Recommendation**

Staff recommends approval subject to:

1. Any technical corrections as identified by the Register of Deeds and City staff.
2. Per State Statutes 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.



11400 W. Bluemound

City of  
**Wauwatosa**



### **11400-30 W. Bluemound Road, CSM Narrative**

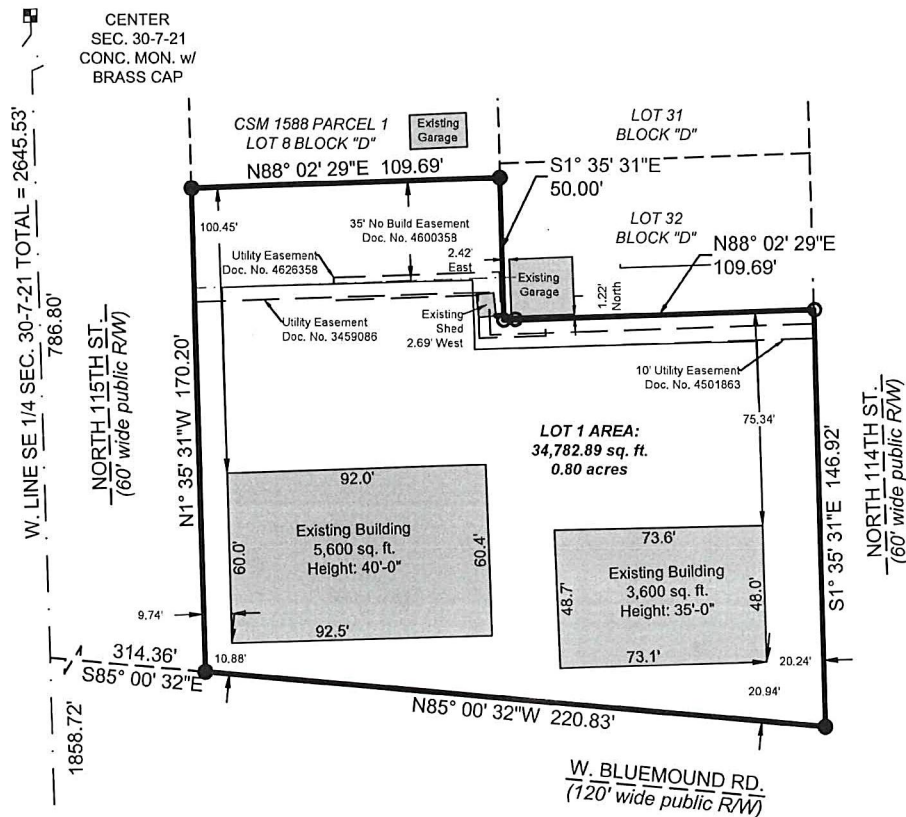
Revel Real Estate Investments is proposing this demolition and redevelopment of the existing office buildings and parking deck at 11400 and 11430 W. Bluemound Road into an already approved 41-unit multifamily building under an approved PUD. The existing buildings are vacant class C office space and the demand for this grade of office space is low making it difficult to support the costs for significant capital improvements to the parking deck; however, the market for multifamily residential continues to expand and we believe the best use of this property would be to redevelop it into multifamily housing. In order to do so, a new CSM needs to be completed and recorded under the new ownership entity of Tosa West End, LLC.

Property:           11400 W. Bluemound Rd, tax key 411-0175-004 (.339 acres)  
                          11430 W. Bluemound Rd, tax key 411-0175-003 (.460 acres)  
                          The combined site is 0.80 acres.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Parcel 2 and the East 10 feet of Parcel 1 of Certified Survey Map 963 and also Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands, all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East in the City of Wauwatosa, County of Milwaukee, State of Wisconsin

ADDRESSES: 11400 & 11430 West Bluemound Road  
TAX KEY NUMBERS: 411-0175-04 & 411-0175-03  
ZONING: G2



CENTER SEC. 30-7-21 CONC. MON. w/ BRASS CAP

SOUTH 1/4 COR. SEC. 16-7-22 CONC. PAVEMENT w/ SEWRPC BRASS CAP



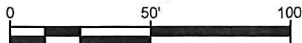
### VICINITY MAP:



SE 1/4 SEC. 30-7-21  
SCALE: 1" = 2000'



### GRAPHIC SCALE



### LEGEND & NOTES:

- INDICATES FOUND MONUMENTATION, AS NOTED ON DRAWING.
- INDICATES SET 3/4" DIAM. REBAR, 16" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE SE 1/4 OF SEC. 30-7-21, ASSUMED TO BEAR N 01°42'58" W, AS PUBLISHED BY SEWRPC, NAD 1983.

