

24.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2007-0215 Certified Survey Map In Committee

Certified Survey Map to consolidate two parcels to one lot of record for the Steakhouse 100 restaurant located at 7244-46 and 7240-42 W. Greenfield Ave. submitted by Tom Miller on behalf of Sobczak and Sitowski, LLC. (tax Key numbers 440-0344-000 and 440-0345-000).

Introduced: 4/17/2007

Controlling Body: Safety & Development Committee

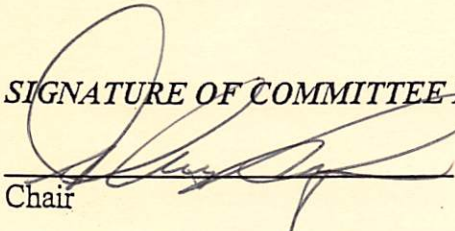
Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>5/1/07</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
		✓	Reinke	✓			
			Sengstock				
	✓		Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER



Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAY 01 2007</u>			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>0</u>		

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

Agent is Representing (Owner/Leasee)

Name S
Company Sobczak & Sitowski LLC
Address 7240-42 W Greenfield
City West Allis State WI Zip 53214
Daytime Phone Number 414 727-2222
E-mail Address Tom Miller @ Sobczak.com
Fax Number 414 727-2224
Project Name/New Company Name (If applicable) _____

Name _____
Company _____
Address _____
City _____ State _____ Zip _____
Daytime Phone Number _____
E-mail Address _____
Fax Number _____

Agent Address will be used for all official correspondence.

Property Information

Property Address 7240-42 W Greenfield
Tax Key Number _____
Current Zoning C-1 CBD
Property Owner TOM MILLER
Property Owner's Address _____
Existing Use of Property RESTAURANT & VACANT METAL MASTERS BLDG.
Structure Size _____ Addition _____
Construction Cost Estimate: Hard _____ Soft _____ Total _____
Landscaping Cost Estimate _____
Total Project Cost Estimate: _____
Previous Occupant _____

