

## NOTICE OF PUBLIC HEARING

**BY:** Plan Commission  
City of Brookfield

**DATE:** August 14, 2019

**TIME:** 6:30 p.m.

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

**APPLICANT:** Bright Future of America LLC  
7 Douglas Dr.  
Little Falls, NJ 07424  
Kuldeep Gupta, Member

**REQUEST:** To approve a conditional use of 15465 W. Capitol Drive permitting construction of Kiddie Academy, an 11,080 sq. ft. childcare facility.

The site is zoned R-4 Two-Family Residence District with "FF" Flood Fringe, "FW" Floodway, "SW" Shoreland Wetland and "NSW" Non-Shoreland Wetland overlays. Per Section 17.108 of the Municipal Code, nursery schools, day nurseries and child care centers are regulated as conditional uses subject to a public hearing and upon approval of an ordinance by the Common Council. No floodplain or wetland disturbance is proposed.

**LEGAL DESCRIPTION:** That part of the Northwest One-quarter (1/4) of Section Eleven (11), in Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Northwest One-quarter (1/4) Section, running thence North 88°34'16" East and along the North line of said Section, 269.999 feet to a point; thence South 00°35'10" East along a line parallel to the West line of said Section, 52.735 feet to the point of beginning of the parcel herein to be described; thence North 89°52'44" East along the Southeasterly right-of-way line of West Capitol Drive, 212.099 feet to a point; thence North 86°03'53" East along said right-of-way line 300.666 feet to a point; thence North 89°52'44" East along said right-of-way 246.363 feet to a point; thence South 01°25'44" East along a jog in said right-of-way 9.953 feet to a point of curve; thence Southeasterly 129.582 feet along the arc of a curve to radius 369.822 feet, center lies to the East, chord bears South 11°28'00.5" East, 128.920 feet to a point; thence South 21°30'17" East 8.366 feet to a point of curve; thence Southeasterly 162.049 feet along the arc of a curve of radius 793.520 feet, center lies to the Southwest, chord bears South 15°39'16" East, 161.767 feet to a point; thence South 89°52'44" West, 703.529 feet to a point; thence Northwesterly 65.591 feet along the arc of a curve of radius 60.000 feet, center lies to the Southwest, chord bears 59°16'07" West, 62.373 feet to a point on a Easterly line of Pilgrim Heights Subdivision; thence North 00°35'10" West along said line, 107.460 feet to the Northeast corner of said subdivision; thence South 88°33'30" West along the North line of said subdivision, 71.340 feet to a point; thence North 00°35'10" West, 142.205 feet to the point of beginning.

Address: 15465 W. Capitol Drive  
Tax Key No. BR C 1050-999

Dated this 17th day of July, 2019

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Kelly Michaels, City Clerk

Publish: July 24 and second summary insertion on July 31, 2019

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

\* Plans may be viewed in the City Clerk's Office or the Community Development/Planning Office.