



Wauwatosa, WI

Plan Commission

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, April 13, 2026

6:00 PM

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

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or 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 Conditional Use Permit to establish an adult day care in the Office (CO) zone at 10225 W. Capitol Drive, Gregory Black, Active Life Skills, applicant [26-0427](#)
2. Consideration of a lot line adjustment via Certified Survey Map at 2400 N Mayfair Road, City of Wauwatosa Community Development Authority, applicant [26-0486](#)
3. Consideration of a land division via Certified Survey Map at 8701 W. Watertown Plank Road, Christopher Carr, The Sigma Group, applicant [26-0535](#)

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, with as much advance notice as possible.



Staff Report

File #: 26-0427

Agenda Date: 4/13/2026

Agenda #: 1.

Consideration of a Conditional Use Permit to establish an adult day care in the Office (CO) zone at 10225 W. Capitol Drive, Gregory Black, Active Life Skills, applicant

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is requesting approval to operate an adult day care facility at 10225 W. Capitol Drive, in the Commercial Office (CO) zoning district. The proposed facility would occupy a portion of an existing office building in an area that is predominantly surrounded by residential development.

The facility is proposed to serve up to eight adult clients, with three staff members present onsite during operating hours. According to the submitted floor plan, the space will include an activity area, kitchen, office, and storage/locker area. Hours of operation are proposed from 8:30 a.m. to 3:15 p.m., Monday through Friday. One company-owned transport van will be kept onsite and used for client transportation during business hours.

The required public hearing was held at the March 24 Common Council meeting. The applicant spoke in support of the proposal, and no individuals appeared in opposition. The request is scheduled for final consideration by the Common Council on April 28.

B. Staff Comments

Planning/Zoning Division

No additional comments.

Building Division

Architectural supervision, plan review and applicable building permits required. Final Occupancy inspection and approval required prior to occupancy.

City Assessor's Office

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

City Clerk's Office

No comments.

Engineering Division

For existing buildings, any building project in excess of \$100,000 is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements

according to City Code 13.30.030.

Fire Department

All work shall comply with all applicable federal, state, and local fire codes and ordinances, including currently adopted editions and amendments.

Health Department

No comments provided.

Police Department

No comments provided.

C. Recommendation

Staff recommends approval subject to:

1. Establishing hours of operation.
2. A maximum of one (1) transport van being stored onsite.
3. Addressing comments in Engineering Division section of this report.
4. Architectural supervision, plan review, and all applicable building permits required for any work being performed. A final occupancy inspection and approval are required prior to occupancy.
5. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
6. All work complying with all applicable federal, state, and local fire codes and ordinances, including currently adopted editions and amendments.
7. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect eighteen (18) months after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
8. Obtaining other required licenses, permits, and approvals.



10225 W. Capital Drive

City of
Wauwatosa



Active Life Skills LLC
Gregory Black
8 clients capacity

Our goal is to get our members into the community to work on communication skills and adapt to settings outside of home, school, or work. We will focus on goals, like working with staff and other members by engaging in group projects and activities. These activities include but are not limited to: video and board games, daily planning and scheduling, group outings to places like the museum and the mall, and more.

Monday through Friday
8:30am – 3:15pm

We provide services to individuals with development and physical disabilities, as well as adults who struggle with their mental health. We are currently only capable of accepting clients that are ambulatory at this time, but this may change in the future.

Our rate is \$24/hour or \$35-\$65/a day. Fees are based on client needs and can change depending on the level of care needed.

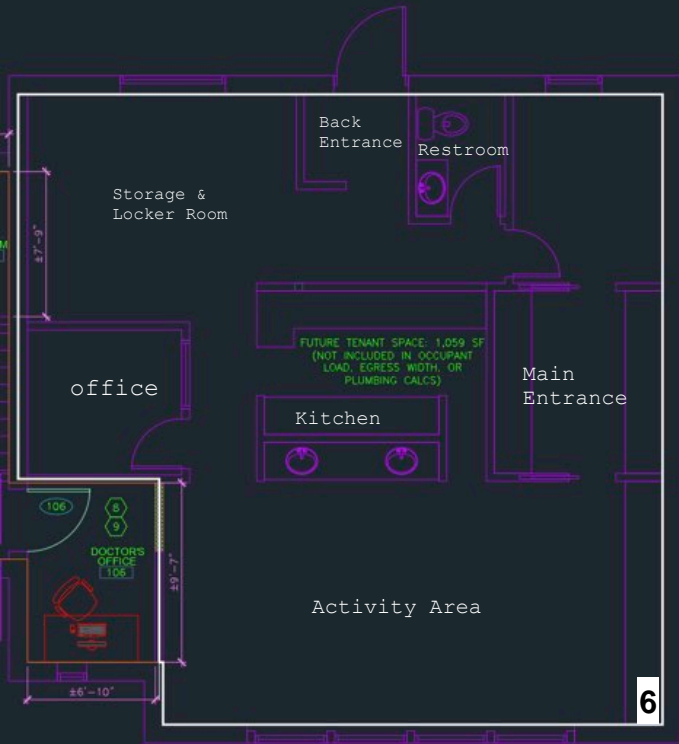
Our procedure for informing our members legal representatives are as follows: We notify our members via e-mail and phone call. We also send physical mail to their legal representation.

Incident reports will be filled out for all incidents (medical emergencies, falls, physical or behavioral problems), whether they occur on-site or during coordinated outings. Copies of these reports (both digital and physical mail) will be sent to any representatives on the members' care team.

Our participants are grouped by factors such as interest, age, gender, etc. Members also may be grouped based on their physical and medical needs, as well as their demeanors.

All grievances are taken seriously. Any concern or complaints from participants, their legal guardians, family members, and caregivers will be thoroughly reviewed. Formal investigations will be held depending on severity.

We currently have 2-3 employees on site, while also having 1 company transport van available for staff and clients.





Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0486

Agenda Date: 4/13/2026

Agenda #: 2.

Consideration of a lot line adjustment via Certified Survey Map at 2400 N Mayfair Road, City of Wauwatosa Community Development Authority, applicant

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 5 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 location map.

B. Staff Comments

Planning/Zoning Division

No additional comments.

Building Division

No comments.

City Assessor's Office

No issues.

City Clerk's Office

No comments.

Public Works Department

No comments.

Engineering Division

No comments.

Fire Department

No issues from the Fire Department

Health Department

No comments.

Police Department

No comments.

C. Recommendation

Staff recommends approval subject to:

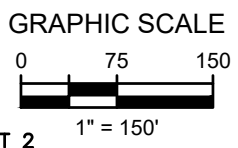
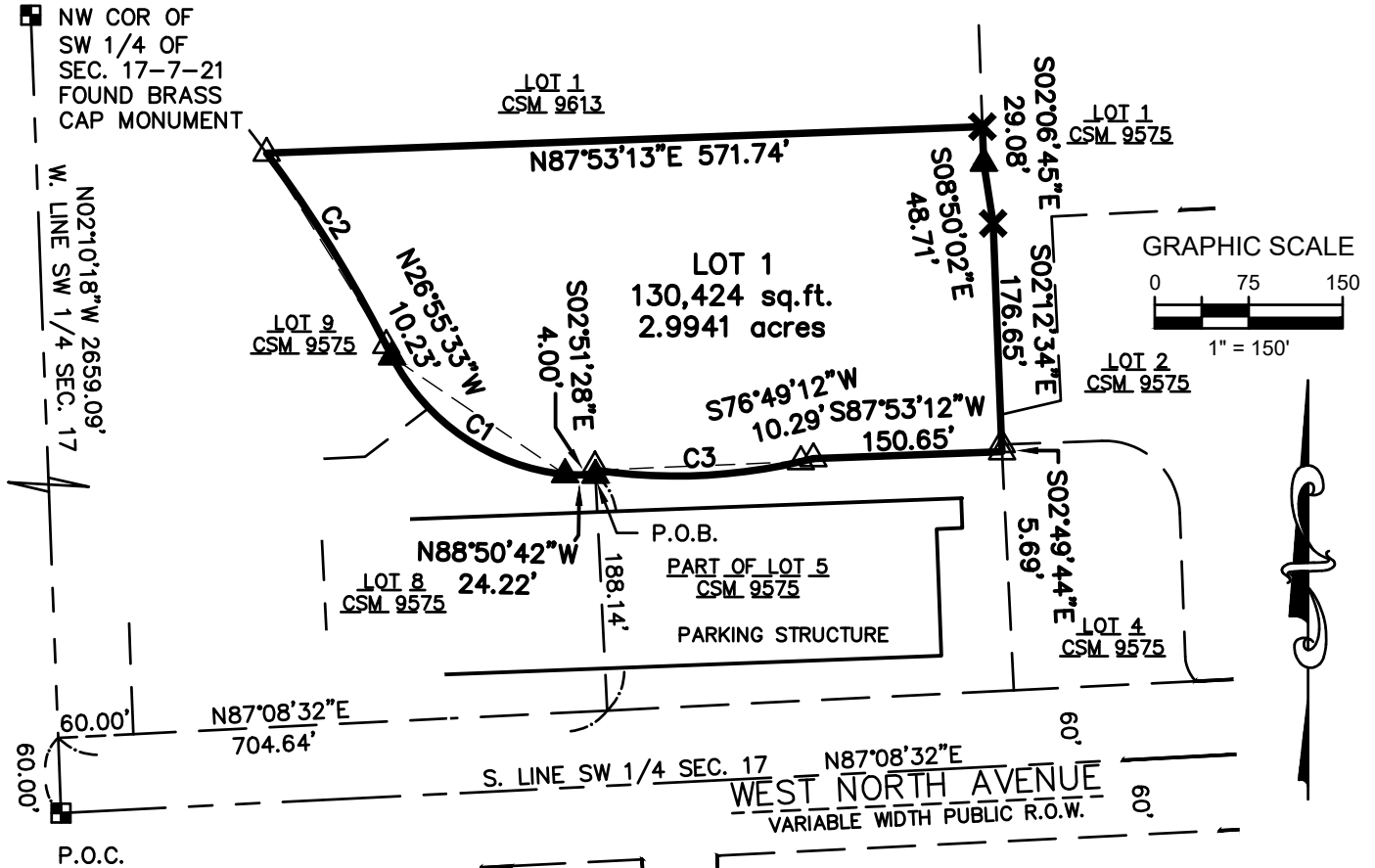
1. Any technical corrections as identified by the Register of Deeds and City staff.
2. Execution and recording of access easements.
3. Per State Statutes 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.

CERTIFIED SURVEY MAP NO. _____

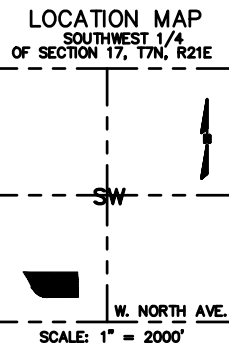
A division of Lot 2 in Certified Survey Map No. 9613 and a part of Lot 5 in Certified Survey Map No. 9575, being in the Southwest 1/4 of the Southwest 1/4 of Section 17, in Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

- ▲ INDICATES FOUND MAG NAIL
- △ INDICATES SET MAG NAIL
- ✕ INDICATES FOUND CHISELED CROSS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 17, T 7 N, R 21 E, WHICH BEARS N02°10'18"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83/2011).



Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	174.01	176.36	N55°47'39"W	167.04	N84°03'39"W	N27°31'39"W	56°32'00"
C2	181.00	1050.75	N31°51'39"W	180.78	N36°47'43"W	N26°55'33"W	9°52'10"
C3	165.34	438.70	S87°36'59"W	164.36	S76°49'11"W	N81°35'13"W	21°35'37"



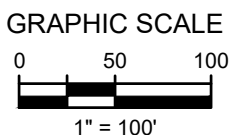
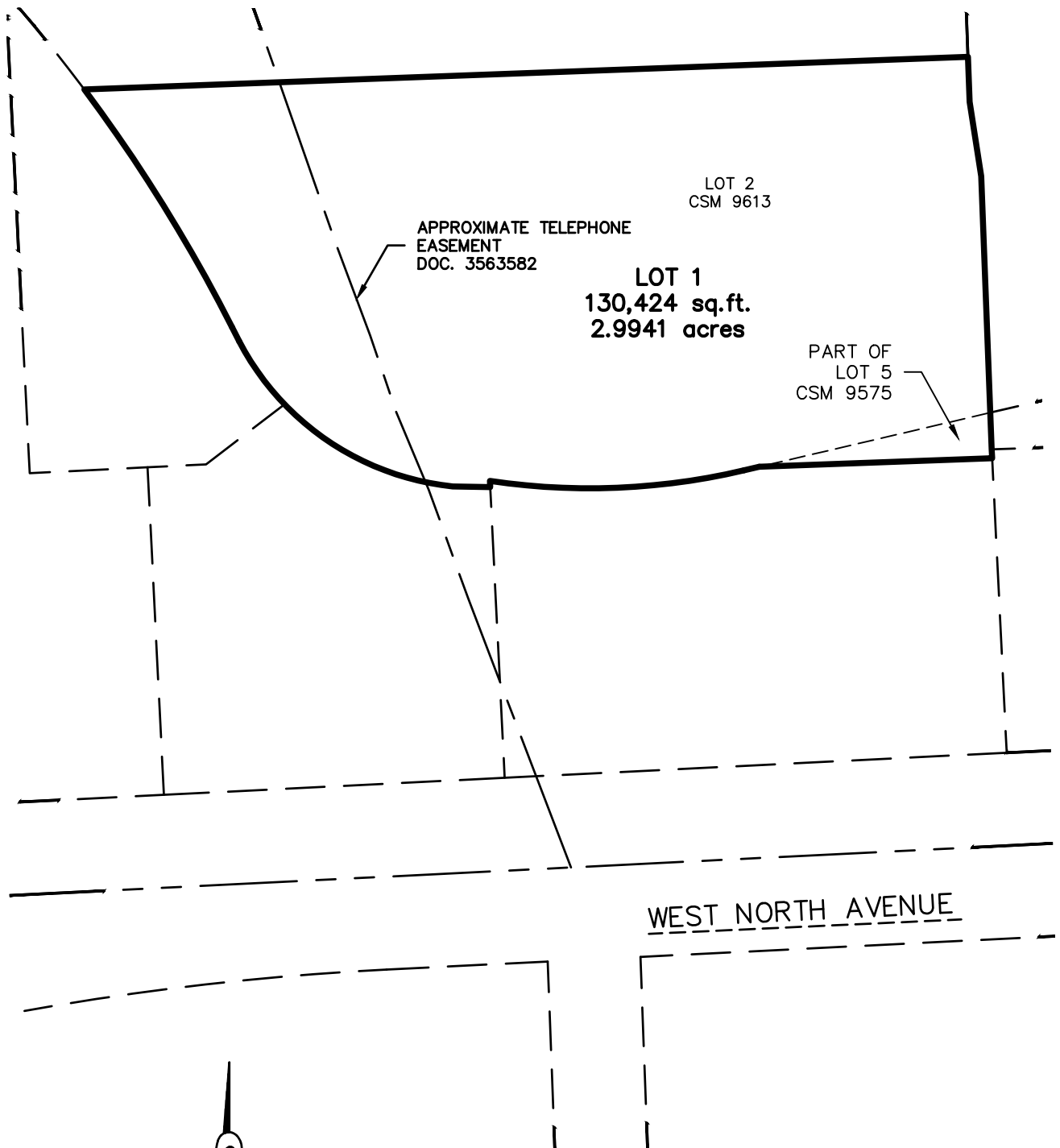
John P. Casucci
 02-27-26
 Revised 03-30-26

raSmith
 CREATIVITY BEYOND ENGINEERING
 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 in Certified Survey Map No. 9613 and a part of Lot 5 in Certified Survey Map No. 9575, being in the Southwest 1/4 of the Southwest 1/4 of Section 17, in Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

Dimensioning of existing Easements are required by Wisconsin State Statute 236.20(2)(c) per 236.34(c). Easements dimensions are approximate, and are not intended to supersede the intent, location or verbiage as stated in the original Easement creation documents.



