

Item 4

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

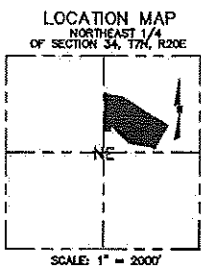
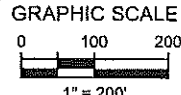
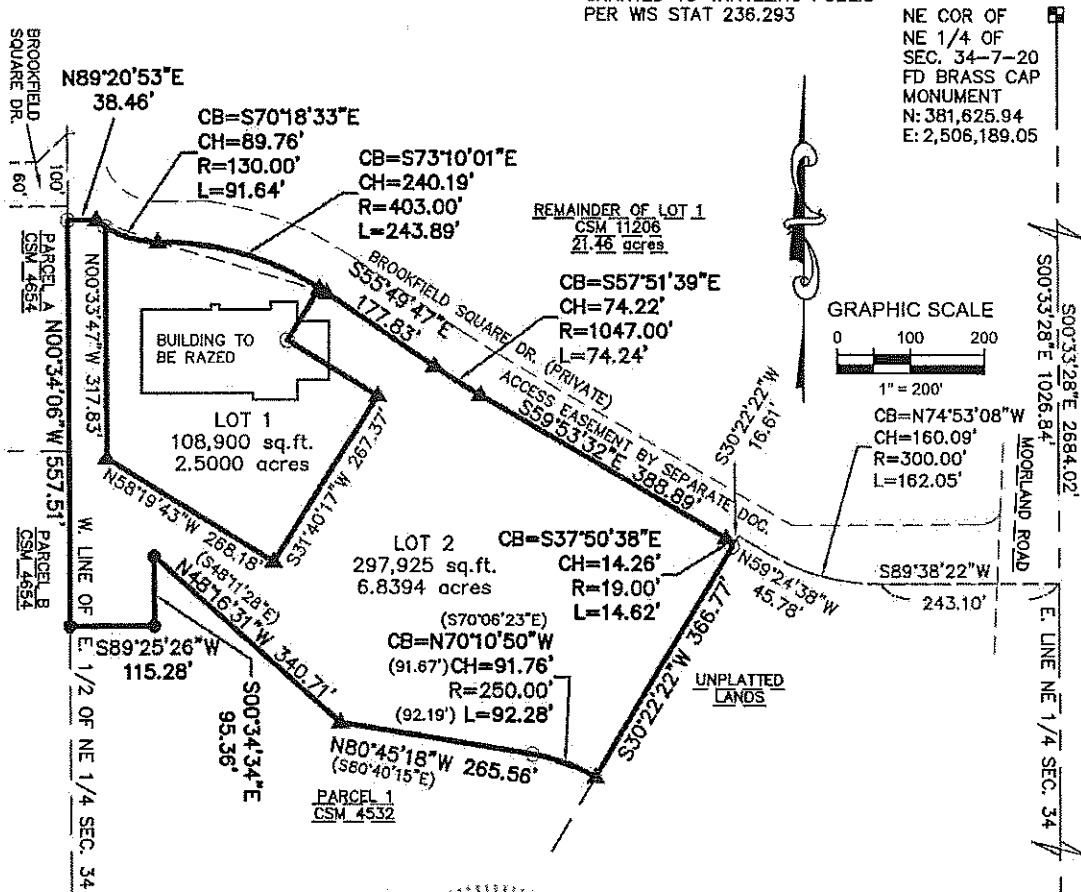
A division of a part of Lot 1 of Certified Survey Map No. 11206 and Lands, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin.

- ▲ INDICATES MAG NAIL
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- INDICATES 1" IRON PIPE (FOUND)

SEE SHEET 2 & 3 FOR BOUNDARY & EASEMENT DETAILS  
SEE SHEET 4 THRU 11 FOR EASEMENTS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 34, T 7 N, R 20 E, WHICH BEARS S00°36'28"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

AN EXISTING REA ALLOWS CROSS ACCESS BETWEEN LOT 1 AND LAND ADJACENT NORTH, SOUTH & WEST, RIGHTS ARE HEREBY GRANTED TO TRAVELING PUBLIC PER WS STAT 236.293