**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Parcel 2 and the East 10 feet of Parcel 1 of Certified Survey Map 963 and also Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands, all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slotke, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped Parcel 2 and the East 10' of Parcel 1 of Certified Survey Map 963 and Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of the Southeast 1/4 of said Section 30; thence North 01°42'58" West, 1858.72 feet along the West line of said Southeast 1/4 Section; thence South 85°00'32" East, 314.36 feet to the west line of Parcel 2 of CSM 1588 and the point of beginning of this description; thence North 01°35'31" West along said west line, 170.20 feet to the south line of Parcel 1 of CSM 1588; thence North 88°02'29" East along said north line, 109.69 feet; thence South 01°35'31" East along the east line of Parcel 2 of CSM 1588, 50.00 feet; thence North 88°02'29" East, 109.69 feet to the east line of Parcel 2 of CSM 963; thence South 01°35'31" East along Parcel 2 of CSM 963, 146.92 feet along said Parcel 2; thence North 85°00'32" West, 220.83 feet to the point of beginning.

Said parcel contains 34,782.89 square feet or 0.80 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the **Tosa West End, LLC.**, owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the City of Wauwatosa land division ordinance in surveying, dividing and mapping the same.



KEVIN A. SLOTTKE S-2503  
DATE: OCTOBER 8, 2024

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Parcel 2 and the East 10 feet of Parcel 1 of Certified Survey Map 963 and also Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands, all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

## OWNER'S CERTIFICATE

**Tosa West End, LLC**, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said owner has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 Wisconsin Statutes.

**Tosa West End, LLC**, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: **The City of Wauwatosa**

Tosa West End, LLC

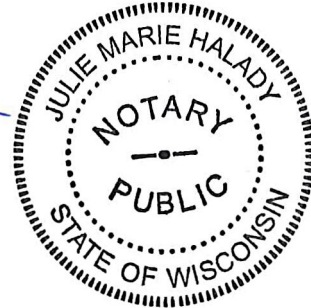
  
Steven Pape, Manager

\_\_\_\_\_  
(signature)

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

Personally came before me this 8<sup>th</sup> day of October, 2024, the above-named Steven Pape, to me known to be the person who executed the foregoing instrument, and to me known to be the Manager of **Tosa West End, LLC.**, and acknowledged that they executed the foregoing instrument.

\_\_\_\_\_  
(SEAL) Julie Marie Halady  
notary public, State of Wisconsin  
my commission expires May 15, 2024  
(date)



## PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Wauwatosa on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Dennis McBride, Mayor - Chairperson

\_\_\_\_\_  
Tamara Szudy, Principal Planner

## COMMON COUNCIL APPROVAL

Approved and accepted by the Common Council of The City of Wauwatosa in accordance with the resolution adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Steven A. Braatz, Jr., City Clerk



**THE SIGMA GROUP**  
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Phone: 414-643-4200  
Fax: 414-643-4210





## Staff Report

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**File #:** 24-1424

**Agenda Date:** 11/11/2024

**Agenda #:** 2.

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Consideration of a request by Alex Eppel, Brookfield Properties, on behalf of the City of Wauwatosa Community Development Authority for a lot line adjustment via Certified Survey Map at 2400 N. Mayfair Road

**Submitted by:**

Art Piñon

**Department:**

Development

**A. Background/Options**

The applicant is proposing a Certified Survey Map (CSM) to adjust the parcel line between two (2) contiguous parcels (identified as Lots 1 and 2 on the attached map) at 2400 N. Mayfair Road. The two (2) parcels were created as part of a CSM that was approved in May 2024 for future development. A parcel line adjustment is now being proposed to create a more efficient design for the site.

Attached to this report is the proposed CSM and project narrative which explains the proposed adjustment in further detail.