John P. Casucci
02-27-26

Revised 03-30-26

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 in Certified Survey Map No. 9613 and a part of Lot 5 in Certified Survey Map No. 9575, being in the Southwest 1/4 of the Southwest 1/4 of Section 17, in Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 2 in Certified Survey Map No. 9613 and a part of Lot 5 in Certified Survey Map No. 9575, being in the Southwest 1/4 of the Southwest 1/4 of Section 17, in Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

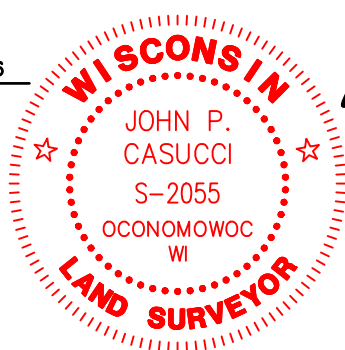
Commencing at the Southwest corner of the Southwest 1/4 of said Section 17; thence North 02° 10' 18" West along the West line of said 1/4 Section a distance of 60.00 feet to a point; thence North 87° 08' 32" East 704.64 feet to a point; thence North 02° 51' 28" West 188.14 feet to the Northeast corner of Lot 8 in Certified Survey Map No. 9575 and the point of beginning of lands to be described;
thence North 88° 50' 42" West along the North line of said Lot 8 a distance of 24.22 feet to a point; thence Northwesterly along said North line and the Northeasterly line of Lot 9 in said Certified Survey Map and an arc of a curve to the right with an arc length of 174.01 feet, whose radius is 176.36 feet and whose chord bears North 55° 47' 39" West 167.04 feet to a point; thence North 26° 55' 33" West along the Northeasterly line of said Lot 9 a distance of 10.23 feet to a point; thence Northwesterly along said Northeasterly line and an arc of a curve to the left with an arc length of 181.00 feet, whose radius is 1050.75 feet and whose chord bears North 31° 51' 39" West 180.78 feet to the Southwest corner of Lot 1 in Certified Survey Map No. 9613; thence North 87° 53' 13" East along the South line of said Lot 571.74 feet to a point in the West line of Lot 1 in Certified Survey Map No. 9575; thence South 02° 06' 45" East along the West line of said Lot 29.08 feet to a point; thence South 08° 50' 02" East along said West line 48.71 feet to a point; thence South 02° 12' 34" East along said West line and the West line of Lot 2 in said Certified Survey Map 176.65 feet to the Northwest corner of Lot 4 in said Certified Survey Map; thence South 02° 49' 44" East along the West line of said Lot 5.69 feet to a point; thence South 87° 53' 12" West 150.65 feet to a point in the North line of Lot 5 in Certified Survey Map No. 9575; thence South 76° 49' 12" West along said North line 10.29 feet to a point; thence Southwesterly along said North line and an arc of a curve to the right with an arc length of 165.34 feet, whose radius is 438.70 feet and whose chord bears South 87° 36' 59" West 164.36 feet to the Northwest corner of said Lot; thence South 02° 51' 28" East along the West line of said Lot 4.00 feet to the point of beginning.
Said land contains 130,424 square feet or 2.9941 acres.

THAT I have made the survey, land division and map by the direction of: COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WAUWATOSA.

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 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Wauwatosa in surveying, dividing, and mapping the same.

FEBRUARY 27, 2026
Field date
Revised 03-30-26



John P. Casucci (SEAL)
JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 in Certified Survey Map No. 9613 and a part of Lot 5 in Certified Survey Map No. 9575, being in the Southwest 1/4 of the Southwest 1/4 of Section 17, in 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, certifies that it caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the City of Wauwatosa,

this _____ day of _____, 2026.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WAUWATOSA.

(name)

(signature)

Its _____
(Title)

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

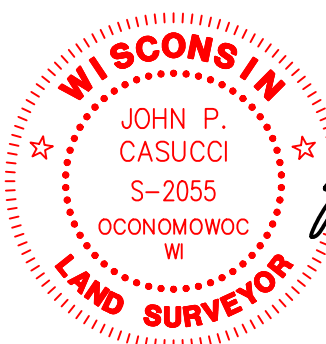
PERSONALLY came before me this _____ day of _____, 2026,

_____ of the above named COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WAUWATOSA, to me known to be the person who executed the foregoing instrument, and to me known to be the Authorized Signatory of said agency and acknowledged that they executed the foregoing instrument.

(SEAL)

Notary Public, State of _____

My Commission Expires _____



John P. Casucci
02-27-26
Revised 03-30-26

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 in Certified Survey Map No. 9613 and a part of Lot 5 in Certified Survey Map No. 9575, being in the Southwest 1/4 of the Southwest 1/4 of Section 17, in Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

PLAN COMMISSION APPROVAL

RESOLVED, that this Certified Survey Map, in the City of Wauwatosa, is hereby approved by the Plan Commission on this _____, day of _____, 2026.

Date

Dennis McBride, Chairperson

Date

, Secretary

COMMON COUNCIL APPROVAL

RESOLVED, that this Certified Survey Map, located in the City of Wauwatosa, is hereby approved and dedication accepted by the Common Council, on this _____, day of _____, 2026.

Date

Dennis McBride, Mayor

Date

Deyanira Nevarez, City Clerk



John P. Casucci
02-27-26
Revised 03-30-26

THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055



16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0535

Agenda Date: 4/13/2026

Agenda #: 3.

Consideration of a land division via Certified Survey Map at 8701 W. Watertown Plank Road, Christopher Carr, The Sigma Group, applicant

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is proposing a Certified Survey Map (CSM) to subdivide an existing parcel and create one new lot (identified as Lot 2 on the attached map) located south of Watertown Plank Road, between N. 87th Street and Elm Lawn Street, at 8701 W. Watertown Plank Road. The subject property is located within the Special Purpose - Medical Center District (SP-MED) zoning district.

The proposed lot is intended to accommodate future educational facility housing for the Medical College of Wisconsin. The newly created lot meets all required lot standards for the SP-MED zone.

Attached to this report are the proposed CSM, a location map, and a project description.

B. Staff Comments

Planning/Zoning Division

No additional comments.

Building Division

No comments.

City Assessor's Office

Owner to provide detailed cost of any changes to the site. If property owner claims property tax exemption, they must re-file the state prescribed form (PR-230) by the statutory deadline to be re-considered for property tax exemption. Owner must also be compliant with bi-annual filing of the state prescribed form (PC-220). Filing the PR-230 does not guarantee property tax exemption. Additionally, if there are any changes to use or occupancy the owner must contact the Assessor's Office immediately.

City Clerk's Office

No comments.

Engineering Division

No comments.

Fire Department

All work shall comply with all applicable Federal, State, and Local fire codes and ordinances, including currently adopted editions and amendments.

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. Owner to provide detailed cost of any changes to the site. If property owner claims property tax exemption, they must re-file the state prescribed form (PR-230) by the statutory deadline to be re-considered for property tax exemption. Owner must also be compliant with bi-annual filing of the state prescribed form (PC-220). Filing the PR-230 does not guarantee property tax exemption. Additionally, if there are any changes to use or occupancy the owner must contact the Assessor's Office immediately.
3. Per State Statutes 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.



