



# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

## Applicant or Agent for Applicant

Name BEN VERBURG  
Company ARCADIS  
Address 126 N. JEFFERSON ST #400  
City MILWAUKEE State WI Zip 53202  
Daytime Phone Number 414.276.7742  
E-mail Address ben.verburg@arcadis-us.com  
Fax Number 414.276.7603  
Project Name/New Company Name (if applicable) FORMER  
PRESSED STEEL TANK

Agent Address will be used for all official correspondence.

## Property Information

Property Address 14\*\* S. SIX POINTS CROSSING  
Tax Key Number 454-0645-000  
Current Zoning C-3  
Property Owner CITY OF WEST ALLIS  
Property Owner's Address 7525 W. GREENFIELD AVE  
WEST ALLIS, WI 53214  
Existing Use of Property MIXED USE-VACANT  
Total Project Cost Estimate: ONLY REDOING CSM  
Previous Occupant CITY OF WEST ALLIS

## Agent is Representing (Tenant/Owner)

Name JOHN STIBAL  
Company CITY OF WEST ALLIS  
Address 7525 W. GREENFIELD AVE.  
City WEST ALLIS State WI Zip 53214  
Daytime Phone Number 414.302.8462  
E-mail Address jstibal@ci.west-allis-wi.us  
Fax Number 414.302.8401

## Application Type and Fee

(Check all that apply)

- Special Use: \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00 (Project Cost \$0 -2,000)
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00 (Project Cost \$2,001 -5,000)
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00 (Project Cost \$5,001 +)
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Signage Plan Review \$100.00
- Signage Plan Appeal: \$100.00
- Request for Rezoning: \$500.00 (Public Hearing required)
- Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Planned Development District \$1500.00(Public Hearing Required)
- Subdivision Plats: \$1700.00
- Certified Survey Map: \$600.00
- Certified Survey Map Re-approval: \$50.00
- Street or Alley Vacation/Dedication: \$500.00
- Transitional Use \$500.00 (Public Hearing Required)

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

(Check boxes next to each listed item):

- Completed Application
- Appropriate Fees
- Project Description
- 6 Sets of folded and stapled plans (24" x 36")
- 1 Electronic copy of plans (PDF format)
- Total Project Cost Estimate

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site/Landscaping/Screening Plan
- Floor Plans
- Elevations
- Signage Plan
- Certified Survey Map
- Other \_\_\_\_\_

Applicant or Agent Signature [Signature]

Date: 6/14/11

Subscribed and sworn to me this

14 day of JUNE, 2011

Notary Public: [Signature]

My Commission: 1-1-12

Please make checks payable to:  
City Of West Allis



Mr. Steve Schaer, AICP  
Manager of Planning and Zoning Division  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214-4688

Subject:

Planning Application Form for Review of a Draft Certified Survey Map (CSM), Former Pressed Steel Tank (PST) Company, Six Points/Farmers Market Redevelopment Area, West Allis, Wisconsin.

Dear Mr. Schaer:

Attached is a Planning Application Form, a check made payable to the City of West Allis for \$600, and 10 draft copies of the Certified Survey Map to subdivide the Former PST Company property. The request to prepare this CSM was made by the City of West Allis Community Development Authority. This is submitted for review by the Planning Commission.

If you have any questions or comments, please contact me at your convenience.

Sincerely,

ARCADIS U.S., Inc.

Benjamin J. Verburg, PE, CHMM  
Principal Engineer

ARCADIS U.S., Inc.  
126 North Jefferson Street  
Suite 400  
Milwaukee  
Wisconsin 53202  
Tel 414.276.7742  
Fax 414.276.7603  
www.arcadis-us.com

ENVIRONMENT

Date:

June 6, 2011

Contact:

Ben Verburg

Phone:

414.277.6231

Email:

[ben.verburg@arcadis-us.com](mailto:ben.verburg@arcadis-us.com)

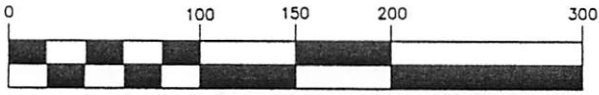
Our ref:

WI001074.0002

Imagine the result

CERTIFIED SURVEY MAP NO. 8366

A REDIVISION OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 8346, RECORDED IN DOCUMENT NO. 09988733 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.