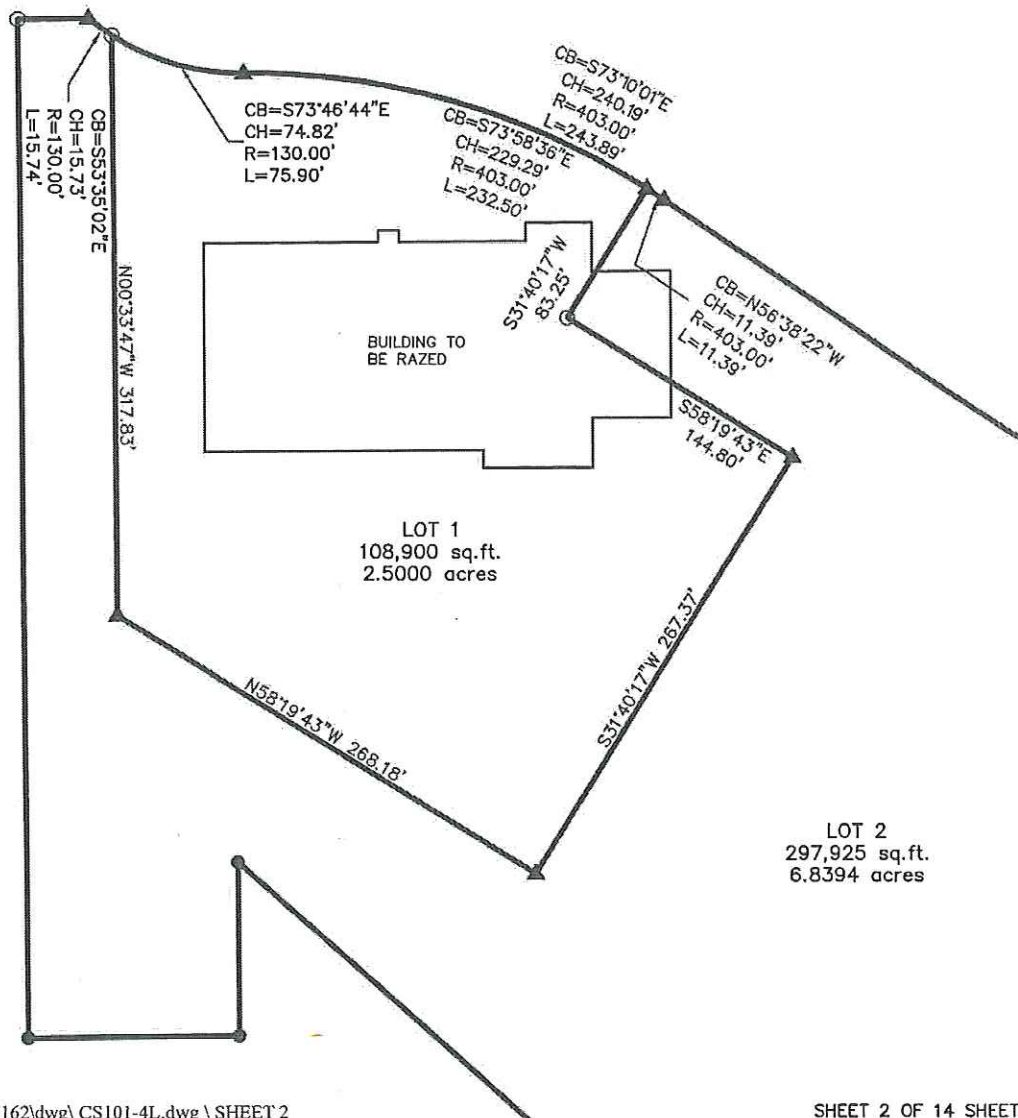
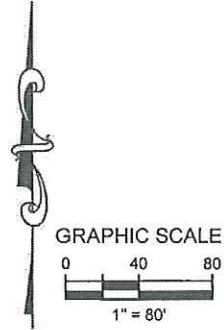