8701 W. Watertown Plank Rd.

City of
Wauwatosa

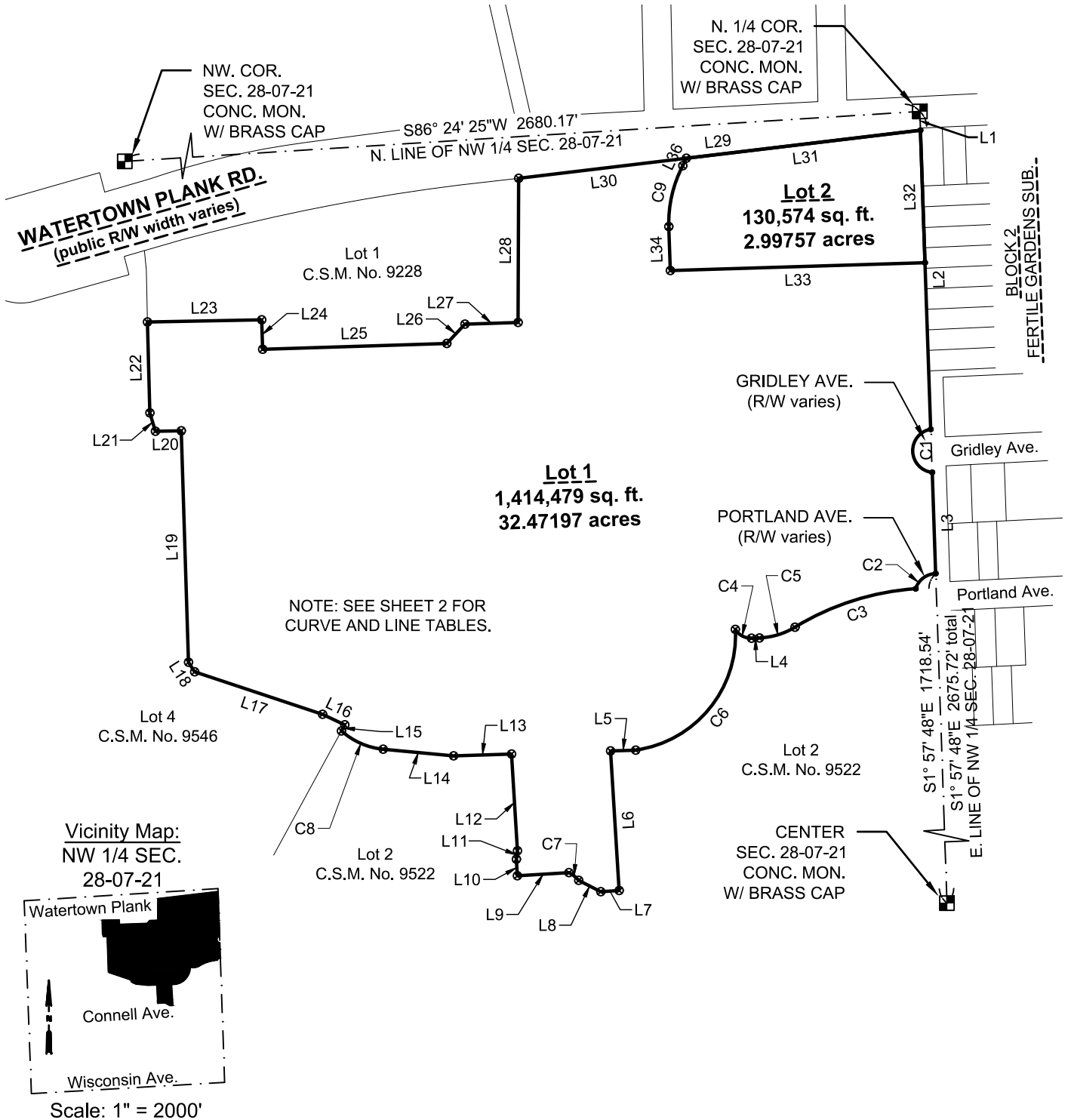


Project Description

The Certified Survey Map will separate part of the main Medical College of Wisconsin (MCW) to support construction of Educational Facility Housing that will be owned by MCW.

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 9224, recorded March 19, 2020, as Document No. 10961778, being a part of the Northwest 1/4, Northeast 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.
 Address: 8701 W. Watertown Plank Rd, Wauwatosa, WI 53226
 Parcel Tax Key: 3811004000
 Zoning: SP-MED



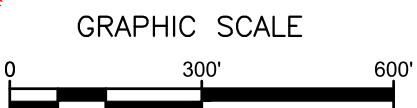
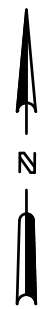
LEGEND & NOTES:

- ⊗ INDICATES SET CHISELED CROSS
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE EAST LINE OF THE NW 1/4 OF SEC. 28-7-21, ASSUMED TO BEAR SOUTH 01°57'48" EAST, AS PUBLISHED BY SEWRPC, NAD 1983(2011).



www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 9224, recorded March 19, 2020, as Document No. 10961778, being a part of the Northwest 1/4, Northeast 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

Boundary Line Table			Per CSM 9224	
Line #	Direction	Length	Direction	Length
L1	S1° 57' 48"E	39.00'	(n.a.)	(n.a.)
L2	S1° 57' 48"E	619.39'	(S0° 30' 52"E)	(619.39')
L3	S1° 57' 48"E	209.59'	(S0° 30' 52"E)	(211.87')
L4	S87° 52' 04"W	16.48'	(S89° 19' 00"W)	(16.48')
L5	S88° 11' 45"W	52.17'	(S89° 38' 41"W)	(52.17')
L6	S3° 33' 24"E	289.59'	(S2° 06' 28"E)	(289.59')
L7	S86° 34' 44"W	38.21'	(S88° 01' 40"W)	(38.21')
L8	N62° 58' 28"W	51.31'	(N61° 31' 32"W)	(51.31')
L9	S86° 32' 25"W	107.05'	(S87° 59' 21"W)	(107.05')
L10	N3° 27' 35"W	34.37'	(N2° 00' 39"W)	(34.37')
L11	N7° 30' 32"E	17.49'	(N8° 57' 28"E)	(17.49')
L12	N3° 27' 35"W	200.73'	(N2° 00' 39"W)	(200.73')
L13	S88° 11' 45"W	120.13'	(S89° 38' 41"W)	(120.13')
L14	N84° 38' 24"W	146.46'	(N83° 11' 28"W)	(146.46')
L15	N28° 30' 29"E	14.39'	(N29° 57' 25"E)	(14.39')
L16	N64° 34' 57"W	50.89'	(N63° 08' 01"W)	(50.89')
L17	N71° 38' 11"W	278.94'	(N70° 11' 15"W)	(278.94')
L18	N32° 34' 36"W	23.61'	(N31° 07' 40"W)	(23.61')
L19	N1° 48' 15"W	479.36'	(N0° 21' 19"W)	(479.36')
L20	S88° 54' 23"W	53.51'	(N89° 38' 41"W)	(53.51')
L21	N16° 45' 31"W	39.62'	(N15° 18' 35"W)	(39.62')
L22	N1° 30' 46"W	188.31'	(N0° 03' 50"W)	(188.31')
L23	N88° 54' 23"E	236.56'	(S89° 38' 41"E)	(236.56')
L24	S1° 48' 15"E	61.00'	(S0° 21' 19"E)	(61.00')
L25	N88° 11' 45"E	381.40'	(N89° 38' 41"E)	(381.40')
L26	N43° 12' 35"E	55.04'	(N44° 39' 31"E)	(55.04')
L27	N88° 11' 45"E	110.07'	(N89° 38' 41"E)	(110.07')
L28	N0° 13' 11"E	298.36'	(N1° 40' 07"E)	(298.36')
L29	N83° 10' 51"E	837.84'	(N84° 37' 47"E)	(837.84')