**SCALE 1" = 100'**



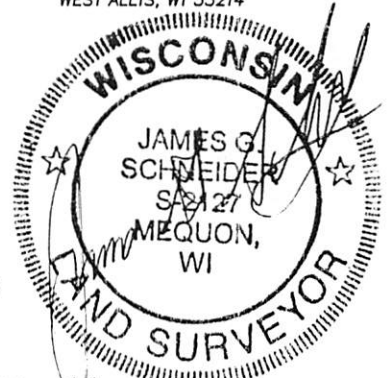
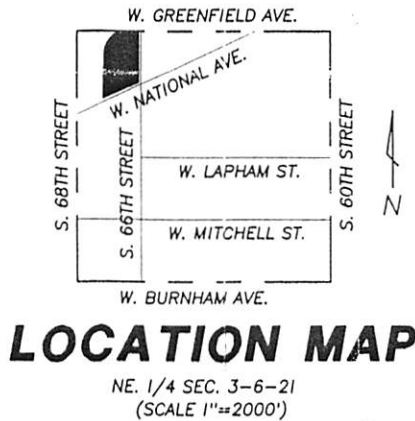
**NORTH SHORE ENGINEERING, INC.**  
 Consulting Engineers & Land Surveyors  
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092  
 (262) 241-9400 • FAX: (262) 241-5337  
 www.northshoreengineering.net

**OWNER:**  
 WEST ALLIS COMMUNITY  
 DEVELOPMENT AUTHORITY  
 7525 W. GREENFIELD AVE  
 WEST ALLIS, WI 53214

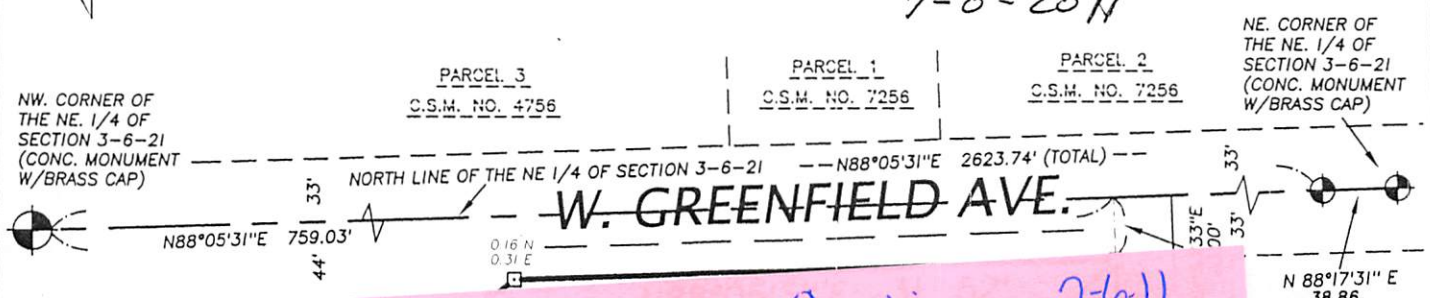
**LEGEND**

- - DENOTES 1.315" X 18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES 1.315" STEEL PIPE (FOUND)
- - DENOTES CROSS (FOUND)
- ( ) - DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE NE. 1/4 OF SECTION 3-6-21 WHICH BEARS N88°05'31"E)



7-8-2011



CSM

Candi 7-6-11  
Please check...

All OK  
per CMS  
7-6-11

PARCEL 2 - C.S.M. NO. 5490

**SPUR TRACK**

582.81'