WISCONSIN  
 5-10-18  
 JOHN P. CASUCCI  
 S-2055  
 REGISTRAR  
 LAND RECORDS  
 WISCONSIN

**raSmith**  
 CREATIVITY BEYOND ENGINEERING  
 16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
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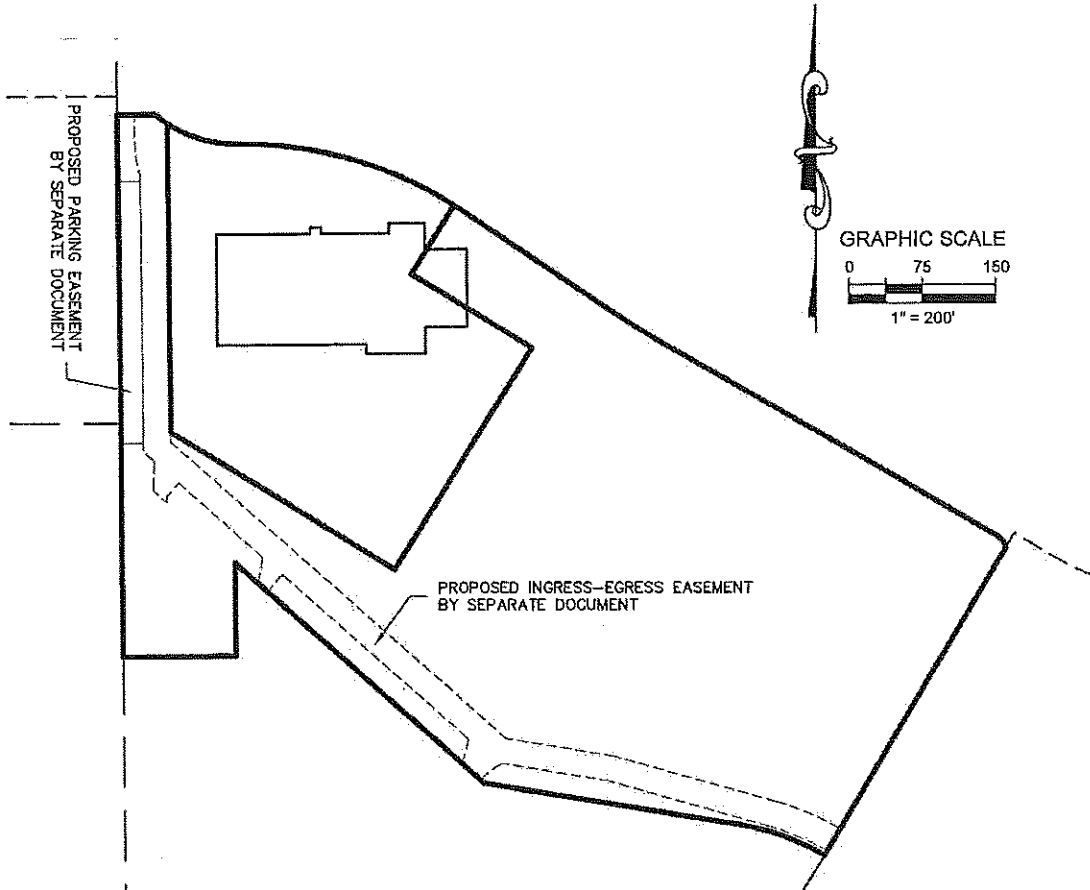
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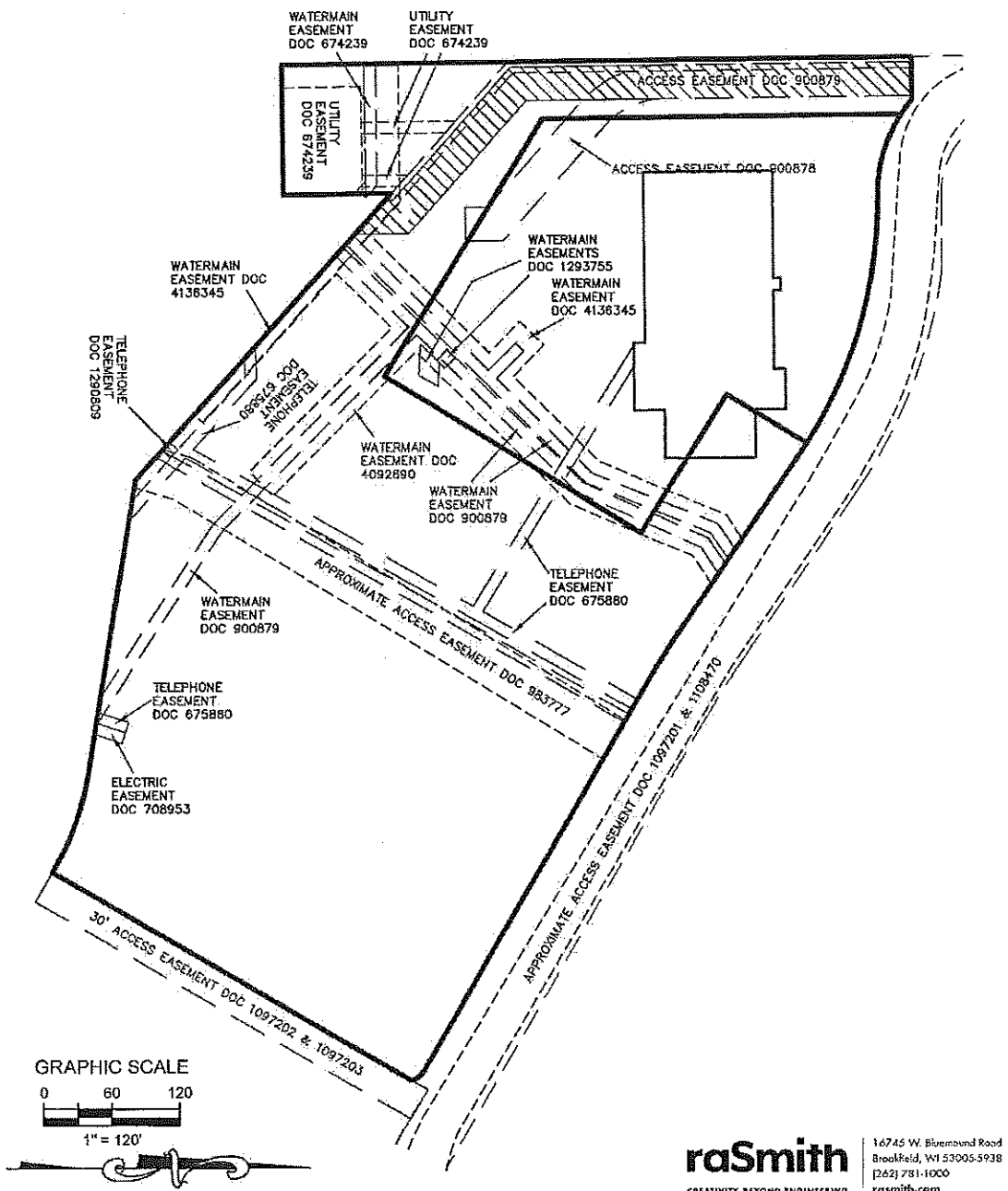
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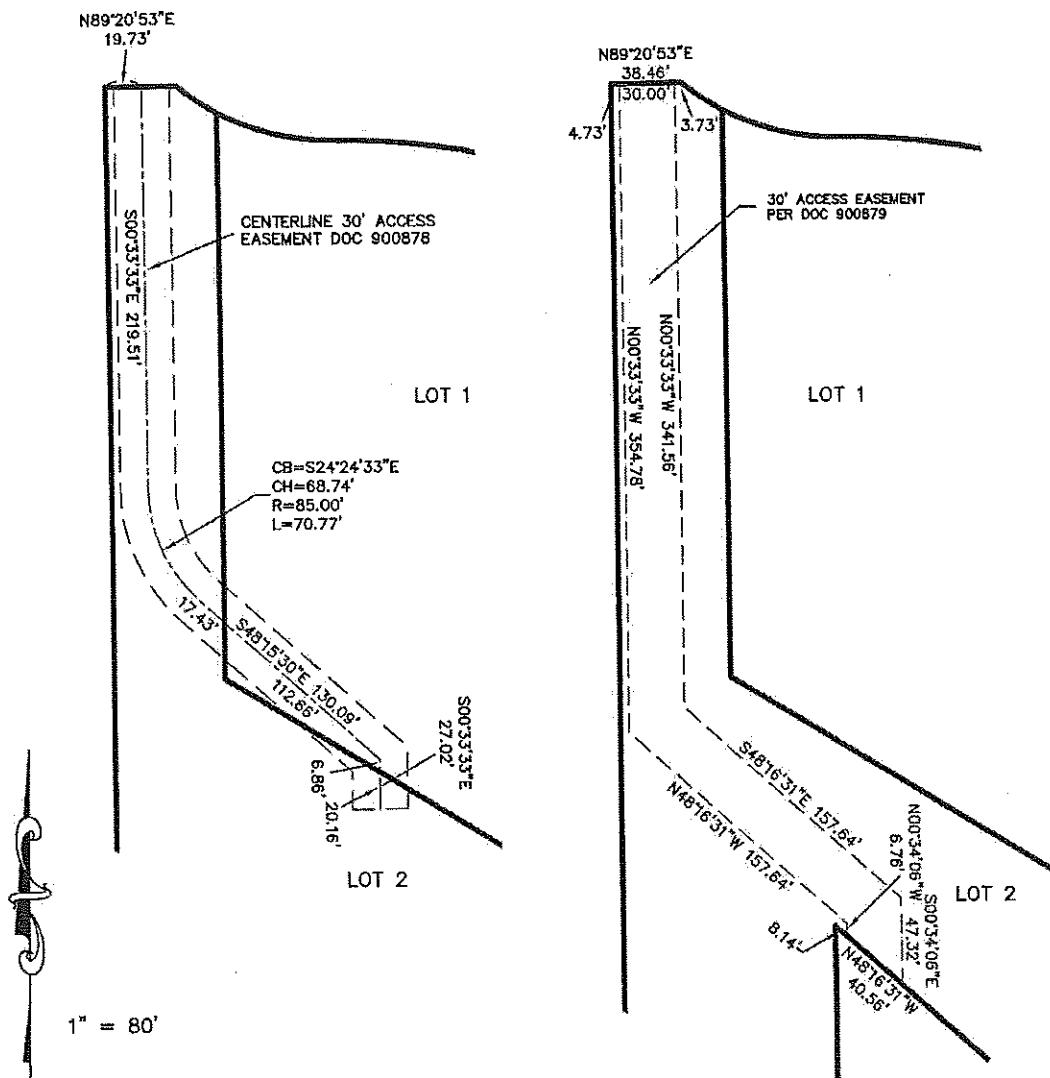
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OVERALL EXISTING EASEMENTS