**B. Staff Comments**

Planning/Zoning Division

All lots meet the required lot standards for the C2 and MAY Overlay zones. Lots without direct access to a public street are permitted on the Mayfair Mall property with access easements.

Six (6) public notification letters related to the project were sent per City regulations.

Building Division

No comments.

City Assessor's Office

No concerns.

City Clerk's Office

No comments.

Public Works Department

No comments.

Engineering Division

No concerns.

Fire Department

No issues.

Health Department

No comments.

Police Department

No comments.

**C. Recommendation**

Staff recommends approval subject to:

1. Any technical corrections as identified by the Register of Deeds and City staff.
2. Execution and recording of access easements.
3. Per State Statutes 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.



2400 N. Mayfair Rd.

City of  
**Wauwatosa**



# Brookfield Properties

October 10, 2024

Tamara Szudy  
Planning Manager  
7725 W. North Ave.  
Wauwatosa, WI 53213

RE: Mayfair Mall Former Boston Store Parcel – Certified Survey Map Project Narrative – 2 Lot

Tamara Szudy,

Brookfield and the City of Wauwatosa, WI—through its agency, which owns the former Boston Store parcel—have negotiated a development agreement which will allow for redevelopment of a portion of the shopping center. As part of the agreement, Brookfield will acquire a portion of the former Boston Store parcel from the city for the redevelopment of the existing retail building and surrounding common areas to accommodate a new retail anchor. The city will convey the remaining portion of the former Boston Store parcel to a residential developer, who will design and construct a residential apartment development in three phases:

**Phase A:** Two multi-family residential buildings, two new commercial condominium units on the ground floor, and ancillary above-ground structure parking spaces for residential and retail use.

**Phase B:** A multi-family residential building with above ground structure parking spaces for residential and retail use.

**Phase C:** A multi-family residential building over a portion of the existing East Deck parking structure with ancillary above-ground structure parking spaces for residential and retail use.

This revision to the previously approved Certified Survey Map adjusts the parcel lines of lots 6 & 7 to create a more efficient design which will enhance the overall redevelopment. We are very excited about this opportunity, especially for the replacement retail anchor tenant as it will bring life to the vacant Former Boston Store Parcel. We believe the Redevelopment will be a positive draw for the Shopping Center.

