



File Number

Title

# City of West Allis Matter Summary

Status

7525 W. Greenfield Ave. West Allis, WI 53214

In Committee 2007-0194 Certified Survey Map Certified Survey Map for proposed combination of certain properties at the McDonald's restaurant site at 10915 and 109\*\* W. National Ave., submitted by Rich Neubauer, McDonald's Corporation. (Tax Key Nos. 520-9961-002 and 520-9961-003) Controlling Body: Safety & Development Committee Introduced: 4/17/2007 **Plan Commission** COMMITTEE RECOMMENDATION MOVER SECONDER AYE NO PRESENT ACTION Barczak DATE: Czaplewski Dobrowski Kopplin Lajsic Narlock Reinke Sengstock Vitale Weigel TOTAL SIGNATURE OF COMMITTEE MEMBER Vice-Chair Member **PLACE ON FILE** COMMON COUNCIL ACTION MOVER SECONDER AYE NO PRESENT EXCUSED

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ACTION			Barczak			1
DATE:		-	Czaplewski	1/		
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			Weigel			
				9		

TOTAL

# STANDING COMMITTEES OF THE CITY OF WEST ALLIS COMMON COUNCIL 2004

#### ADMINISTRATION & FINANCE

#### PUBLIC WORKS

### SAFETY & DEVELOPMENT

Chair: Michael J. Czaplewski Vice-Chair: Martin J. Weigel

Gary T. Barczak Thomas G. Lajsic Rosalie L. Reinke Chair: Richard F. Narlock Vice-Chair: Linda A. Dobrowski Kurt E. Kopplin

Kurt E. Kopplin Vincent Vitale James W. Sengstock Chair: Thomas G. Lajsic Vice-Chair: Vincent Vitale Gary T. Barczak

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#### LICENSE & HEALTH

Chair: Kurt E. Kopplin

Vice-Chair: James W. Sengstock

Linda A. Dobrowski Richard F. Narlock Michael J. Czaplewski

#### ADVISORY

Chair: Rosalie L. Reinke Vice-Chair: Gary T. Barczak Linda A. Dobrowski Vincent Vitale Martin J. Weigel