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

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

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other _____

Applicant or Agent Signature _____

Date: 4/10/07

Subscribed and sworn to me this 10th day of April, 20 07

Notary Public: Darlyn M. Adams

My Commission: Expires 10/24/10

Please make checks payable to:
City Of West Allis

Please do not write in this box

Application Accepted and Authorized by: _____

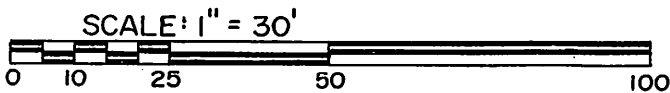
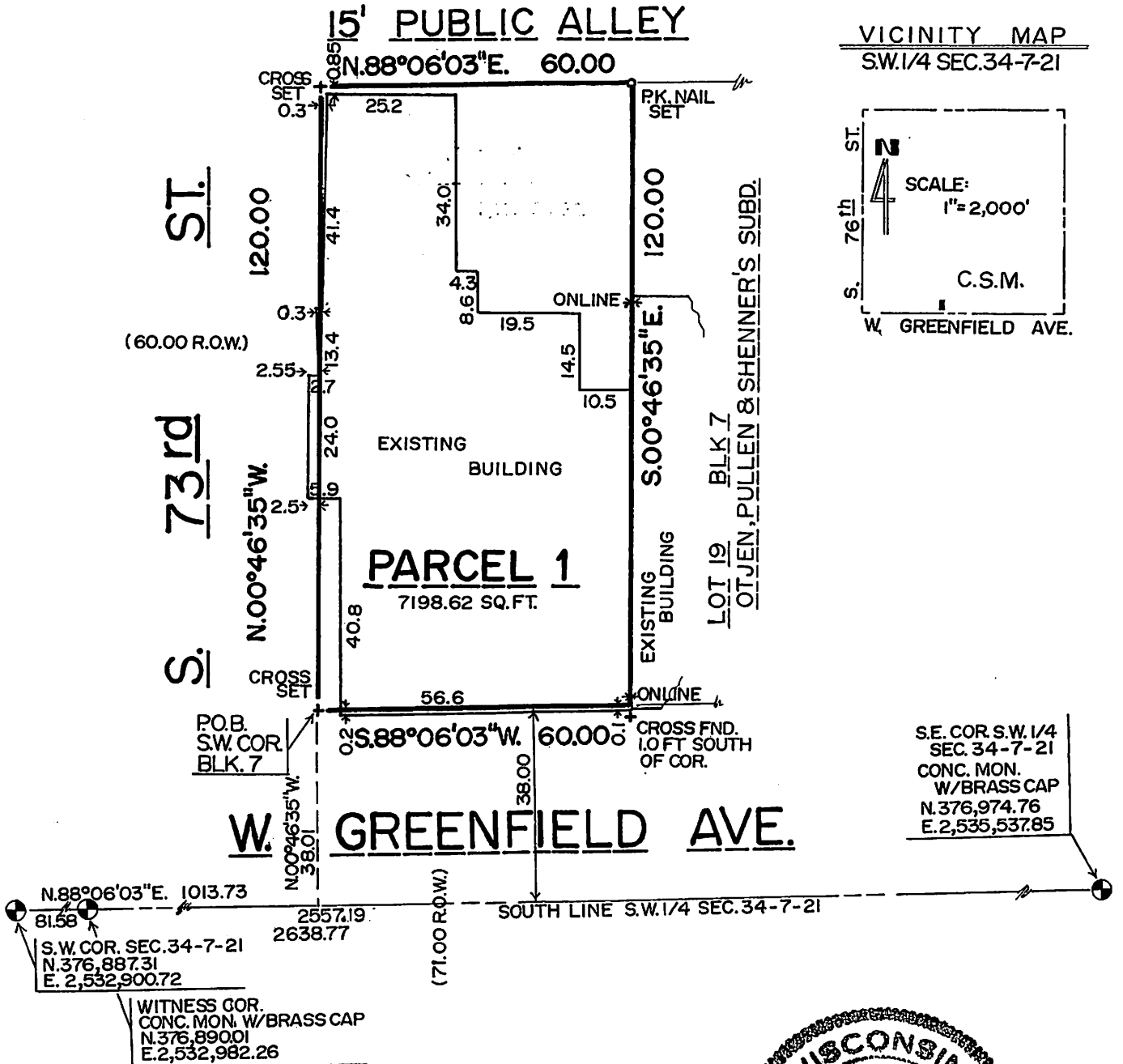
Date: _____

Meeting Date: _____

Total Fee: _____

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3

BEING A REDIVISION OF LOTS 17 AND 18 IN BLOCK 7 IN OTJEN, PULLEN AND SHENNER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.



ALL BEARINGS REFER TO THE SOUTH LINE OF THE S.W. 1/4 OF SEC. 34-7-21 WHICH IS ASSUMED TO BEAR N.88°06'03"E. (WISC. STATE PLANE COORD. SYSTEM-SOUTH ZONE, JUN. 2003 DATUM)

WISCONSIN
JAMES E. SULKOWSKI
1866
GREENFIELD
SURVEYOR

James E. Sulkowski
3/30/07

PREPARED BY
MORTGAGE SURVEY SERVICE
6617 W. COLDSRING RD.
GREENFIELD WI 53220
(414) 327-4400

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 3

BEING A REDIVISION OF LOTS 17 AND 18 IN BLOCK 7 IN OTJEN, PULLEN
AND SHENNER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY
OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

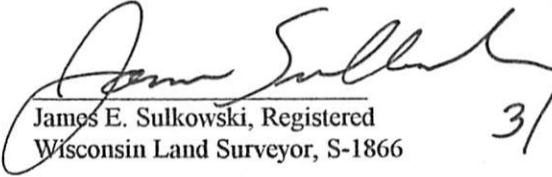
I, James E. Sulkowski, registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped a Redivision of Lots 17 and 18 in Block 7, in Otjen, Pullen and Shenner's Subdivision, in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Southwest 1/4 Section; running thence North 88 deg. 06' 03" East along the South line of said Southwest 1/4 Section, 1013.73 feet to a point; thence North 00 deg. 46' 35" West, 38.01 feet to a point, said point being the Southwest corner of said Block 7 and the point of beginning of the land to be described; continuing thence North 00 deg. 46' 35" West, 120.00 feet to a point; thence North 88 deg. 06' 03" East, 60.00 feet to a point; thence South 00 deg. 46' 35" East, 120.00 feet to a point; thence South 88 deg. 06' 03" West, 60.00 feet to the point of beginning, said parcel containing 7198.62 square feet.

That I have made this survey, land division and map by the direction of Sobczak and Sitowski, LLC, owner of said land.