Regards,

Alex Eppel

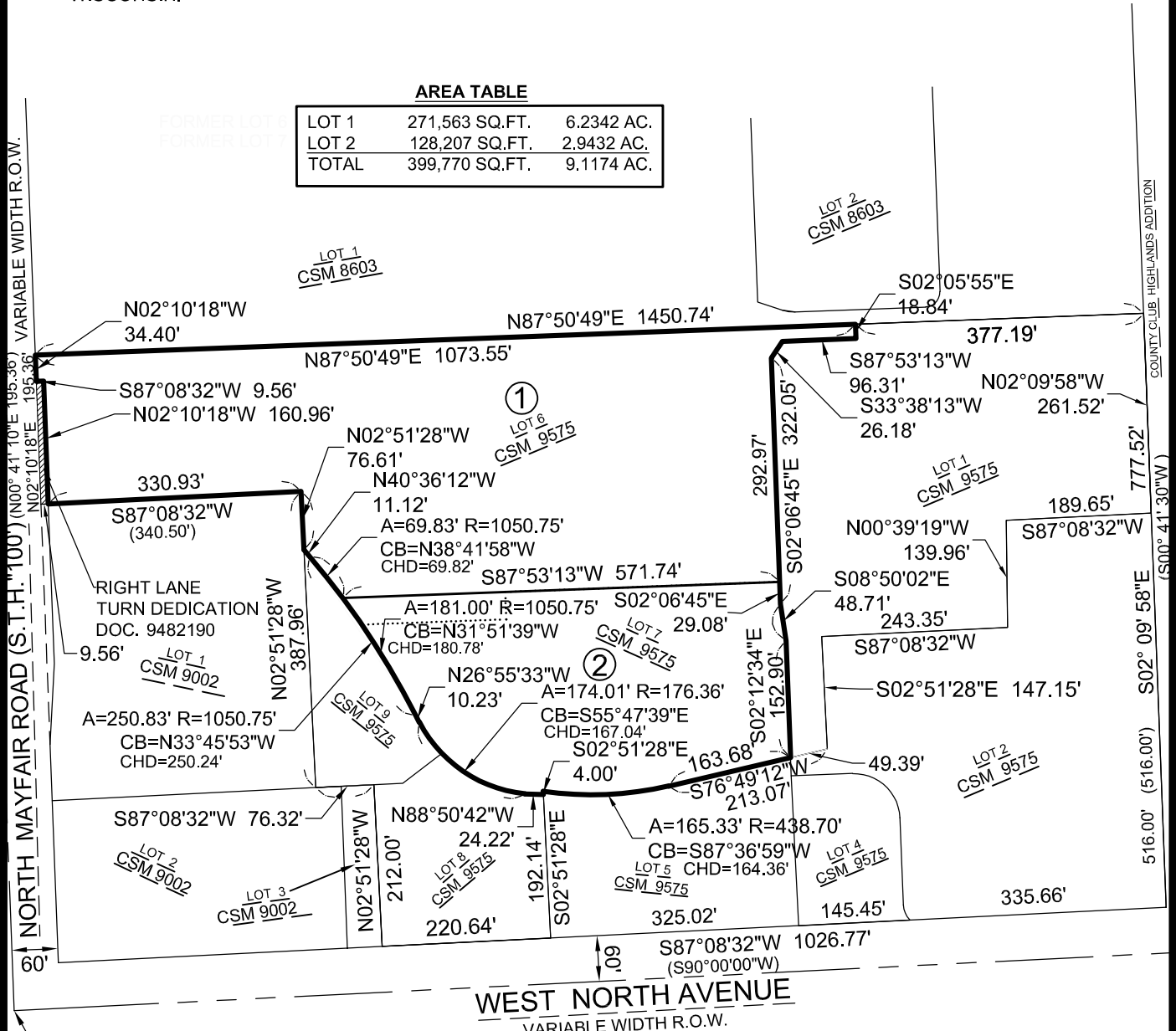
Director, Brookfield Properties

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOTS 6 AND 7 IN CERTIFIED SURVEY MAP 9575, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

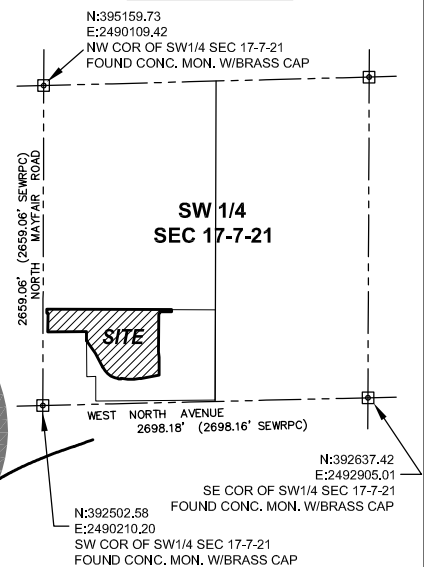
### AREA TABLE

LOT 1	271,563 SQ.FT.	6.2342 AC.
LOT 2	128,207 SQ.FT.	2.9432 AC.
<b>TOTAL</b>	<b>399,770 SQ.FT.</b>	<b>9.1174 AC.</b>



N:392502.58  
 E:2490210.20  
 SW COR OF SW1/4 SEC 17-7-21  
 FOUND CONC. MON. W/BRASS CAP

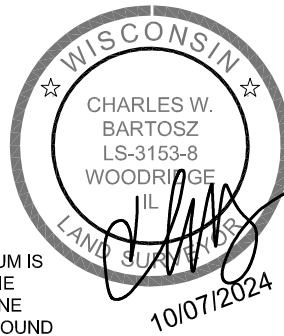
### LOCATION MAP



### LEGEND

- SET 1-1/16" O.D. IRON PIPE, 24" LONG WEIGHING 1.2 LBS. PER LINEAR FOOT
- FOUND IRON PIPE
- ⊙ FOUND IRON ROD
- ⊗ FOUND CHISELED CROSS
- △ FOUND PK NAIL
- N NORTH
- E EAST
- S SOUTH
- W WEST
- R RADIUS OF CURVE
- A LENGTH OF CURVE
- CB CHORD BEARING OF CURVE
- CD CHORD DISTANCE
- (XXX) "RECORDED AS"
- R.O.W. RIGHT-OF-WAY
- # NEW LOT NUMBER