## **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 Agent is Representing Owner Leasee

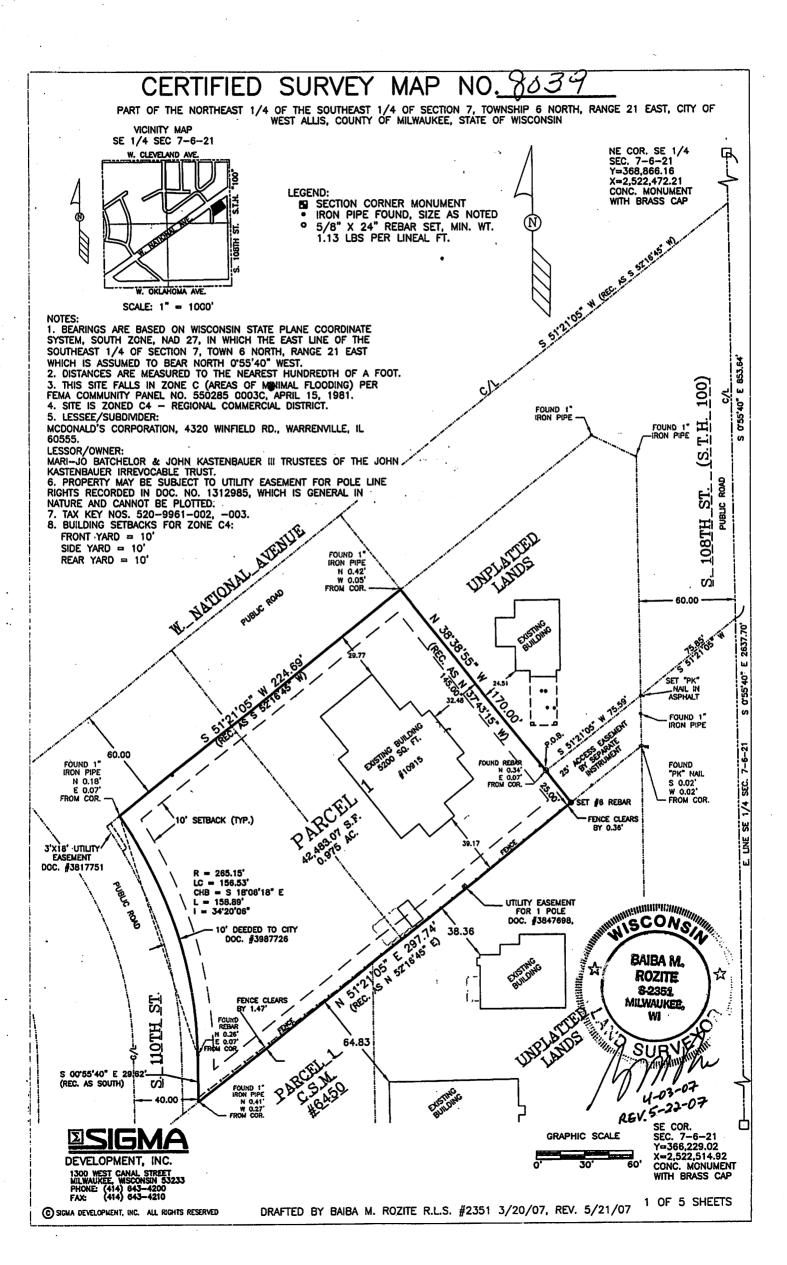
Applicant or Agent for Applicant

T	Quality (
Name James Leeden	Name Rich Newbouch
Company Signa Development, Inc.	Company Mr. Denald's Corporation
Address 1300 W. Canal St.	Address 4320 winfield &.
City Milvaukee State T Zip 53233	City Connerville State I Zip 60555
Daytime Phone Number 44-643-42CO	Daytime Phone Number <u>630 -836 - 4939</u>
E-mail Address jleedeng thesignagroup.com	E-mail Address <u>rich. newbourteus. med. com</u>
Fax Number 4(4-643-4210	Fax Number
Project Name/New Company Name (If applicable)	Application Type and Fee (Check all that apply)
Agent Address will be used for all offical correspondence.	Request for Rezoning: \$500.00 (Public Hearing required)
	Existing Zoning: Proposed Zoning:
Property Information	Request for Ordinance Amendment \$500.00
Property Address 10915 Ce. National Cuc.	Special Use: \$500.00 (Public Hearing required)
Tax Key Number 5 20 - 9961 - CC1, CO2 4 CC3	Transitional Use \$500.00 (Public Hearing Required)
Current Zoning C 4	Level 1 Site, Landscaping, Architectural Plan Review \$100.00
Property Owner John Kostenbauer Triescock	Level 2 Site, Landscaping, Architectural Plan Review \$250.00
Property Owner's Address	Level 3 Site, Landscaping, Architectural Plan Review \$500.00
	Site, Landscaping, Architectural Plan Amendments \$100.00
Existing Use of Property Fast Faw Restaurant	Extension of Time: \$250.00
	Certified Survey Map: \$500.00 + \$30.00 County Treasurer
Structure Size 5,200 Addition	Planned Development District \$1500.00(Public Hearing required)
Construction Cost Estimate: Hard Soft Total	
Landscaping Cost Estimate	☐ Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
Total Project Cost Estimate:	☐ Signage Plan Review \$100.00
Previous Occupant	Street or Alley Vacation/Dedication: \$500.00
	Signage Plan Appeal: \$100.00
Attach detailed desc	cription 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 descr	
(24" x 36") and 1 electronic copy (PDF format) of the pla	ns 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	
Landscaping/screening Plan Landscaping/screening Plan	Other
	5
Applicant or Agent Signature	Date: 3 2 / C /
Subscribed and sworn te-me this	
3 day of AM	
day of The Control of	Please do not write in this box
Notary Public:	Application Accepted and Authorized by:
My Commission:	
Plane make the leave that	Date:
Please make checks payable to:	Meeting Date:
City Of West Allis	Total Fee:

Total Fee:

Oper: GNRCDE Date: 3/30/0	) Typ 07 01 Rec	e: OC I	rawer: 1 32841
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GL -2 ( SIGMA DEVELO	CNTY CERT	1	\$30.00
ck check pa	387	3	\$530.00
Total tendere Total payment			\$530.00 \$530.00
Trans date:	4/03/07	Time:	9:42:34

Marine St.



#### CERTIFIED SURVEY MAP NO. 8039

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE STATE OF WISCONSIN)