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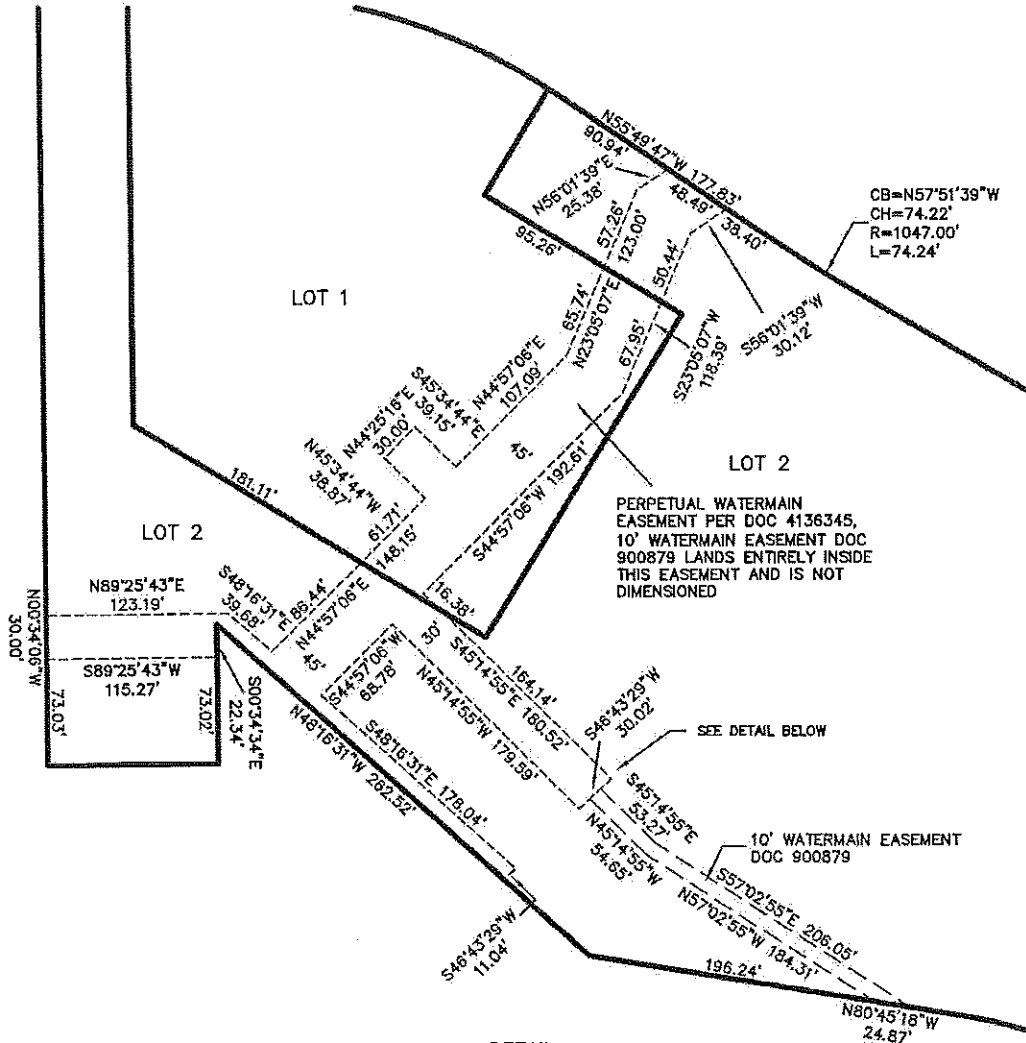