Lot Line Table		
Line #	Direction	Length
L30	S83° 10' 49"W	349.43'
L31	N83° 10' 53"E	488.41'
L32	S1° 57' 48"E	274.25'
L33	S88° 13' 09"W	527.47'
L34	N2° 02' 11"W	91.09'
L36	N25° 12' 50"E	17.07'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	129.36	45.00	S1° 57' 48"E	89.20
C2	55.42	45.00	S52° 43' 38"W	51.98
C3	264.97	554.57	S72° 19' 02"W	262.46
C4	40.09	37.42	N61° 25' 34"W	38.20
C5	77.57	152.00	S73° 14' 54"W	76.73
C6	355.60	240.00	S39° 31' 05"W	323.95
C7	25.94	65.50	N51° 37' 37"W	25.77
C8	95.92	152.00	N66° 19' 41"W	94.34
C9	130.74	251.06	N12° 52' 56"E	129.27

Curve Table per CSM 9224					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	129.36	45.00	164.71	S0° 30' 52"E	89.20
C2	55.42	45.00	70.56	S54° 10' 34"W	51.98
C3	264.97	554.57	27.38	S73° 45' 58"W	262.46
C4	40.09	37.42	61.38	N59° 58' 38"W	38.20
C5	77.57	152.00	29.24	S74° 41' 50"W	76.73
C6	355.60	240.00	84.89	S40° 58' 01"W	323.95
C7	25.94	65.50	22.69	N50° 10' 41"W	25.77
C8	95.92	152.00	36.16	N64° 52' 45"W	94.34

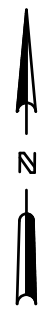
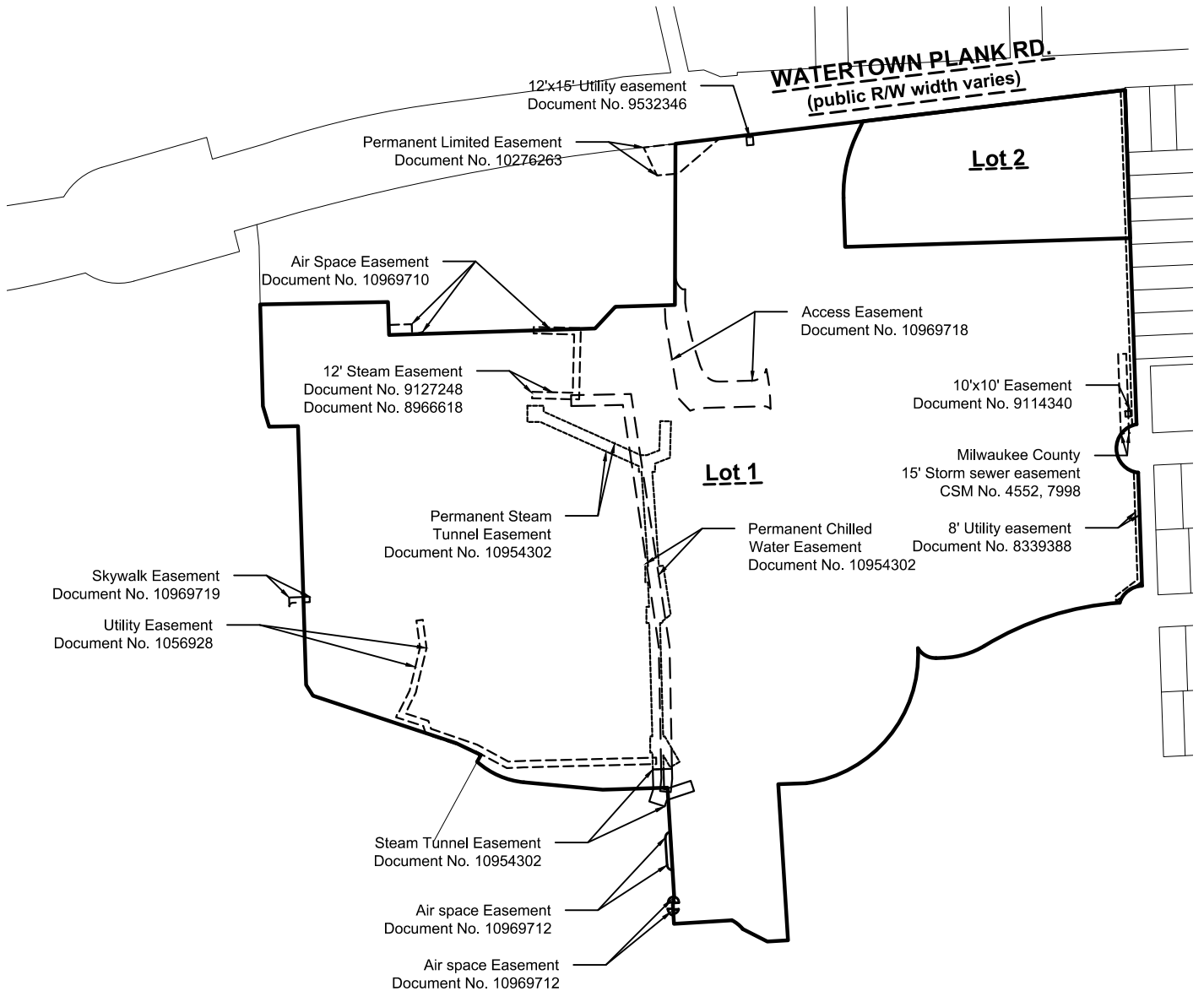


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CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 9224, recorded March 19, 2020, as Document No. 10961778, being a part of the Northwest 1/4, Northeast 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