BASIS OF BEARINGS: HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD83/2011). ALL DIMENSIONS ARE GROUND



SHEET 1 OF 6

**NOTES:**

- NO NEW EASEMENTS ARE GRANTED BY THIS MAP.
- NUMBER OF LOTS AND LOT NUMBERING IS IN ACCORDANCE WITH CITY ORDINANCE

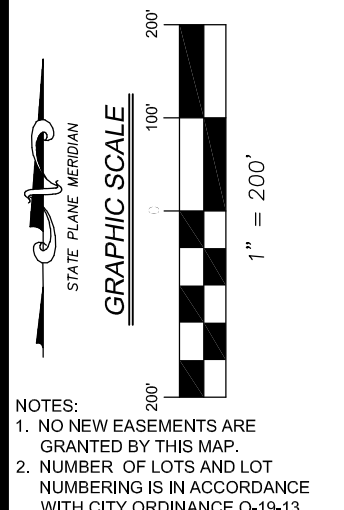
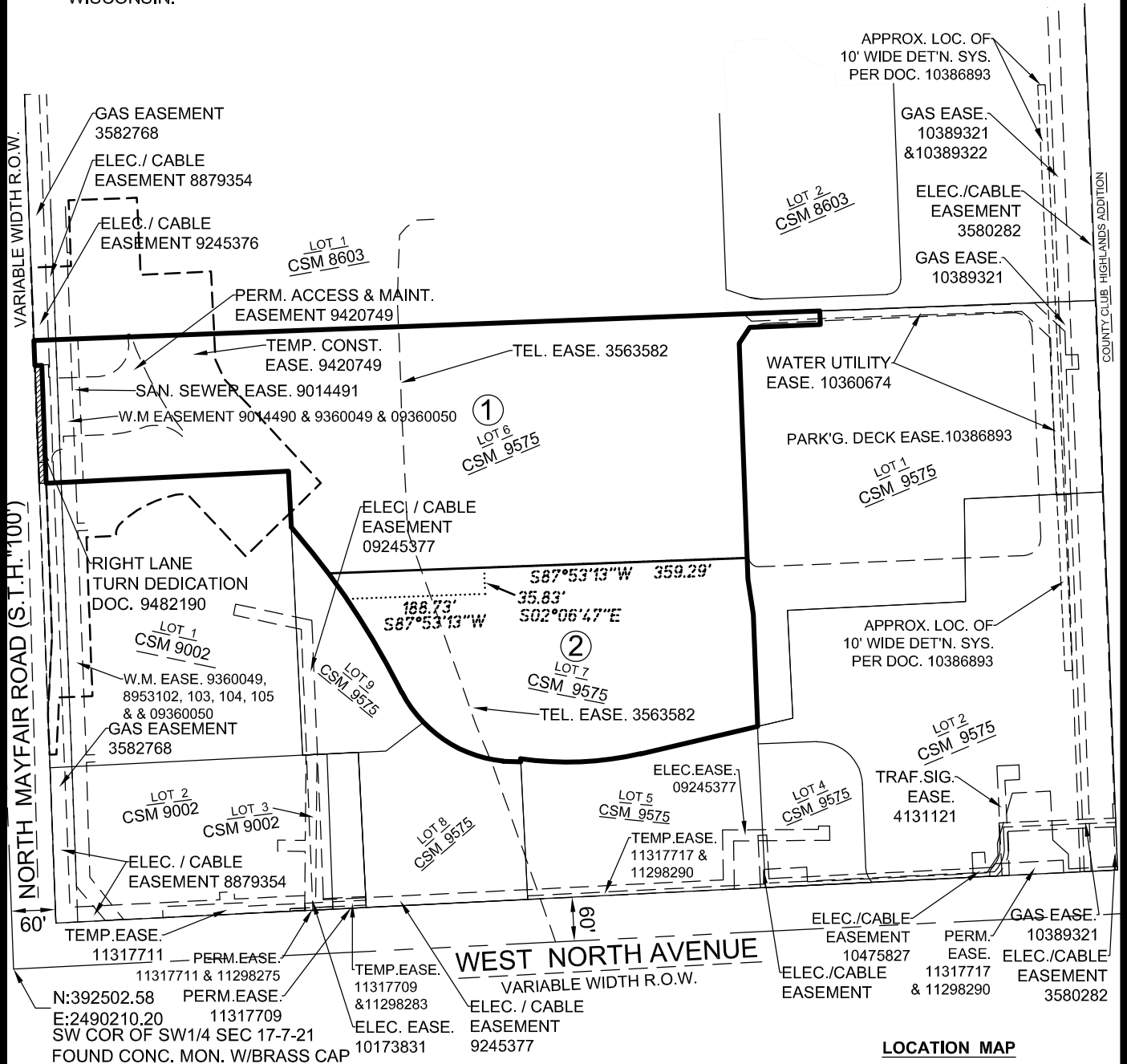
**GRAPHIC SCALE**  
 1" = 200'

