

NOTICE OF PUBLIC HEARING

BY: Common Council
City of Brookfield

DATE: May 7, 2019

TIME: 7:45 p.m.

PLACE: Council Chambers
Brookfield City Hall
2000 N. Calhoun Road
Brookfield, WI 53005

APPLICANT: School District of Elmbrook
13780 Hope St.
Brookfield, WI 53005
Kristen Sobocinski, Asst. Superintendent for Business Services

REQUEST: Release an interest of road reservation (Reservation) upon 3525 and 3555 N. Calhoun Road, amend the City of Brookfield Official Map (Map) by removing depiction of said Reservation from said Map and permit a conditional use at 3555 N. Calhoun Road in association with construction of a 15,000 sq. ft. Central Administration Office building for the School District of Elmbrook.

The site is zoned "R-3" Residence District with "FP" Floodplain Fringe overlay zoning. Pursuant to Chapter 17.108 of the Municipal Code, "public administration building, auditorium, gymnasium or any other publicly owned structure including health clinics supporting the public uses" are conditional uses, that may be permitted in any use district upon specific authorization by the council permitted (unless expressly prohibited) subject to a public hearing process.

Road reservation is shown in Exhibit A.

LEGAL DESCRIPTION FOR RELEASE OF AN INTEREST OF ROAD RESERVATION AND REMOVING DEPICTION OF SAID RESERVATION FROM THE CITY OF BROOKFIELD OFFICIAL MAP:

LEGAL DESCRIPTION OF PROPERTIES THE RESTRICTION (Road Reservation) LIES ACROSS:

A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2073803 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS BEING IN THE SOUTHEAST ONE-QUARTER (1/ 4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4); RUNNING THENCE NORTH 88°36'30" WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTH LINE OF TOWN AND COUNTRY, A PLAT OF RECORD IN THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION NINE (9), 699.61 FEET TO A POINT IN THE CENTERLINE OF BERMUDA BOULEVARD AND A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, 111.91 FEET, HAVING A RADIUS WHICH BEARS SOUTH 88°36'30" EAST, 172.55 FEET, HAVING A CHORD WHICH BEARS NORTH 19°58'17" EAST, 109.96 FEET TO A POINT; THENCE NORTH 38°33'05" EAST, 274.01 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, 188.55 FEET, HAVING A RADIUS WHICH BEARS NORTH 51°26'55" WEST, 280.23 FEET, HAVING A CHORD WHICH BEARS NORTH 19°16'35" EAST, 185.01 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), 32.00 FEET TO A POINT; THENCE EAST 430.00 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4); THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) 541.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE POINT OF COMMENCEMENT,

Also;

A parcel of land described in Document No. 542662 recorded in the Waukesha County Register of Deeds, being in the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 7 North, Range 20 East, City of Brookfield, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4, running thence North 88 degrees 36 minutes 30 seconds West on and along the South line of said Southeast 1/4 of the Northeast 1/4 and the North line of Town and Country, a plat of record in the Southeast 1/4 of Section 9, 699.61 feet to a point in the centerline of Bermuda Boulevard and the point of beginning of the parcel herein to be described; continuing thence North 88 degrees 36 minutes 30 seconds West on and along the South line of said Southeast 1/4 of the Northeast 1/4 and the North line of said plat of Town and Country, 676.59 feet to the Southwest corner of said Southeast 1/4 of the Northeast 1/4; thence North 0 degrees 35 minutes 57 seconds West on and along the West line of said Southeast 1/4 of the Northeast 1/4 507.87 feet to a point; thence East 951.10 feet to a point; thence South and parallel to the East line of said Southeast 1/4 of the Northeast 1/4 32.00 feet to a point of curve; thence along the arc of said curve 188.55 feet, having a radius which bears West 280.23 feet, having a chord which bears South 19 degrees 16 minutes 33 seconds West 185.01 feet to a point; thence South 38 degrees 33 minutes 05 seconds West 274.01 feet to a point of curve; thence along the arc of said curve 111.91 feet, having a radius which bears South 51 degrees 26 minutes 55 seconds East 172.55 feet having a chord which bears South 19 degrees 58 minutes 17 seconds West 109.96 feet to the point of beginning and containing 9.8786 acres,

LEGAL DESCRIPTION OF RESERVATION LANDS TO BE REMOVED FROM THE OFFICIAL MAP:

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Also;

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North 88 degrees 36 minutes 30 seconds West on and along the south line of said Southeast 1/4 of the Northeast 1/4 and the North line of said plat of Town and Country 65.00 feet to a point and the beginning of a curve; thence along the arc of said curve 104.54 feet, having a radius which bears South 88 degrees 36 minutes 30 seconds East 148.91 feet, having a chord which bears North 21 degrees 30 minutes 14 seconds East 102.41 feet to a point; thence North 41 degrees 36 minutes 58 seconds East 306.76 feet to a point of curve; thence along the arc of said curve 181.63 feet, having a radius which bears North 48 degrees 23 minutes 02 seconds West 250.06 feet, having a chord which bears North 20 degrees 48 minutes 29 seconds East 177.66 feet to a point; thence North and parallel to the East line of said Southeast 1/4 of the Northeast 1/4 32.00 feet to a point; thence East 30.00 feet to a point; thence South 51 degrees 26 minutes 55 seconds East 172.55 feet, having a chord which bears South 19 degrees 58 minute 17 seconds West 109.96 feet to the point of beginning.

LEGAL DESCRIPTION FOR CONDITIONAL USE

BEING ALL OF A PARCEL OF LAND INCLUSIVE OF LANDS PREVIOUSLY RESERVED FOR PUBLIC USE DESCRIBED IN DOCUMENT NO. 2073803 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS BEING IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4); RUNNING THENCE NORTH 88°36'30" WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTH LINE OF TOWN AND COUNTRY, A PLAT OF RECORD IN THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION NINE (9), 699.61 FEET TO A POINT IN THE CENTERLINE OF BERMUDA BOULEVARD AND A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, 111.91 FEET, HAVING A RADIUS WHICH BEARS SOUTH 88°36'30" EAST, 172.55 FEET, HAVING A CHORD WHICH BEARS NORTH 19°58'17" EAST, 109.96 FEET TO A POINT; THENCE NORTH 38°33'05" EAST, 274.01 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, 188.55 FEET, HAVING A RADIUS WHICH BEARS NORTH 51°26'55" WEST, 280.23 FEET, HAVING A CHORD WHICH BEARS NORTH 19°16'35" EAST, 185.01 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), 32.00 FEET TO A POINT; THENCE EAST 430.00 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4); THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) 541.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE POINT OF COMMENCEMENT.

Dated this 10th day of April, 2019

Kelly Michaels, City Clerk

Publish: April 17, 2019, and 2nd summary insertion on April 24, 2019

Descriptors other than the legal description and zoning designations are for information purposes only.

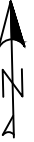
* Exhibit "A" may be viewed in the City Clerk's Office or the Community Development/Planning Office.

CITY OF BROOKFIELD

EXHIBIT "A"