**LOT 1**  
 330,747± SQ. FT.  
 7.593± ACRES

S1°53'33"E 6...  
**SIX POINT**

SIX POINTS PHASE 1 CONDOMINIUM

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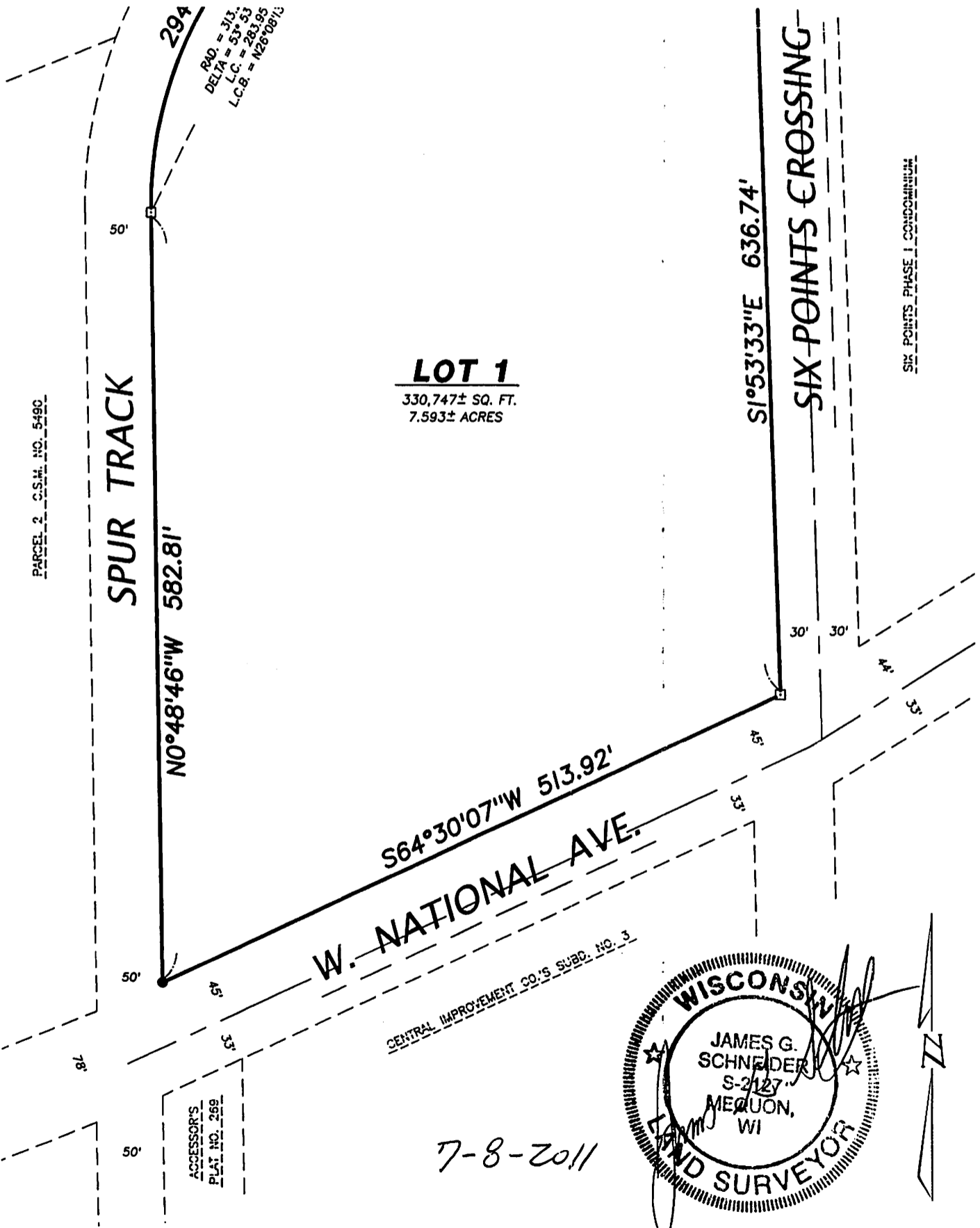


**SCALE 1" = 100'**

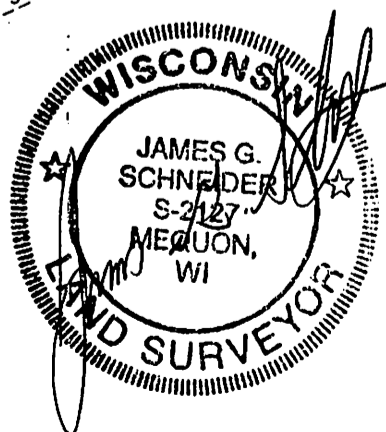


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**OWNER:**  
 WEST ALLIS COMMUNITY  
 DEVELOPMENT AUTHORITY  
 7525 W. GREENFIELD AVE  
 WEST ALLIS, WI 53214