Existing Utility Easements 1/3



GRAPHIC SCALE

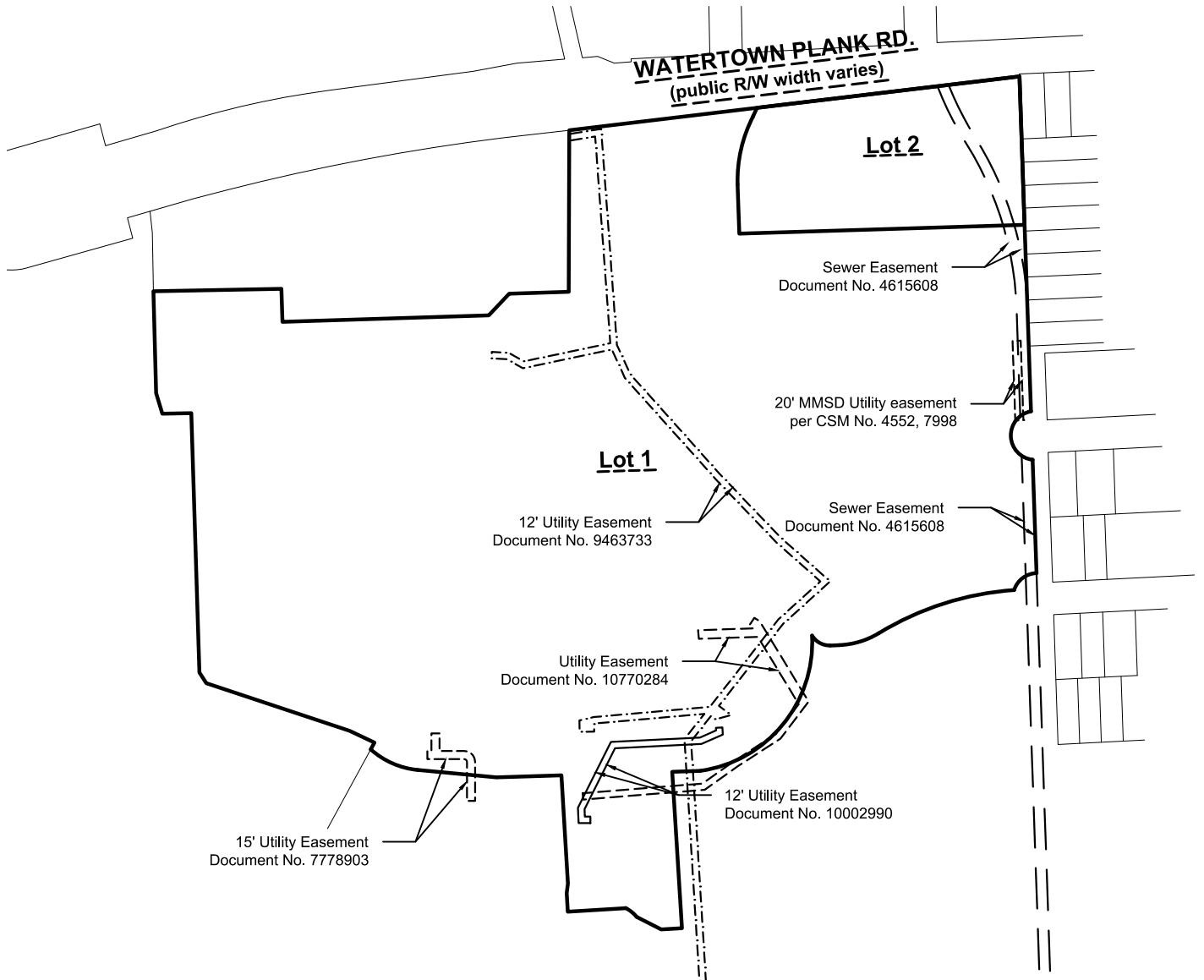


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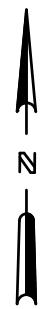
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Existing Utility Easements 2/3



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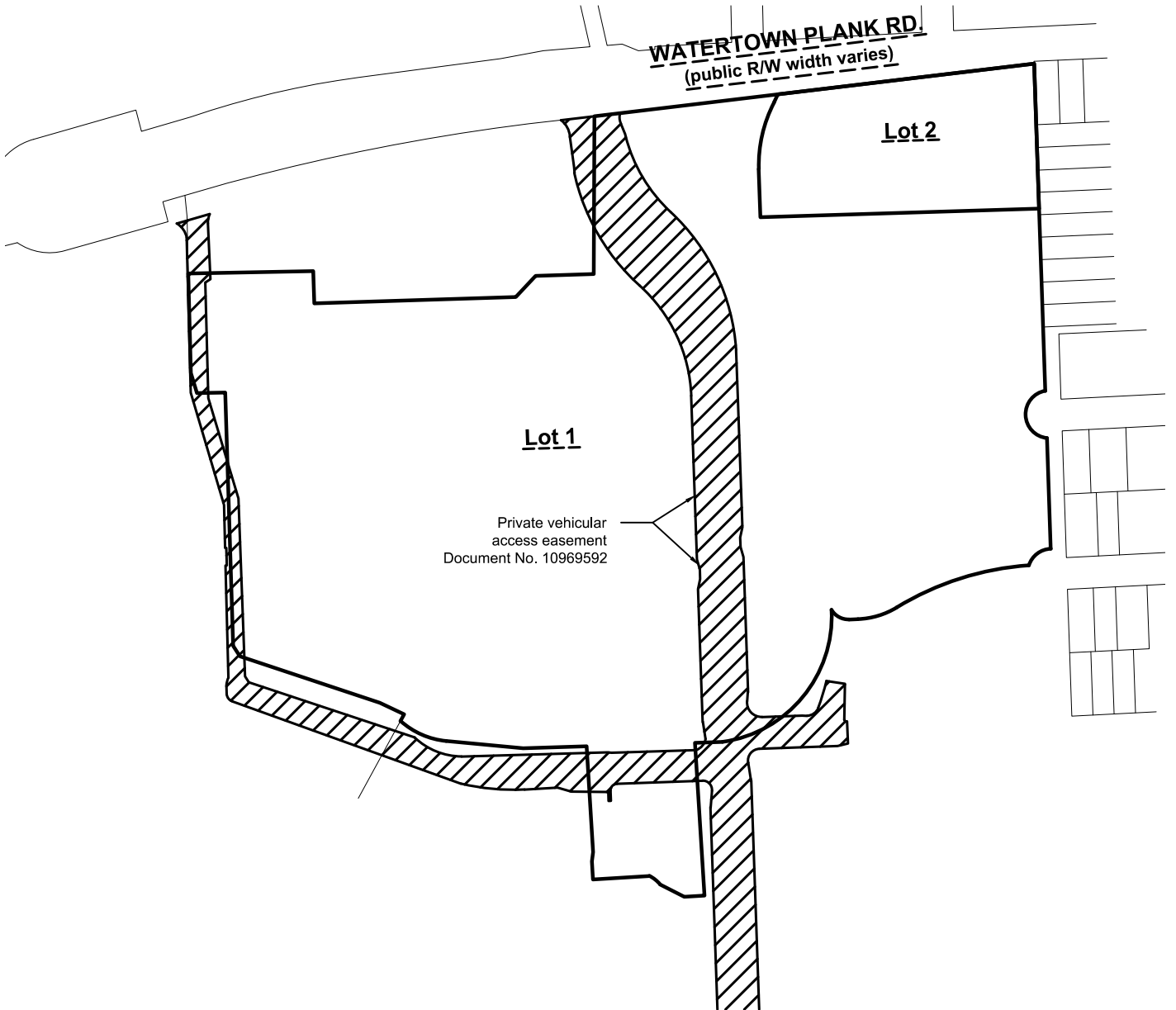
GRAPHIC SCALE



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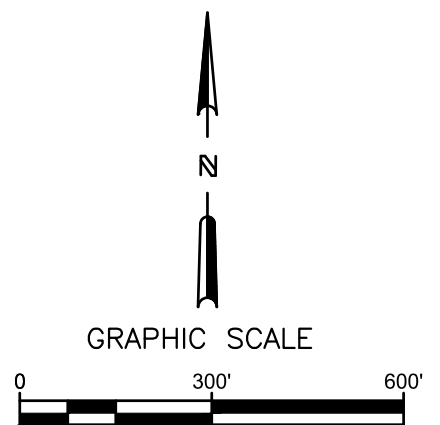
Private Vehicular Access Easement



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PROJECT NUMBER: 24308 DRAFTED BY: N.CAMPANELLI