):SS

MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, THENCE SOUTH 0.55'40" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION ALSO BEING THE CENTERLINE OF S. 108TH ST. (S.T.H. 100), 853.64 FEET; THENCE SOUTH 51°21'05" WEST, 75.85 FEET TO THE WEST LINE OF SAID S. 108TH STREET; CONTINUING THENCE SOUTH 51°21'05" WEST, 75.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38'38'55" WEST, 145.00 FEET TO THE SOUTHEASTERLY LINE OF W. NATIONAL AVENUE; THENCE SOUTH 51°21'05" WEST, 224.69 FEET ALONG SAID SOUTHEASTERLY LINE TO THE EASTERLY LINE OF S. 110TH ST, ALSO BEING THE BEGINNING OF A 265.15 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 18°06'18" EAST, 156.53 FEET; THENCE SOUTHERLY 158.89 FEET ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID S. 110TH STREET TO A POINT OF TANGENCY; THENCE SOUTH 0°55'40" EAST, 29.62 FEET; THENCE NORTH 51°21'05" EAST, 297.74 FEET; THENCE NORTH 38°38'55" W, 25.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42,483.07 SQUARE FEET OR 0.975 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE OWNER OF SAID LAND.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND SUBCHAPTER III, SECTION 12.80 OF THE CITY OF WEST ALLIS CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

MINIMI CONS BAIBA M. ROZITE S-2351 **ILWAUKEE** 

4-03-07 REV. 5-32-07 (SEAL) BAIBA M. ROZITE, REGISTERED WISCONSIN LAND SURVEYOR S-2351

DEVELOPMENT, INC. (414) 843-4200 (414) 643-4210

## CERTIFIED SURVEY MAP NO. 8039

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

#### SUCCESSOR LESSOR/SUCCESSOR LESSEE CERTIFICATE OF DEDICATION

MARI-JO BATCHELOR & JOHN KASTENBAUER III, TRUSTEES OF THE JOHN KASTENBAUER IRREVOCABLE TRUST DATED SEPTEMBER 26, 2002, AS SUCCESSOR LESSOR, AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AS SUCCESSOR LESSEE UNDER LEASE DATED JUNE 17, 1960 AS SET FORTH IN MEMORANDUM OF LEASE RECORDED AUGUST 21, 1961, AS DOCUMENT NO. 3899404 AND MEMORANDUM OF LEASE RECORDED MARCH 11, 1977, AS DOCUMENT NO. 5082179, DO HEREBY CERTIFY THAT SAID SUCCESSOR LESSOR AND SUCCESSOR LESSEE CAUSED THE LAND DESCRIBED

ON THIS MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS MAP. MARI-JO BATCHELOR & JOHN KASTENBAUER III, TRUSTEES OF THE JOHN KASTENBAUER IRREVOCABLE TRUST, AS SUCCESSOR LESSOR, AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, AS SUCCESSOR LESSEE, DO FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WEST ALLIS WITNESS THE HAND AND SEAL OF MARI-JO BATCHELOR, SUCCESSOR LESSOR, THIS 25 DAY OF MARIEL MARI-JO BATCHILOR, TRUSTEE, SUCCESSOR LESSOR STATE OF COUNTY) MARCH PERSONALLY CAME BEFORE ME THIS 2 DAY OF\_ , 2008, MARI-JO BATCHELOR, TRUSTEE OF THE JOHN KASTENBAUER IRREVOCABLE TRUST DATED SEPTEMBER 26, 2002, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAI (SEAL) Bernard J. Westfahl WislamsIN NOTARY PUBLIC, STATE OF MY COMMISSION EXPIRES-15 PERMANELY T MARCH WITNESS THE HAND AND SEAL OF JOHN KASTENBAUER III, SUCCESSOR LESSOR, THIS  $\overline{\mathcal{Y}}$  DAY OF 2008 COUNTY) PERSONALLY CAME BEFORE ME THIS 28 DAY OF , 2008, JOHN KASTENBAUER III, TRUSTEE OF THE JOHN KASTENBAUER IRREVOCABLE TRUST DATED SEPTEMBER 26, 2002, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING RUMENT AND ACKNOWLEDGED THE SAME. Alesia M. Doxie NOTARY PUBLIC, OF MY COMMISSION EXPIRE Baiba M. ROZITE S-2351 MILWALIKEE MCDONALD'S CORPORATION, A DELAWARE CORPORATION SURV STATE OF KEV. 5-22-07 PERSONALLY CAME BEFORE ME THIS TODAY OF LY H. Falls L., OF MCDONALD'S CO ME THIS TODAY OF THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

3 OF 5 SHEETS

OFFICIAL SEAL LINDA L HILLS

**NOTARY PUBLIC - STATE OF ILLINOIS** 

MY COMMISSION EXPIRES:09/08/09

. HUL (SEAL)

NOTARY PUBLIC, STATE OF

MY COMMISSION EXPIRES 09.08.09

## CERTIFIED SURVEY MAP NO. 8039

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

#### **CONSENT OF MORTGAGEE**

I, JOHN KASTENBAUER, TRUSTEE OF SUCCESSOR TRUSTEE(S) OF THE JOHN KASTENBAUER LIVING TRUST DATED APRIL 9, 1992, MORTGAGEE OF THE HEREIN-DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, DEDICATION AND MAPPING OF THE LAND DESCRIBED ON THIS MAP, AND I DO HEREBY CONSENT TO THE CERTIFICATE OF MARI-JO BATCHELOR & JOHN KASTENBAUER III, TRUSTEES OF THE JOHN KASTENBAUER IRREVOCABLE TRUST, AS SUCCESSOR LESSOR, AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, AS SUCCESSOR LESSEE.