Dimensioning of existing Easements are required by Wisconsin State Statute 236.20(2)(c) per 236.34(c). Easements dimensions are approximate, and are not intended to supersede the intent, location or verbiage as stated in the original Easement creation documents.



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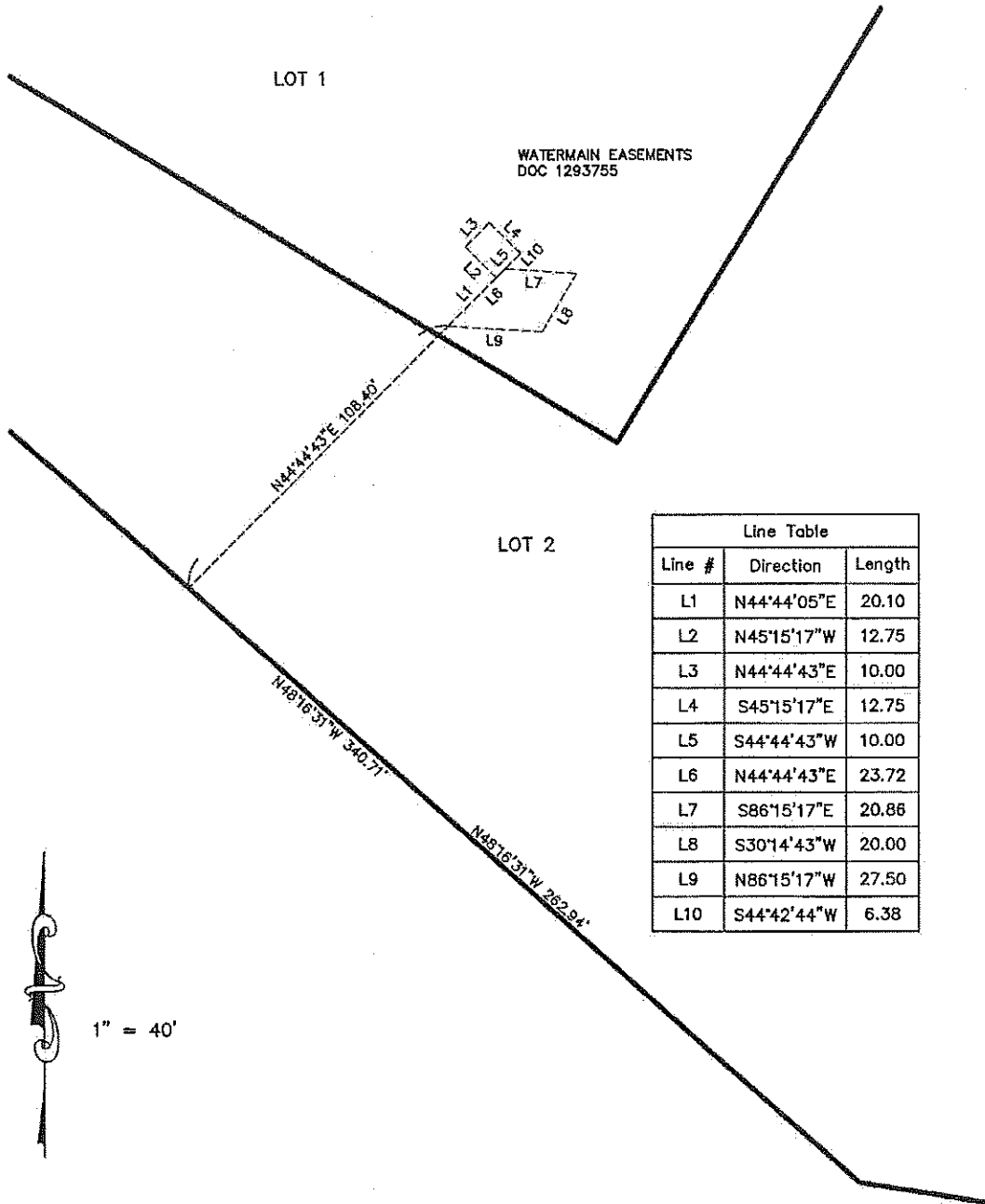


1" = 200'

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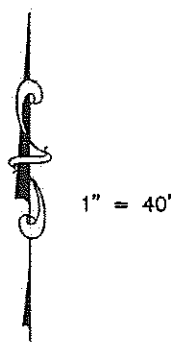
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WATERMAIN EASEMENTS  
DOC 1293755