That such a map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of West Allis, in surveying, dividing and mapping the same.


James E. Sulkowski, Registered
Wisconsin Land Surveyor, S-1866
3/30/07



OWNER'S CERTIFICATE

Sobczak and Sitowski, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Wisconsin Limited Liability Co. caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and with the Subdivision Regulations of the City of West Allis.

In witness thereof, the said Sobczak and Sitowski, LLC, has caused these presents to be signed by Cynthia Sobczak, its Managing Partner at _____, WI, this _____ day of _____, 2007.

Witness

Cynthia Sobczak, Managing Partner

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) SS

Personally came before me this _____ day of _____, 2007, Cynthia Sobczak, Managing Partner of the above named Wisconsin Limited Liability Co., to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Partner, of said Wisconsin Limited Liability Co., and acknowledged that she executed the foregoing instrument as such Managing Partner as the deed of said Wisconsin Limited Liability Co. by its authority.

Notary Public, State of Wisconsin
My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 3

BEING A REDIVISION OF LOTS 17 AND 18 IN BLOCK 7 IN OTJEN, PULLEN
AND SHENNER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY
OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, that the Certified Survey Map of a part of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, is hereby approved.

Approved

Adopted

Jeannette Bell, Mayor

Paul M. Ziehler
City Administrative Officer
Clerk/ Treasurer

CITY CLERK'S CERTIFICATE

I, Paul M. Ziehler, do hereby certify that I am the duly appointed, qualified City Administrative Officer/Treasurer of the City of West Allis and the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis on this _____ day of _____, 2007.

Paul M. Ziehler
City Administrative Officer
Clerk/Treasurer

CERTIFICATE OF CITY TREASURER

I, Paul M. Ziehler, being the duly appointed, qualified City Administrative Officer, Clerk/ Treasurer of the City of West Allis, do hereby certify that in accordance with the records in my office there are no unpaid taxes of special assessments as of this _____ day of _____, 2007 on any of the lands included in this Certified Survey Map.

Date

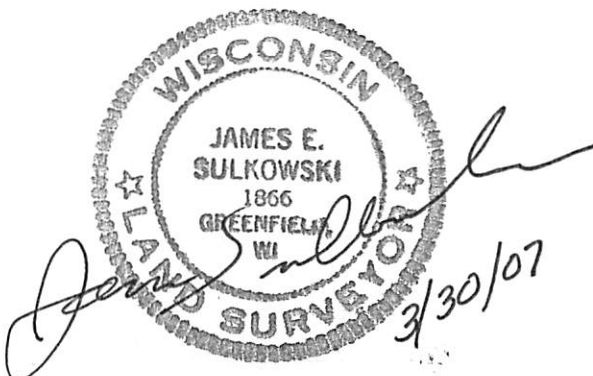
Paul M. Ziehler
City Administrative Officer
Clerk/ Treasurer

CERTIFICATE OF COUNTY TREASURER

I, Daniel Diliberti, being the duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify that in accordance with the records in my office there are no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 2007 on any of the lands included in this Certified Survey Map.

Date

Daniel Diliberti / Treasurer
Milwaukee County



This instrument was drafted by: James E. Sulkowski, S-1866



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2007-0112

Final Action:

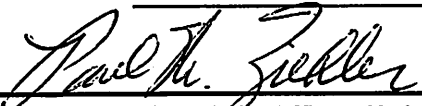
Sponsor(s): Safety & Development Committee

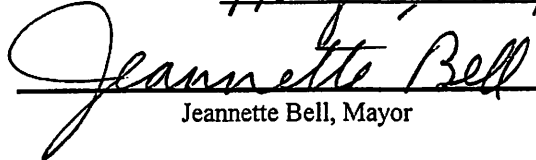
MAY 01 2007

Resolution approving a Certified Survey Map to consolidate two parcels to one lot of record for the Steakhouse 100 restaurant located at 7244-46 and 7240-42 W. Greenfield Ave., submitted by Tom Miller on behalf of Sobczak and Sitowski, LLC. (tax Key numbers 440-0344-000 and 440-0345-000).

WHEREAS, Tom Miller on behalf of Sobczak and Sitowski, LLC submitted a Certified Survey Map to consolidate two parcels to one lot of record for the Steakhouse 100 restaurant located at 7244-46 and 7240-42 W. Greenfield Ave.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of West Allis, that the Certified Survey Map of a part of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee, Wisconsin, is hereby approved.