BATCHELOR & JOHN KASTENBAUER III, TRUSTEES OF THE JOHN KASTENBAUER IRREVOCABLE TRUST, AS SUCCESSOR LESSOR, AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, AS SUCCESSOR LESSEE.

WITNESS THE HAND AND SEAL OF JOHN KASTENBAUER, MORTGAGEE THIS DAY OF JOHN KASTENBAUER, TRUSTEE

STATE OF SS:

COUNTY)

DERSONALLY CAME BEFORE ME THIS DAY OF MORTGAGE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(SEAL) NOTARY PUBLIC, A BENNEY OF MORTGAGE THE SAME.

\* 0 9 5 8 2 4 6 5 \*

DOC.# 09582465

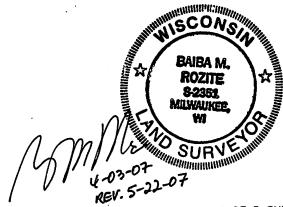
REGISTER'S OFFICE | SS Milwaukee County, WI|

RECORDED 04/07/2008 04:16PM

JOHN LA FAVE REGISTER OF DEEDS AMOUNT: 19.00

DEVELOPMENT, INC.

1300 WEST CANAL STREET
MILWALKEE, WISCONSIN 53233
PHONE: (414) 843-4200



## CERTIFIED SURVEY MAP NO. 8039

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CITY OF WEST ALLIS COMMON COUNCIL APPROVAL

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST ALLIS, WISCONSIN, THAT THE CERTIFIED SURVEY MAP OF A PARCEL OF LAND IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN BE AND THE SAME IS HEREBY ADOPTED.

APPROVED: 8/9/07

. ADOPTED: 8/7/07

PANNETTE BELL, MAYOR

PAUL ZIEHLER, CITY ADMINISTRATIVE OFFICE CLERK/TREASURER

#### MILWAUKEE COUNTY TREASURER'S CERTIFICATE

I, DANIEL DILIBERTI, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF MILWAUKEE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF (DATE) \_\_\_\_, 200 ON ANY OF THE LAND INCLES ED IN THIS CERNING SURVEY MAP. DANIEL DILIBERTI, WILWAUKEE COUNTY TREASURER CITY OF WEST ALLIS TREASURER'S CERTIF

I, PAUL ZIEHLER, BEING THE DULY ELECTED, QUALIFIED, AND ASTING TREASURER OF THE CITY OF WEST ALLIS, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF (DATE) 477 88 , 200\_ ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY ADMINISTRATIVE OFFICE CLERK/TREASURER .

DATE 4/7/88

#### CITY OF WEST ALLIS CLERK'S CERTIFICATE

I, PAUL ZIEHLER, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING CLERK OF THE CITY OF WEST ALLIS, WISCONSIN, AND THAT THE FOREGOING IS A TRUE AND CORRECT CORY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST ALLIS ON THE DAY OF

PAUL ZIEHLER,

CITY ADMINISTRATIVE OFFICE

CLERK/TREASURER

H/2/08

DEVELOPMENT, INC.

Chamber and the state of the st SCONS BAIBA M. ROZITE S-2351 MILWAUKEE 4-03-07 My SURVE

5 OF 5 SHEETS

MILWAUKEE COUNTY

Mil WAUKEE 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

APR - 7 2008

date

OHN LA FAVE Register of Deeds





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

April 11, 2008

Mr. James Leedem Sigma Development, Inc. 1300 W. Canal St. Milwaukee, WI 53233

Dear Mr. Leedem:

Enclosed is a copy of Certified Survey Map No. 8039, for combination of certain properties at the McDonald's restaurant site at 10915 and 109\*\* W. National Ave., submitted by Rich Neubauer, McDonald's Corporation (Tax Key Nos. 520-9961-002 and 520-9961-003), which was recorded on April 7, 2008.

Sincerely,

Monica Schultz

Assistant City Clerk

Minica Schulk

amn

enc.

cc:

Planning & Zoning Department

City Engineer City Assessor

Director of Building Inspections & Zoning

Special Assessment Clerk

Pat Walker Development Rich Neubauer

Baiba M. Rozite, Surveyor