ROAD RESERVATION RELEASE

SCALE: 1" = 100'
DATE: April 18, 2019



--- ROAD RESERVATION PER DEEDS

— P/L — PARCEL LINE

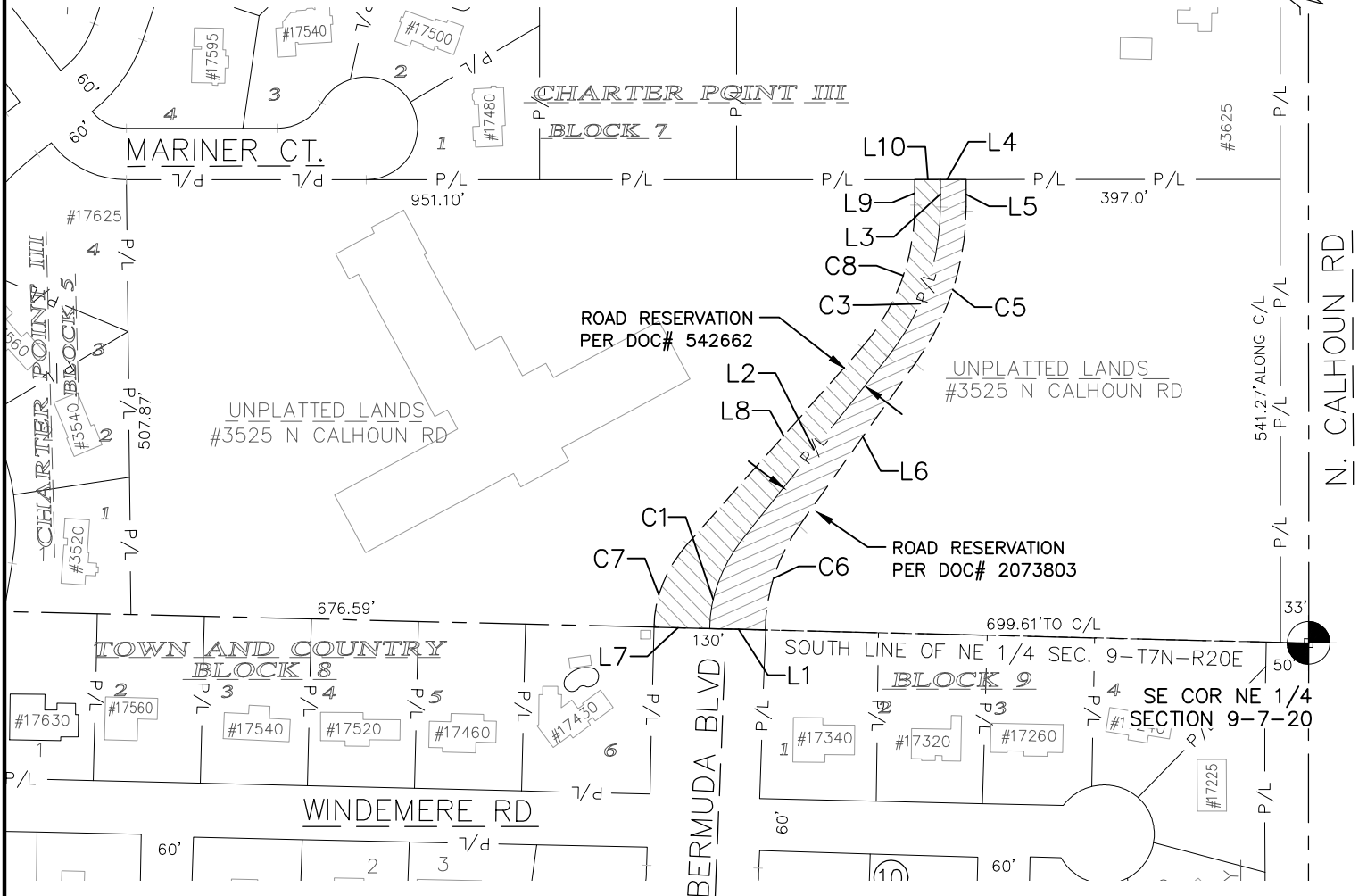
SEE SHEET 2 FOR DESCRIPTION OF LANDS

BEARINGS REFERENCE RECORD
BEARING CITED AS N88°38'30"W,
ALONG THE SOUTH LINE OF THE NE
1/4 OF SECTION 9 IN DEED
RECORDED AS DOCUMENT# 2073803

LINE TABLE		
LINE #	LENGTH	BEARING
L1	65.00	N88°36'30"W
L2	274.01	N38°33'05"E
L3	32.00	N0°00'00"E
L4	29.96	N90°00'00"E
L5	32.13	S0°00'00"E
L6	233.15	S35°30'39"W
L7	65.00	S88°36'30"E
L8	306.76	S41°36'58"W
L9	32.00	S0°00'32"E
L10	30.00	N90°00'00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	111.91	172.55	37.16	109.96	N19° 58' 17"E
C3	188.55	280.23	38.55	185.01	N19° 16' 35"E
C5	192.16	310.23	35.49	189.10	S17° 44' 41"W
C6	132.64	215.00	35.35	130.55	S18° 27' 04"W
C7	104.54	148.91	40.23	102.41	S21° 30' 14"W
C8	181.63	250.06	41.62	177.66	S20° 48' 29"W

NE COR NE 1/4
SECTION 9-7-20



CITY OF BROOKFIELD

EXHIBIT "A"

ROAD RESERVATION RELEASE

LEGAL DESCRIPTION FOR RELEASING AN INTEREST OF ROAD RESERVATION AND REMOVING DEPICTION OF SAID RESERVATION FROM THE CITY OF BROOKFIELD OFFICIAL MAP:

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