Line Table		
Line #	Direction	Length
L1	N44°44'05"E	20.10
L2	N45°15'17"W	12.75
L3	N44°44'43"E	10.00
L4	S45°15'17"E	12.75
L5	S44°44'43"W	10.00
L6	N44°44'43"E	23.72
L7	S86°15'17"E	20.86
L8	S30°14'43"W	20.00
L9	N86°15'17"W	27.50
L10	S44°42'44"W	6.38

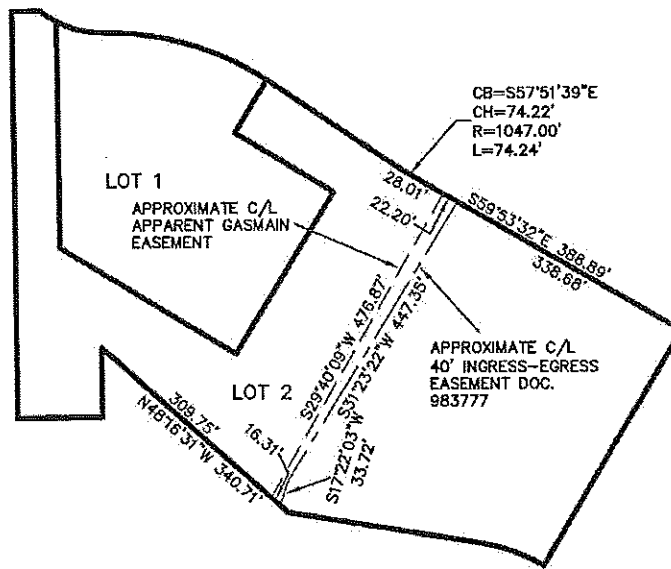


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1" = 200'