ADOPTED MAY 01 2007

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED May 3, 2007

Jeannette Bell, Mayor



7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4648



CITY CLERK/TREASURER'S OFFICE
414/302-8200 or 414/302-8207 (Fax)
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

July 2, 2007

Sobczak & Sitowski, LLC
Tom Miller
7240 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Miller:

Enclosed is a copy of Certified Survey Map No. 7942, to consolidate two parcels to one lot of record for the Steakhouse 100 restaurant located at 7244-46 and 7240-42 W. Greenfield Ave. submitted by Tom Miller on behalf of Sobczak and Sitowski, LLC, (Tax Key Nos. 440-0344-000 and 440-0345-000), which was recorded on June 27, 2007.

Sincerely,

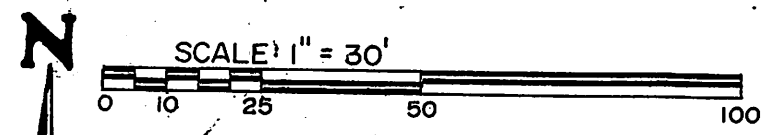
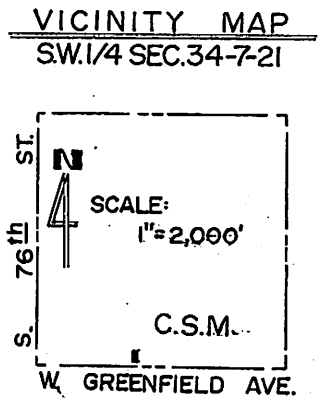
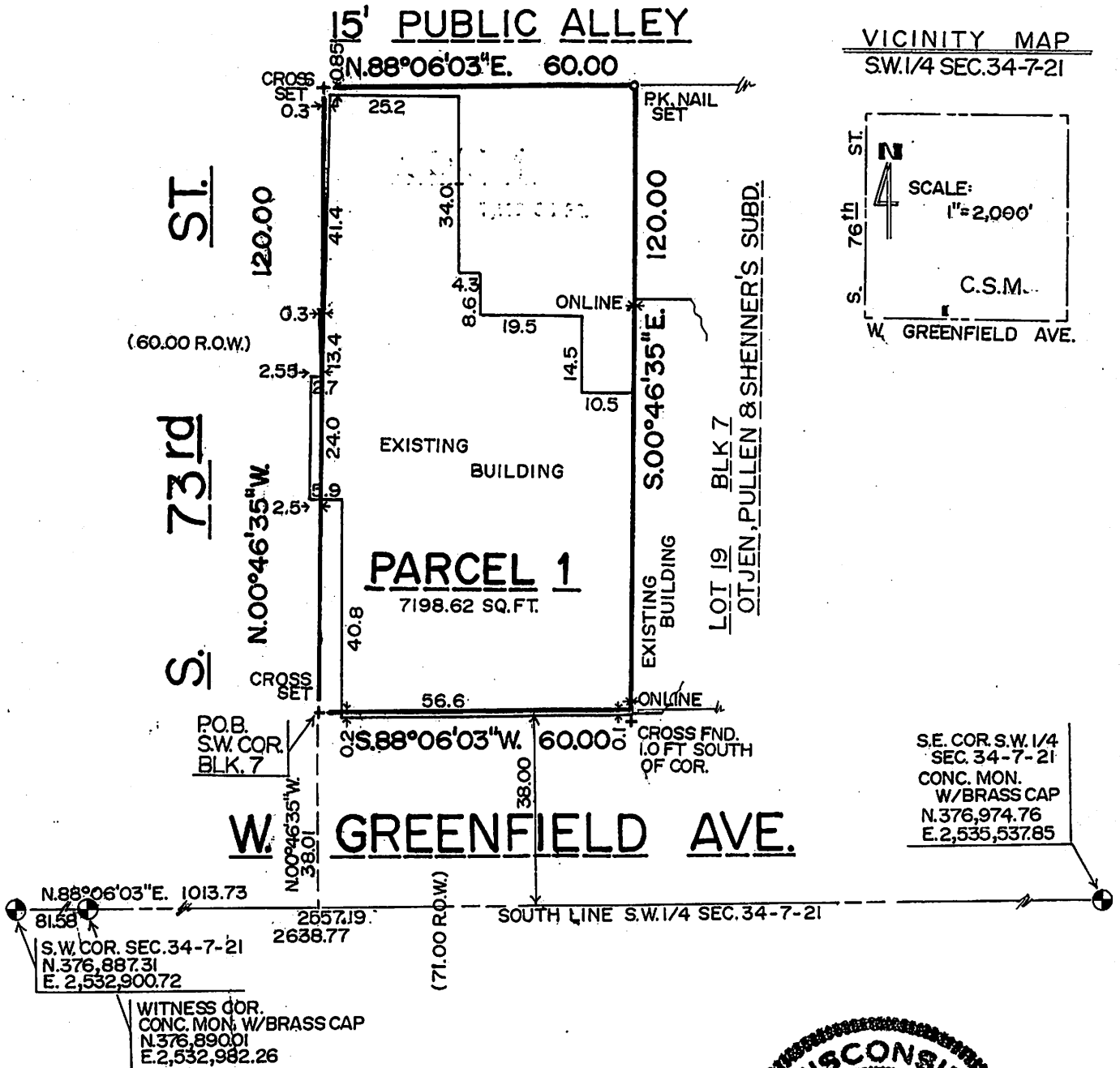
Monica Schultz
Assistant City Clerk