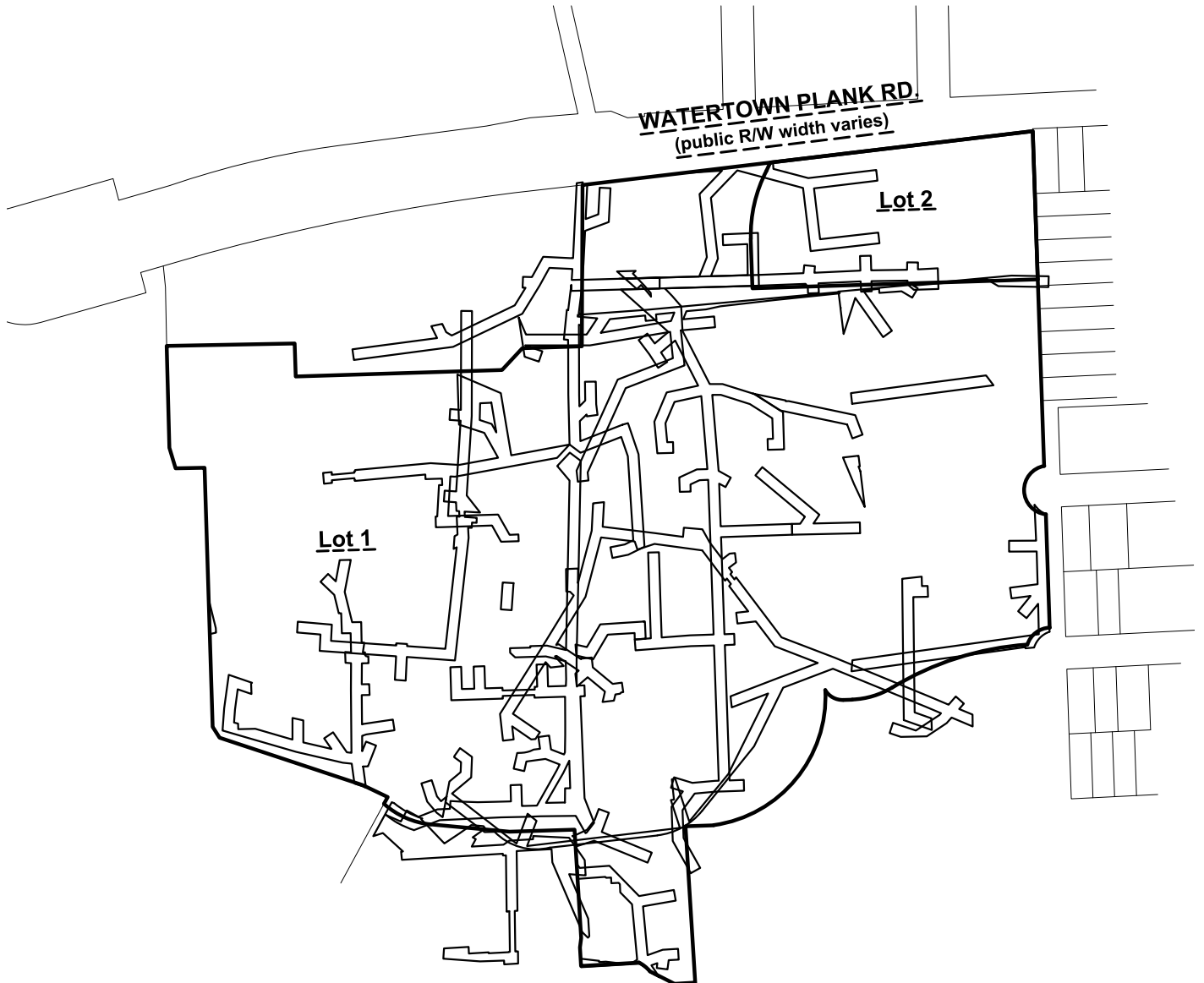


Sheet 6 of 12

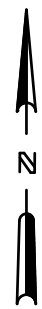
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Storm Easements Per Document No. 10968709



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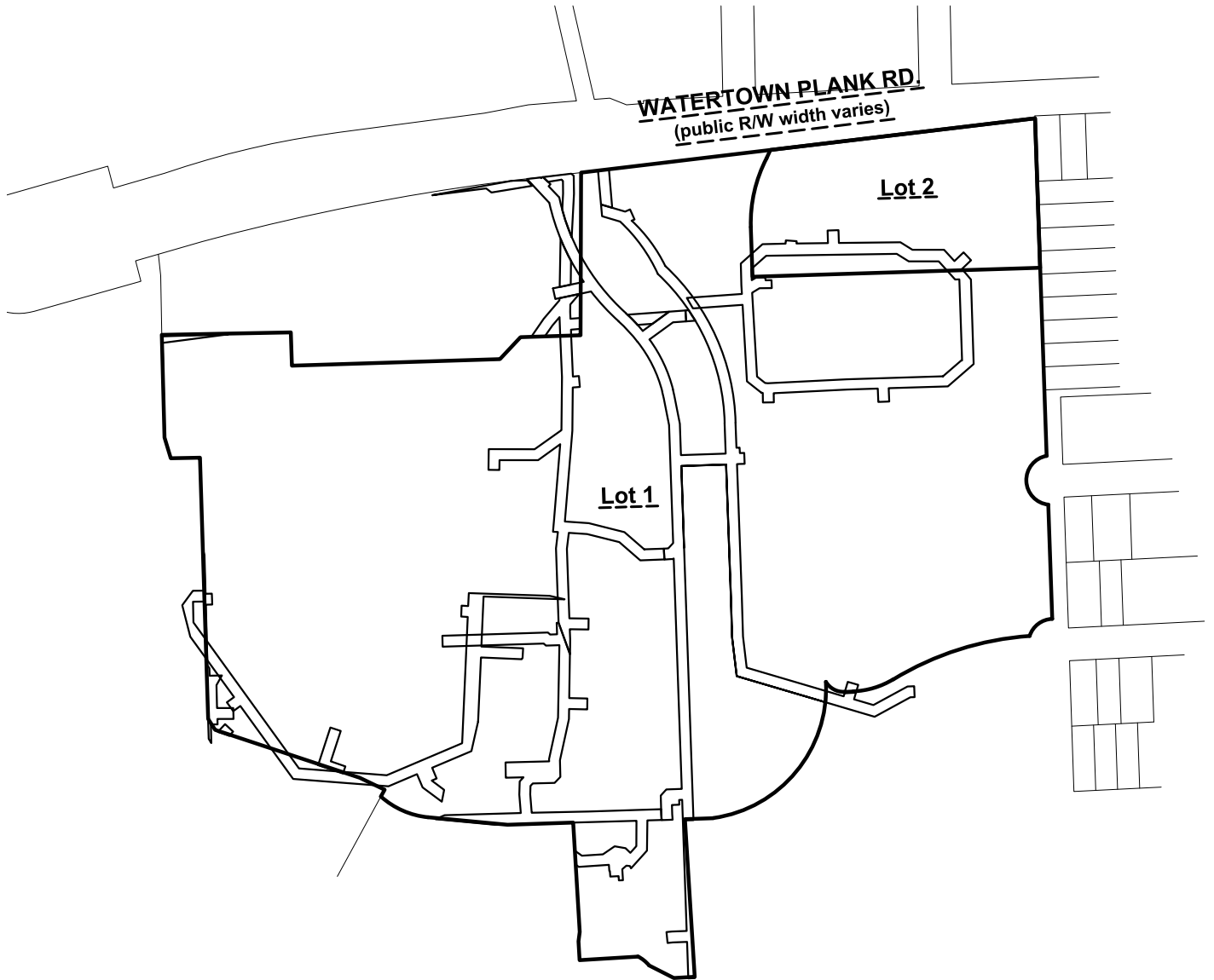
GRAPHIC SCALE



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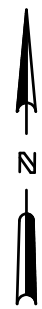
Water Easements Per Document No. 10968709



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PROJECT NUMBER: 24308 DRAFTED BY: N.CAMPANELLI