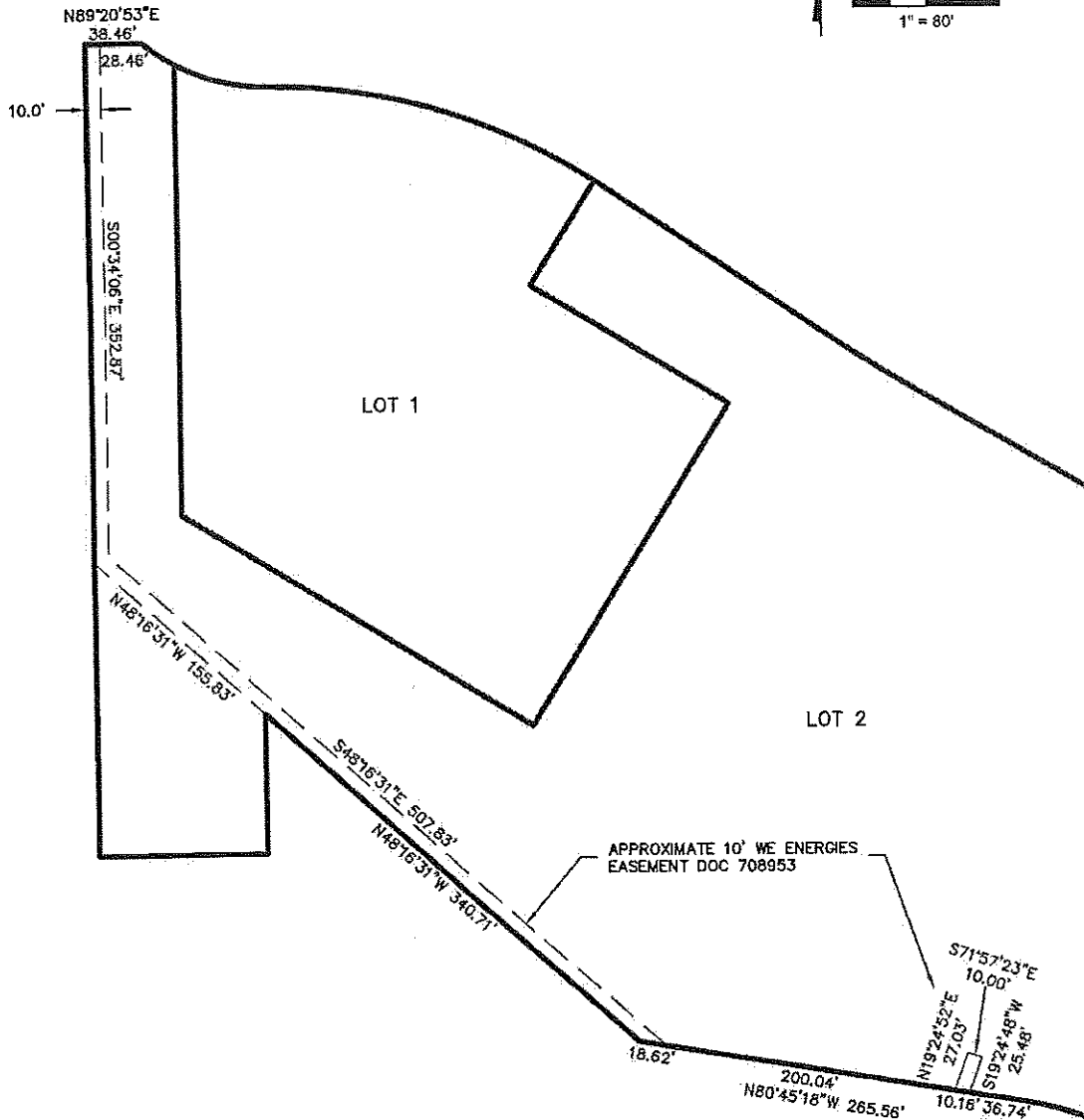
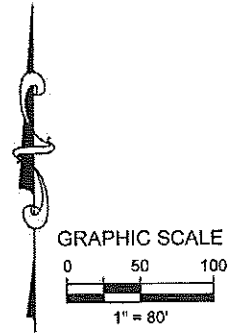
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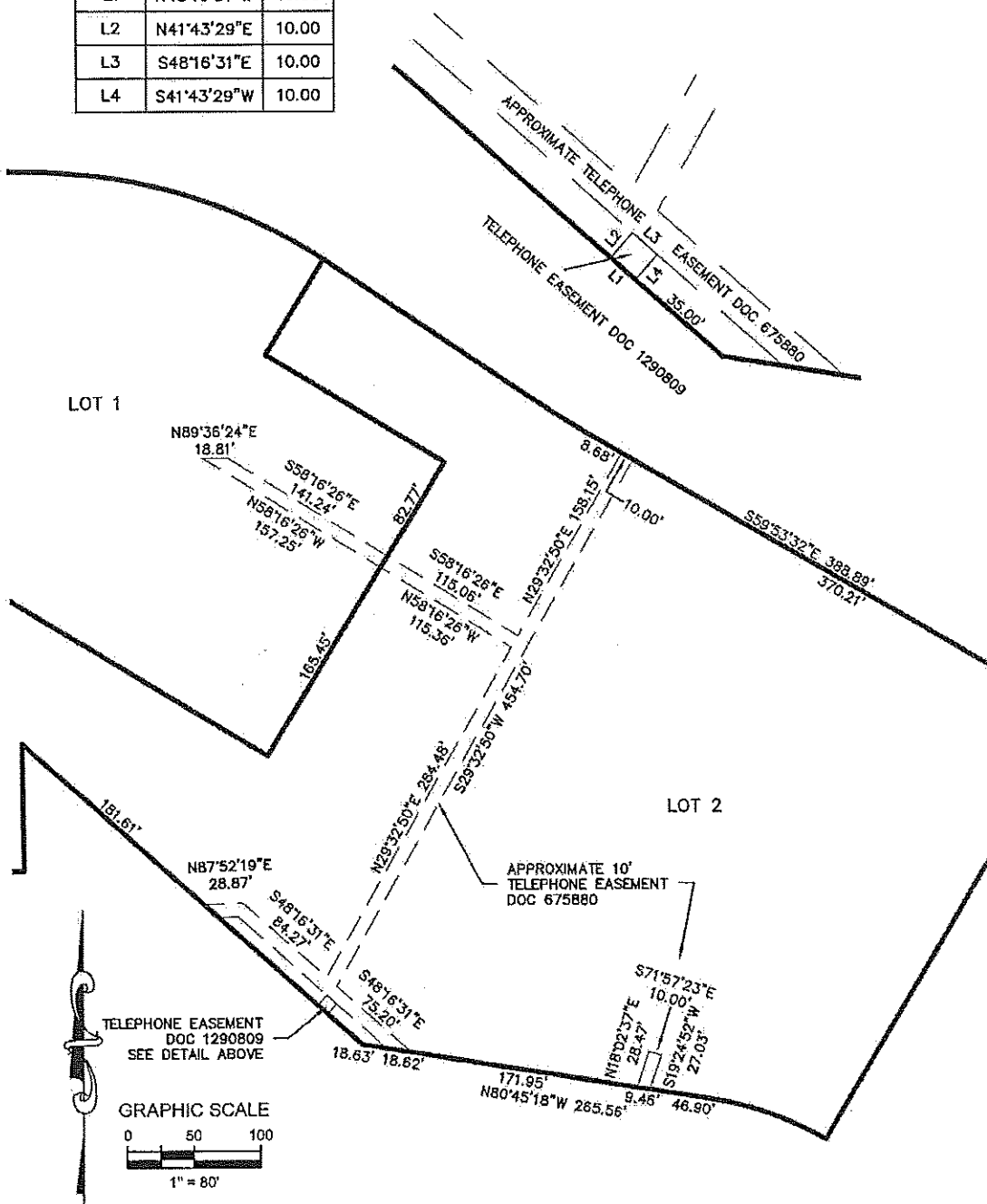


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Line Table		
Line #	Direction	Length
L1	N48°16'31"W	10.00
L2	N41°43'29"E	10.00
L3	S48°16'31"E	10.00
L4	S41°43'29"W	10.00

DETAIL  
1" = 40'