STATE PLANE MERIDIAN

<p><b>PREPARED BY:</b></p> <p><b>V</b> Engineers Scientists Surveyors          7325 JANES Avenue, Suite 100          Woodridge, IL 60517          630.724.9200 voice          630.724.0384 fax          v3co.com</p>	<p><b>PREPARED FOR:</b></p> <p><b>BROOKFIELD PROPERTIES RETAIL</b>          350 N ORLEANS STREET - ST 300          CHICAGO, ILLINOIS 60654          312.960.5951</p>	<p><b>PROJECT NO. 230117</b>  <b>GROUP NO. VP01.3</b>  <b>SCALE: 1" = 200'</b>  <b>DATE: 10/07/2024</b></p>
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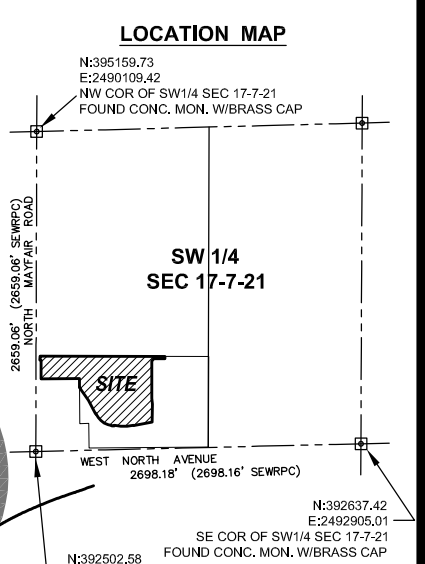
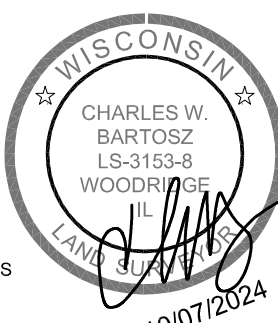
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- LEGEND**
- SET 1-1/16" O.D. IRON PIPE, 24" LONG WEIGHING 1.2 LBS. PER LINEAR FOOT
  - FOUND IRON PIPE
  - ⊙ FOUND IRON ROD
  - ⊗ FOUND CHISELED CROSS
  - △ FOUND PK NAIL
  - N NORTH
  - E EAST
  - S SOUTH
  - W WEST
  - R RADIUS OF CURVE
  - A LENGTH OF CURVE
  - CB CHORD BEARING OF CURVE
  - CD CHORD DISTANCE
  - (XXX) "RECORDED AS"
  - R.O.W. RIGHT-OF-WAY
  - # NEW LOT NUMBER
  - UNDERLYING LOT DIMENSION