7-8-2011



CERTIFIED SURVEY MAP NO. 8366

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SURVEYOR'S CERTIFICATE

I, James G. Schneider, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A redivision of Lots 1 & 2 of Certified Survey Map No. 8346, recorded in Document No. 09988733, being part of the Northwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:


Commencing at the Northwest corner of said Northeast 1/4 Section; thence N88°05'31"E along the North line of said Northeast 1/4 Section, 759.03 feet to a point in the Northerly extension of the West right of way line of Six Points Crossing; thence S1°53'33"E along said West line, 33.00 feet to a point in South right of way line of W. Greenfield Ave., said point also being the Northeast corner of Lot 1 of Certified Survey Map No. 8346 and the point of beginning of lands to be described; thence continuing S1°53'33"E along the West right of way line of Six Points Crossing and the East line of said Lot 1 & Lot 2 of said Certified Survey Map, 636.74 feet to a point in the North right of way line of W. National Avenue, said point being the Southeast corner of said Lot 2; thence S64°30'07"W along the North right of way line of W. National Ave., 513.92 feet to a point in the East right of way of a Railroad Spur Track, said point also being the Southwest corner of said Lot 2; thence N0°48'46"W along the East right of way line of said Spur Track and the West line of Lot 2 & Lot 1 of said Certified Survey Map No. 8346, 582.81 feet to a point of curvature; thence Northeasterly along the East right of way line of said Spur Track and the West line of the said Lot 1, being the arc of a curve to the right (having a radius of 313.27 feet, a chord of 283.95 feet, which bears N26°08'13"E) 294.70 feet to a point of tangency; thence N53°05'12"E along the East right of way line of said Spur Track and the West line of said Lot 1, 15.85 feet to a point in the South right of way line of W. Greenfield Ave., said point also being the Northwest corner of said Lot 1; thence N88°05'31"E along said South right of way line and the North line of said Lot 1, 313.52 feet to the point of beginning.

Said lands containing 7.593 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of the City of West Allis Community Development Division, OWNER 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 complied with Chapter 236.34 of the Wisconsin Statutes and requirements of City of West Allis in surveying, dividing and mapping the same.

  
James G. Schneider S-2127

7-8-2011



This instrument drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. 8366

A REDIVISION OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 8346, RECORDED IN DOCUMENT NO. 09988733 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

The City of West Allis Community Development Division, as owner of the above described land, hereby certifies that it has caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. I further certify that this map must be submitted to and approved by the City of West Allis Common Council

Delbert H. Dettmann  
(Witness) Delbert H. Dettmann

John F. Stibal  
John F. Stibal (Executive Director)  
Community Development Authority

WITNESS the hand and seal of said OWNER on this 20<sup>th</sup> day of July 2011.

STATE OF WISCONSIN)  
MILWAUKEE COUNTY)<sup>ss</sup>

PERSONALLY came before me on this 20<sup>th</sup> day of July, 2011 John F. Stibal (Director) of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the Director of the City of West Allis Community Development Division, and acknowledged that they executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

Ann Marie Neff  
Notary Public

My Commission expires 12-25-11

CITY OF WEST ALLIS COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that this Certified Survey Map of a parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin and the same is hereby adopted and approved.

Approved: July 8, 2011

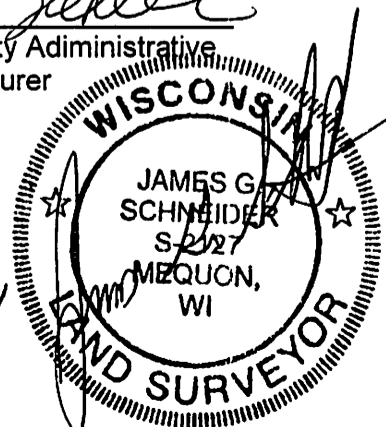
Adopted: July 5, 2011

Dan Devine  
Dan Devine, Mayor

Paul M. Ziehler  
Paul M. Ziehler, City Administrative  
Officer Clerk/Treasurer

This instrument drafted by James G. Schneider

7-8-2011



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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY)<sup>SS</sup>

I, Paul Ziehler, being the appointed and qualified Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of July 5, 2011 on any of the lands included in this Certified Survey Map.