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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 a part of Lot 1 of Certified Survey Map No. 11206 and Lands, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4 Section; thence South 00°33'28" East along the East line of said 1/4 Section a distance of 1026.84 feet to a point; thence South 89°38'22" West 243.10 feet to a point; thence Northwesterly 162.05 feet along an arc of a curve whose center lies to the Northeast, whose radius is 300.00 feet and whose chord bears North 74°53'08" West 160.09 feet to a point; thence North 59°24'38" West 45.78 feet to a point; thence South 30°22'22" West 16.61 feet to the point of beginning of lands to be described; thence continuing South 30° 22' 22" West 366.77 feet to the Northeast corner of Parcel 1 of Certified Survey Map No. 4532; thence Northwesterly 92.28 feet along the North line of said Parcel and an arc of a curve, whose center lies the Southwest, whose radius is 250.00 feet and whose chord bears North 70° 10' 50" West 91.76 feet to a point; thence North 80° 45' 18" West along said North line 265.56 feet to a point; thence North 48° 16' 31" West along said North line 340.71 feet to a point; thence South 00°34'34" east along said North line 95.36 feet to a point; thence South 89°25'26" West along said North line 115.28 feet to a point in the West line of the East 1/2 of the said Northeast 1/4; thence North 00° 34' 06" West along said West line 557.51 feet to a point; thence North 89° 20' 53" East 38.46 feet to a point; thence Southeasterly 91.64 feet along an arc of a curve whose center lies to the Northeast, whose radius is 130.00 feet, and whose chord bears South 70° 18' 33" East 89.76 feet to a point; thence Southeasterly 243.89 feet along an arc of a curve whose center lies to the Southwest, whose radius is 403.00 feet, and whose chord bears South 73° 10' 01" East 240.19 feet to a point; thence South 55° 49' 47" East 177.83 feet to a point; thence Southeasterly 74.24 feet along an arc of a curve, whose center lies the Northeast, whose radius is 1047.00 feet and whose chord bears South 57° 51' 39" East 74.22 feet to a point; thence South 59° 53' 32" East 388.89 feet to a point; thence Southeasterly 14.62 feet along an arc of a curve whose center lies to the Southwest, whose radius is 19.00 feet and whose chord bears South 37° 50' 38" East 14.26 feet to the point of beginning.

Containing 9.3394 acres or 406,825 square feet.

THAT I have made this survey, land division and map by the direction the CITY OF BROOKFIELD, owners of said lands.

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 fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the City of Brookfield Land Division Ordinance in surveying, dividing and mapping the same.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(SEAL)  
JOHN P. CASUCCI  
PROFESSIONAL LAND SURVEYOR S-2055

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CORPORATE OWNER'S CERTIFICATE

CITY OF BROOKFIELD, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of Brookfield.

CITY OF BROOKFIELD, 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: City of Brookfield.

WITNESS the hand and seal of CITY OF BROOKFIELD, has caused these presents to be signed by

\_\_\_\_\_, its \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF BROOKFIELD

\_\_\_\_\_  
STEVEN V. PONTO, MAYOR

STATE OF WISCONSIN     }  
                                      :SS  
\_\_\_\_\_ COUNTY     }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_

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CITY OF BROOKFIELD COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Brookfield on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
STEVEN V. PONTO, MAYOR

\_\_\_\_\_  
KELLY S. MICHAELS, CITY CLERK

CITY OF BROOKFIELD PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Brookfield on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
STEVEN V. PONTO, CHAIRPERSON

\_\_\_\_\_  
KELLY S. MICHAELS, SECRETARY

May 14, 2018

Dear Mayor Ponto and Plan Commissioners:

In your packets for the May 14 Plan Commission meeting is a memo to Dan Ertl regarding an outline for the Brookfield Central tennis court and softball project from Director of Facilities Randy Johnston of the Elmbrook School District. I refer you to that part of the memo titled Tennis Court Design.

Within this paragraph I believe my intent regarding the tennis court project has been totally misrepresented and by innuendo, suggests I want to build the "National Tennis Center of Brookfield, whatever the cost. My intent to get involved with this project was to see a quality tennis facility built at BCHS that would meet program needs and serve as a place for community tennis activity as well. Since all tennis matches are played on a standard court 78 feet long and 27 feet wide for singles or 36 feet wide for doubles, to suggest some other type of tennis complex is wrong and degrades my efforts over the years in this community.

My efforts to see this facility built the right way was to use the expertise of the United States Tennis Association in court design and construction. This service is free to schools and communities as part of their mission as the national governing body of tennis in the US. To date USTA has given over \$315,000 to schools in Wisconsin to construct tennis facilities. Their expert knowledge and assistance regarding court construction often leads to numerous cost savings. By the school district refusing to even consider what USTA might suggest, a minimum of \$20,000 and possibly more was lost for construction of the courts. There seemed to be little transparency and willingness to discuss any topic regarding this project from courts, lights, drainage, storage, fences, etc. unless I agreed with what was proposed.

My concern remains for drainage from the parking lot that currently pours onto the current courts during any substantial rain. It is my hope that proposed storm sewers will catch the rain. Having watched the water accumulate over 20 plus years of coaching, I remain skeptical. My concern for the nearby neighbors and their drainage issues should also be noted.

After visiting the Mukwonago High School tennis courts referenced by the Musco lighting people, the height of the fixtures seems extreme. There are no homes near the Mukwonago site unlike the BCHS site. The BCHS lights for both softball and tennis will be 60 feet in height and look like a lighted space ship up in the air about 240 feet from the homes. My sources at USTA believe the lights can be reduced to a much lower height (30 feet) and still get the job done. The lower height would necessitate additional poles beyond those shown on the project drawings.

With Act 67 I understand the constraints you are under regarding approval of this project. I wanted to make you aware that some of my concerns still exist and that I have been

misrepresented in the memo from Mr. Johnston. It is hard to understand and feel confident about a project when questions are not answered.

Therefore, I remain neutral regarding this project. I will not support or oppose this project even though I know it is greatly needed. Hopefully the project will come together and be what is needed for BCHS tennis players and neighboring homeowners.

Regards,

Beverly Wentz  
2740 Cambridge Circle  
Brookfield, WI 53045