BASIS OF BEARINGS: HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD83/2011). ALL DIMENSIONS ARE GROUND

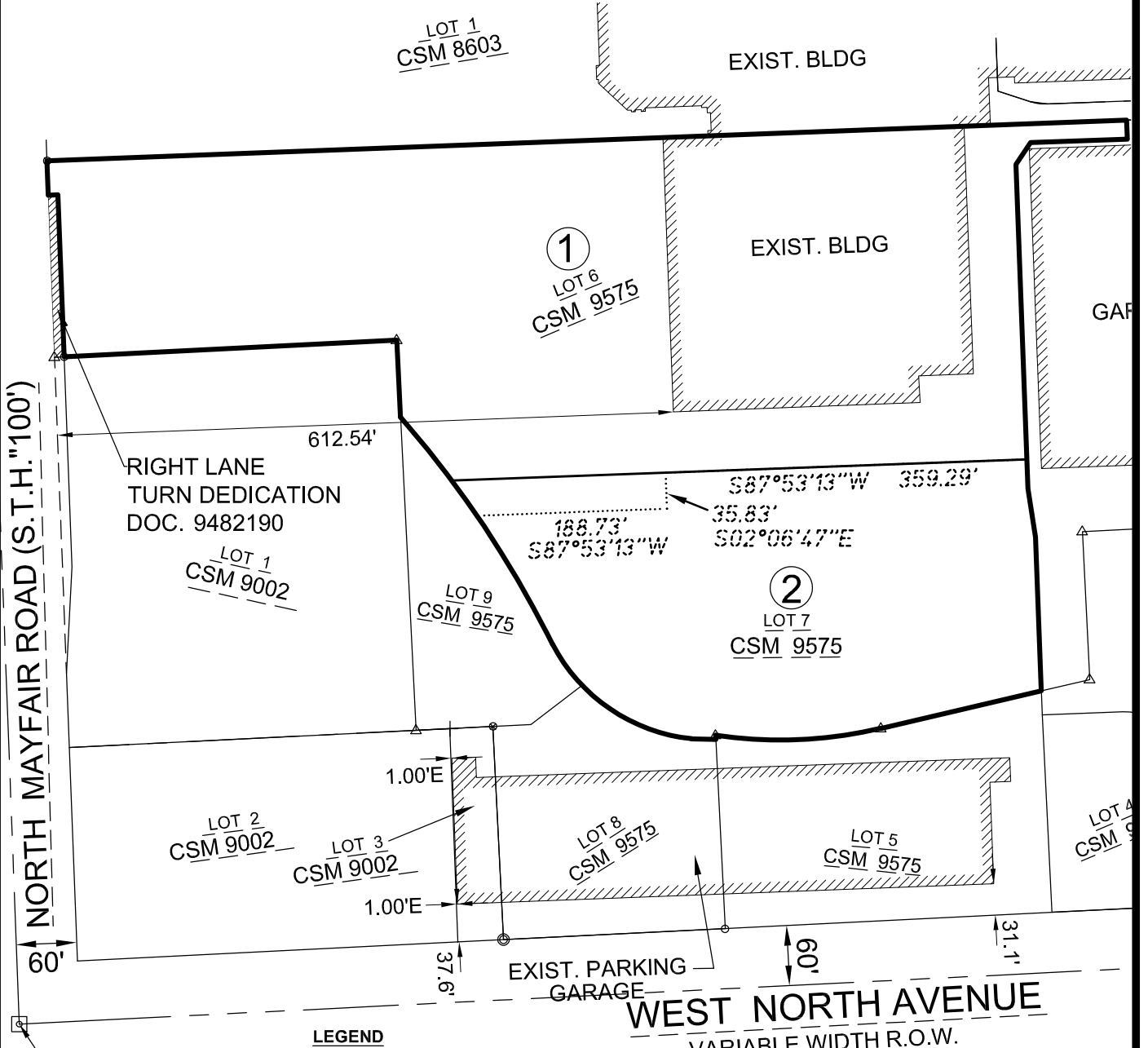


<p>PREPARED BY:</p> <p><b>V</b> Engineers Scientists Surveyors</p> <p>7325 JANES Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com</p>	<p>PREPARED FOR:</p> <p><b>BROOKFIELD PROPERTIES RETAIL</b></p> <p>350 N ORLEANS STREET - ST 300 CHICAGO, ILLINOIS 60654 312.960.5951</p>	<p>PROJECT NO. 230117 GROUP NO. VP01.3 SCALE: 1" = 200' DATE: 10/07/2024</p>
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SHEET 2 OF 6

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOTS 6 AND 7 IN CERTIFIED SURVEY MAP 9575, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.