7/12/11  
(Date)

Paul M. Ziehler  
Paul M. Ziehler, City Administrative Officer Clerk/Treasurer

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)  
MILWAUKEE COUNTY)<sup>SS</sup>

I, Paul Ziehler, being the appointed and qualified City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on the ~~July 7~~ fifth day of July, 2011.

7/12/11  
(Date)

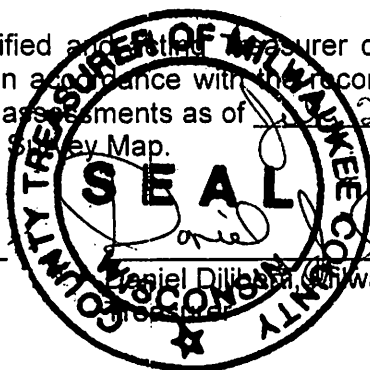
Paul M. Ziehler  
Paul M. Ziehler, City Administrative Officer Clerk/Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY)<sup>SS</sup>

I, Daniel Diliberti, being duly elected, qualified and acting as Treasurer of the County of Milwaukee, Wisconsin, hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of July 21, 2011, 2011 on any of the lands included in this Certified Survey Map.

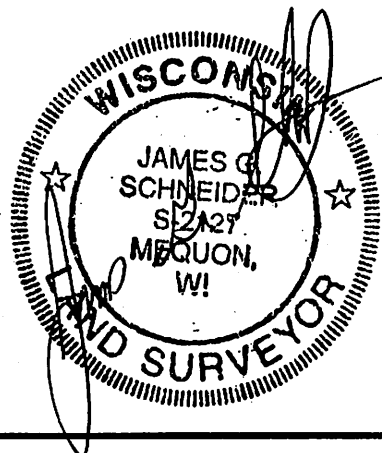
July 21, 2011  
(Date) **DOC.# 10017174**



Daniel Diliberti  
Daniel Diliberti, Milwaukee County Treasurer

RECORDED 07/27/2011 09:33AM  
JOHN LA FAVE  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: 30.00  
FEE EXEMPT #:

7-8-2011



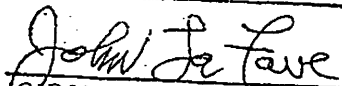
This instrument drafted by James G. Schneider.



STATE OF WISCONSIN  
MILWAUKEE COUNTY  
I, the undersigned Register of Deeds of Milwaukee  
County, hereby certify that this document is a true  
and correct copy of the original on file or record in  
my office. Witness my hand and official seal this

JUL 27 2011

ate

  
JOHN LA FAVE  
Register of Deeds

RECEIVED  
JUL 29 2011  
WEST ALLIS  
CITY ATTORNEY



CITY CLERK/TREASURER'S OFFICE  
414/302-8200 or 414/302-8207 (Fax)  
[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)  
**Paul M. Ziehler**  
*City Admin. Officer, Clerk/Treasurer*  
**Monica Schultz**  
*Assistant City Clerk*  
**Rosemary West**  
*Treasurer's Office Supervisor*

August 17, 2011

Ben Verburg  
Arcadis U.S., Inc.  
126 N. Jefferson St., #400  
Milwaukee, WI 53202

Dear Mr. Verburg:

Enclosed is a copy of Certified Survey Map No. 8366, for proposed lot division of the former Pressed Steel Tank Property, located at 14\*\* S. Six Points Crossing, submitted by Ben Verburg of Arcadis U.S., Inc., which was recorded on July 27, 2011.

Sincerely,

Monica Schultz  
Assistant City Clerk

/amn  
enclosure

cc: Planning & Zoning Department  
City Engineer  
City Assessor  
Director of Building Inspections and Neighborhood Services  
Special Assessment Clerk  
Pat Walker  
John Stibal  
James G. Schneider, Surveyor