/amn
enc.

cc: Planning & Zoning Department
City Engineer
City Assessor
Director of Building Inspections & Zoning
Special Assessment Clerk
Pat Walker
James E. Sulkowski, Surveyor

CERTIFIED SURVEY MAP NO. 7942

BEING A REDIVISION OF LOTS 17 AND 18 IN BLOCK 7 IN OTJEN, PULLEN AND SHENNER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.



ALL BEARINGS REFER TO THE SOUTH LINE OF THE S.W. 1/4 OF SEC. 34-7-21 WHICH IS ASSUMED TO BEAR N.88°06'03"E. (WISC. STATE PLANE COORD. SYSTEM - SOUTH ZONE, JUN. 2003 DATUM)

WISCONSIN
JAMES E. SULKOWSKI
 1866
LAND SURVEYOR

James E. Sulkowski
 3/30/07

PREPARED BY
 MORTGAGE SURVEY SERVICE
 6617 W. GOLDSRING RD.
 GREENFIELD WI 53220
 (414) 327-4400

CERTIFIED SURVEY MAP NO. 7942

SHEET 2 OF 3

BEING A REDIVISION OF LOTS 17 AND 18 IN BLOCK 7 IN OTJEN, PULLEN
AND SHENNER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY
OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

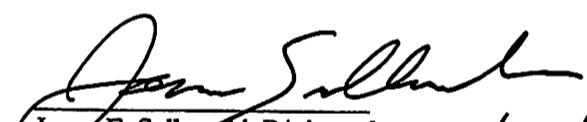
I, James E. Sulkowski, registered land surveyor, do hereby certify:

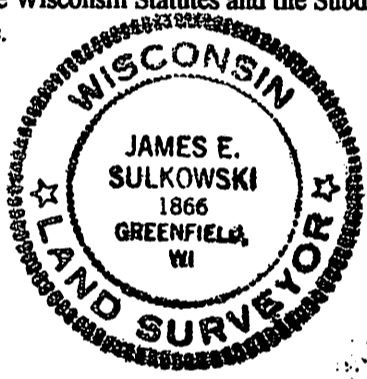
That I have surveyed, divided and mapped a Redivision of Lots 17 and 18 in Block 7, in Otjen, Pullen and Shenner's Subdivision, in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Southwest 1/4 Section; running thence North 88 deg. 06' 03" East along the South line of said Southwest 1/4 Section, 1013.73 feet to a point; thence North 00 deg. 46' 35" West, 38.01 feet to a point, said point being the Southwest corner of said Block 7 and the point of beginning of the land to be described; continuing thence North 00 deg. 46' 35" West, 120.00 feet to a point; thence North 88 deg. 06' 03" East, 60.00 feet to a point; thence South 00 deg. 46' 35" East, 120.00 feet to a point; thence South 88 deg. 06' 03" West, 60.00 feet to the point of beginning, said parcel containing 7198.62 square feet.

That I have made this survey, land division and map by the direction of Cynthia Sobczak and Scott Sitowski, owners of said land.

That such a map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of West Allis, in surveying, dividing and mapping the same.