GRAPHIC SCALE

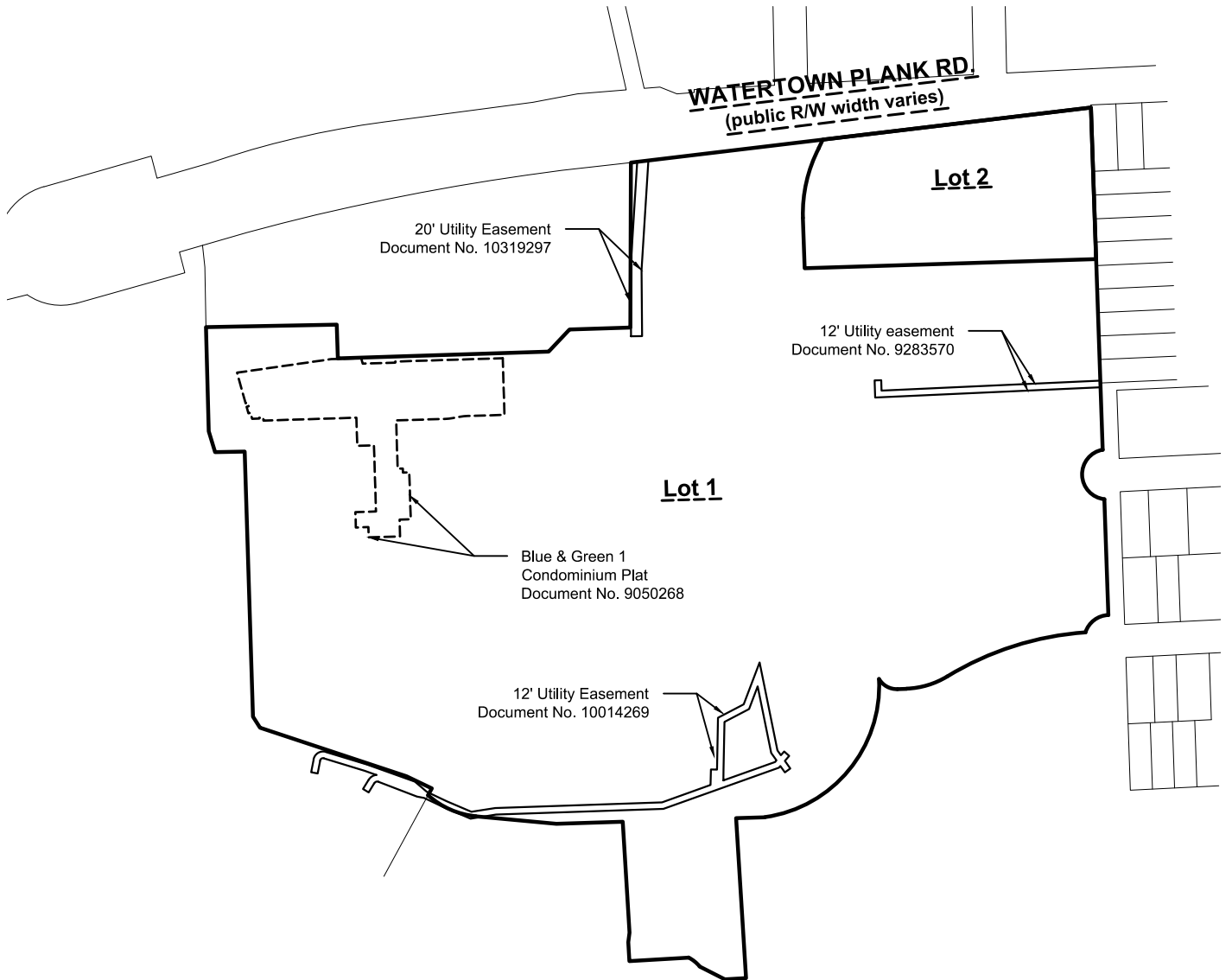


Sheet 8 of 12

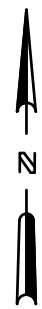
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Existing Condominium Plat and Utility Easements 3/3



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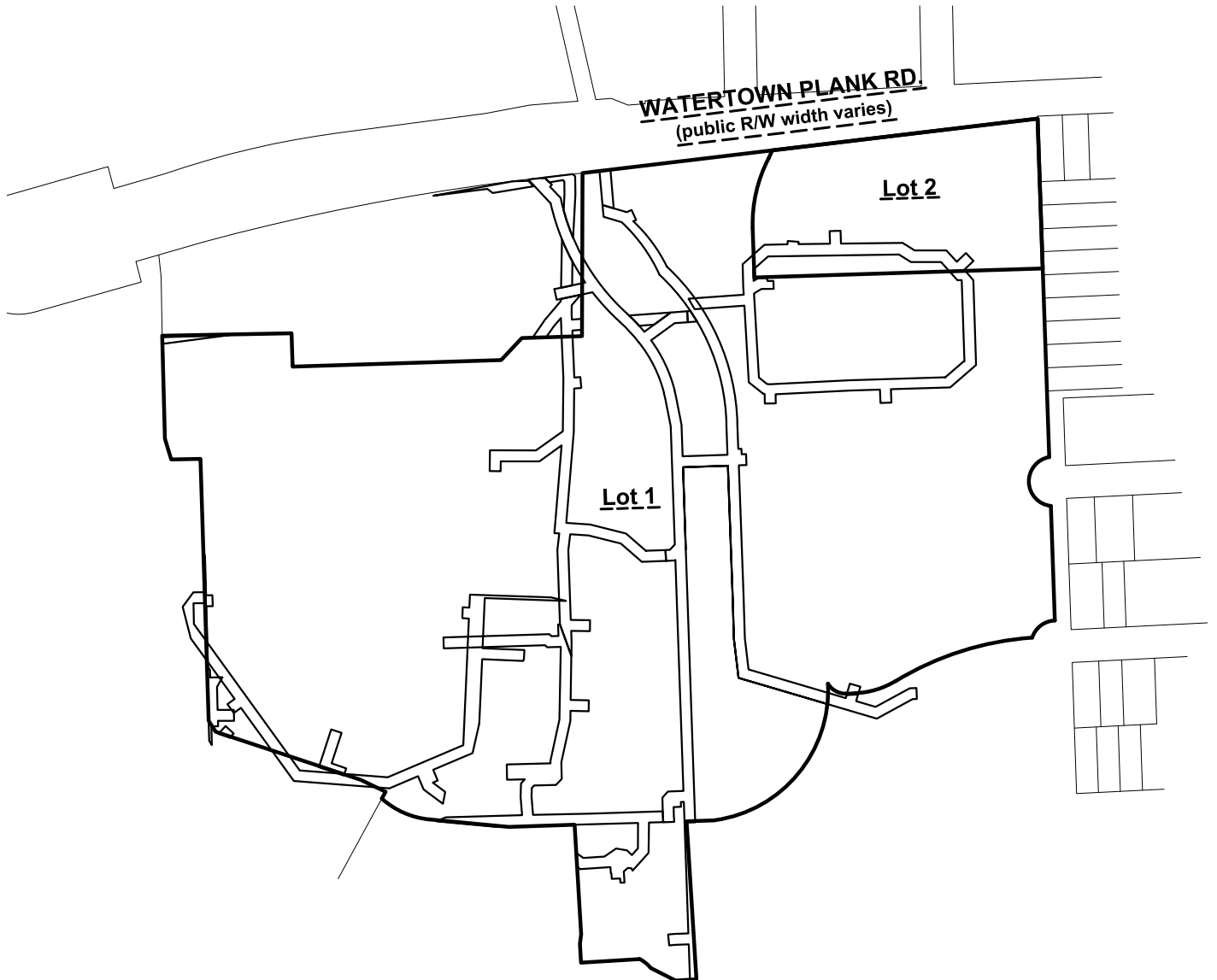
GRAPHIC SCALE



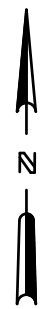
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Sanitary Easements Per Document No. 10968709



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GRAPHIC SCALE



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OWNER'S CERTIFICATE

Medical College of Wisconsin, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes.

This agreement is binding on the undersigned and successors and assigns.

Date: _____

Entity Name: _____

Signature: _____

Type or Print Name: _____

Title: _____

STATE OF _____

_____ COUNTY

Personally came before me this _____ day of _____, 20____,

_____ (name), the _____ (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____

Print Notary Name: _____

Notary Public, State of _____ . My commission expires: _____

(Notary Seal)



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PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Wauwatosa on this _____ day of _____, 20____.

Kevin Ausman, Mayor

COMMON COUNCIL APPROVAL:

Approved and accepted by the Common Council of the City of Wauwatosa on this _____ day of _____, 20____.

Deyanira Nevarez, City Clerk



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