### LEGEND

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  - FOUND IRON PIPE
  - ⊙ FOUND IRON ROD
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  - R RADIUS OF CURVE
  - A LENGTH OF CURVE
  - CB CHORD BEARING OF CURVE
  - CD CHORD DISTANCE
  - (XXX) "RECORDED AS"
  - R.O.W. RIGHT-OF-WAY
  - Ⓝ NEW LOT NUMBER
- UNDERLYING LOT DIMENSION**

BASIS OF BEARINGS: HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD83/2011). ALL DIMENSIONS ARE GROUND



SHEET 3 OF 6

<p><b>PREPARED BY:</b>  <b>V Engineers Scientists Surveyors</b>          7325 JANES Avenue, Suite 100          Woodridge, IL 60517          630.724.9200 voice          630.724.0384 fax          v3co.com</p>	<p><b>PREPARED FOR:</b>  <b>BROOKFIELD PROPERTIES RETAIL</b>          350 N ORLEANS STREET - ST 300          CHICAGO, ILLINOIS 60654          312.960.5951</p>	<p><b>PROJECT NO. 230117</b>  <b>GROUP NO. VP01.3</b>  <b>SCALE: 1" = 150'</b>  <b>DATE: 10/07/2024</b></p>
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOTS 6 AND 7 IN CERTIFIED SURVEY MAP 9575, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF DUPAGE    )

I CHARLES W. BARTOSZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 6 AND 7 IN CERTIFIED SURVEY MAP 9575, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

GROSS AREA OF SAID PARCEL CONTAINS 399,770 SQUARE FEET (OR 9.1174 ACRES) OF LAND, MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP AT THE DIRECTION OF, COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WAUATOSA, THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE PLATTING ORDINANCES OF THE CITY OF WAUWATOSA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 7TH DAY OF OCTOBER, 2024.



CHARLES W. BARTOSZ  
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3153-8  
MY LICENSE EXPIRES ON JANUARY 31, 2026  
cbartosz@v3co.com



SHEET 4 OF 6



**V**  
Engineers  
Scientists  
Surveyors

PREPARED BY:  
7325 JANES Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**BROOKFIELD PROPERTIES RETAIL**  
350 N ORLEANS STREET - ST 300  
CHICAGO, ILLINOIS 60654  
312.960.5951

PROJECT NO. 230117  
GROUP NO. VP01.3  
SCALE: 1"=NA  
DATE: 10/07/2024



## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOTS 6 AND 7 IN CERTIFIED SURVEY MAP 9575, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

### OWNER'S CERTIFICATE

Community Development Authority of the City of Wauwatosa, AS OWNER, DOES HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCES OF THE CITY OF WAUWATOSA,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

BY: \_\_\_\_\_  
(NAME)

\_\_\_\_\_  
(SIGNATURE)

ITS \_\_\_\_\_  
(TITLE)

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, \_\_\_\_\_, (AUTHORIZED SIGNATORY), OF THE ABOVE NAMED AUTHORITY, TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH AUTHORIZED SIGNATORY OF SAID AGENCY AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



SHEET 5 OF 6

<p><b>PREPARED BY:</b>  <b>V Engineers Scientists Surveyors</b>                  7325 JANES Avenue, Suite 100                  Woodridge, IL 60517                  630.724.9200 voice                  630.724.0384 fax                  v3co.com</p>	<p><b>PREPARED FOR:</b>  <b>BROOKFIELD PROPERTIES RETAIL</b>                  350 N ORLEANS STREET - ST 300                  CHICAGO, ILLINOIS 60654                  312.960.5951</p>	<p><b>PROJECT NO.</b> 230117  <b>GROUP NO.</b> VP01.3  <b>SCALE:</b> 1"=NP  <b>DATE:</b> 10/07/2024</p>
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOTS 6 AND 7 IN CERTIFIED SURVEY MAP 9575, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

## PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAUWATOSA.

DATED \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN NAME

\_\_\_\_\_  
CHAIRMAN SIGNATURE

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY NAME

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY SIGNATURE

## COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUWATOSA, BY RESOLUTION NO.

\_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR NAME

\_\_\_\_\_  
MAYOR SIGNATURE

\_\_\_\_\_  
CITY CLERK NAME

\_\_\_\_\_  
CITY CLERK SIGNATURE



SHEET 6 OF 6



**V**  
Engineers  
Scientists  
Surveyors

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PROJECT NO. 230117  
GROUP NO. VP01.3  
SCALE: 1"=NP  
DATE: 10/07/2024