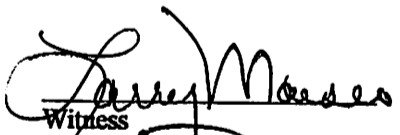

James E. Sulkowski, Registered
Wisconsin Land Surveyor, S-1866 3/30/07

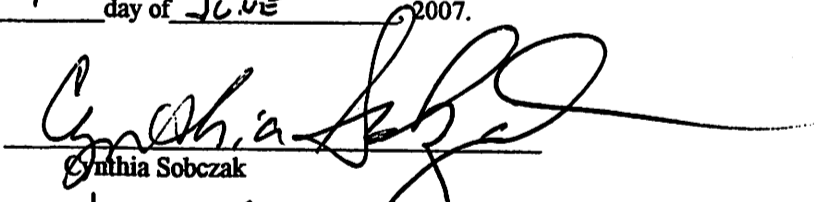


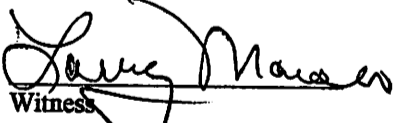
OWNERS' CERTIFICATE

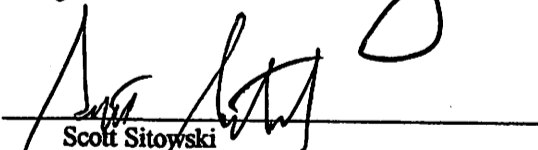
As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and with the Subdivision Regulations of the City of West Allis.

Witness the hand and seal of said owners this 14 day of JUNE, 2007.


Witness

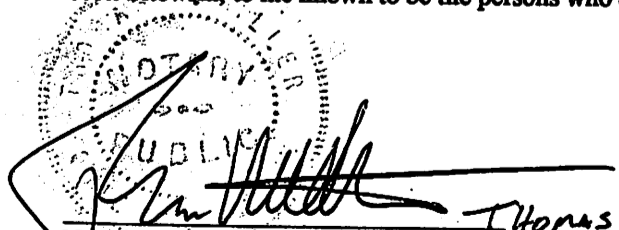

Cynthia Sobczak


Witness


Scott Sitowski

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) SS

Personally came before me this 14 day of JUNE, 2007, the above named Cynthia Sobczak and Scott Sitowski, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Thomas A. Miller
Notary Public, State of Wisconsin
My Commission Expires: 06/28/09

DOC.# 09454473

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 06/27/2007 04:06PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 15.00

CERTIFIED SURVEY MAP NO. 7942

SHEET 3 OF 3

BEING A REDIVISION OF LOTS 17 AND 18 IN BLOCK 7 IN OTJEN, PULLEN
AND SHENNER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY
OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, that the Certified Survey Map of a part of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, is hereby approved.

May 3, 2007
Approved

May 1, 2007
Adopted

Jeannette Bell
Jeannette Bell, Mayor

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

CITY CLERK'S CERTIFICATE

I, Paul M. Ziehler, do hereby certify that I am the duly appointed, qualified City Administrative Officer/Clerk/Treasurer of the City of West Allis and the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis on this 1st day of May, 2007.

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

CERTIFICATE OF CITY TREASURER

I, Paul M. Ziehler, being the duly appointed, qualified City Administrative Officer, Clerk/ Treasurer of the City of West Allis, do hereby certify that in accordance with the records in my office there are no unpaid taxes of special assessments as of this 27th day of June, 2007 on any of the lands included in this Certified Survey Map.

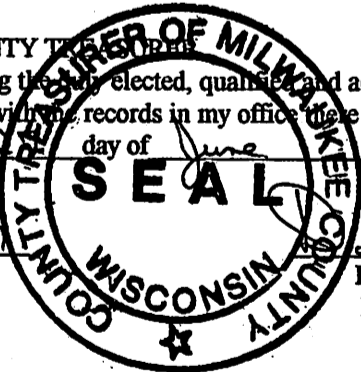
6/27/07
Date

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

CERTIFICATE OF COUNTY TREASURER

I, Daniel Diliberti, being the duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify that in accordance with the records in my office there are no unredeemed tax sales and no unpaid taxes or special assessments as of this 27th day of June, 2007 on any of the lands included in this Certified Survey Map.

June 27, 2007
Date



Daniel Diliberti
Daniel Diliberti / Treasurer
Milwaukee County

ATTEST

