

25.  
55.



# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

| File Number | Title | Status |
|-------------|-------|--------|
|-------------|-------|--------|

2008-0028      Certified Survey Map      In Committee

Certified Survey Map for proposed consolidation of two commercially-zoned properties, 9119-21 W. Greenfield Ave. and 9129-35 W. Greenfield Ave., for a parking lot expansion for 9129-35 W. Greenfield Ave., submitted by Mark Brickman, Metropolitan West Allis Venture. (Tax Key Nos. 451-0222-000 and 451-0223-001)

Introduced: 1/15/2008

Controlling Body: Safety & Development Committee

**Plan Commission**

**COMMITTEE RECOMMENDATION**

*File*

| ACTION DATE:  | MOVER                               | SECONDER                            |            | AYE                                 | NO       | PRESENT | EXCUSED |
|---------------|-------------------------------------|-------------------------------------|------------|-------------------------------------|----------|---------|---------|
| <u>2/5/08</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Barczak    | <input checked="" type="checkbox"/> |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Czaplewski |                                     |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Dobrowski  |                                     |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Kopplin    |                                     |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Lajsic     | <input checked="" type="checkbox"/> |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Narlock    |                                     |          |         |         |
|               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Reinke     | <input checked="" type="checkbox"/> |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Sengstock  |                                     |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Vitale     | <input checked="" type="checkbox"/> |          |         |         |
|               | <input type="checkbox"/>            | <input type="checkbox"/>            | Weigel     | <input checked="" type="checkbox"/> |          |         |         |
|               |                                     |                                     | TOTAL      | <u>5</u>                            | <u>0</u> |         |         |

**SIGNATURE OF COMMITTEE MEMBER**

*[Signature]*      \_\_\_\_\_      \_\_\_\_\_  
Chair      Vice-Chair      Member

**PLACE ON FILE**

**COMMON COUNCIL ACTION**

| ACTION DATE:       | MOVER                               | SECONDER                            |            | AYE                                 | NO       | PRESENT | EXCUSED |
|--------------------|-------------------------------------|-------------------------------------|------------|-------------------------------------|----------|---------|---------|
| <u>FEB 05 2008</u> | <input type="checkbox"/>            | <input type="checkbox"/>            | Barczak    | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Czaplewski | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Dobrowski  | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Kopplin    | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Lajsic     | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Narlock    | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Reinke     | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Sengstock  | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Vitale     | <input checked="" type="checkbox"/> |          |         |         |
|                    | <input type="checkbox"/>            | <input type="checkbox"/>            | Weigel     | <input checked="" type="checkbox"/> |          |         |         |
|                    |                                     |                                     | TOTAL      | <u>10</u>                           | <u>1</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 Thomas W. Puddicombe, P.E.  
 Company National Survey & Engineering  
 Address 16745 W. Bluemound Road, Suite 200  
 City Brookfield State WI Zip 53005  
 Daytime Phone Number (262) 317-3229  
 E-mail Address tom.puddicombe@nsae.com  
 Fax Number (262) 781-8466  
 Project Name/New Company Name (If applicable) \_\_\_\_\_  
92nd & Greenfield Parking Lot Expansion

Name Mark Brickman, Managing Agent  
 Company Metropolitan West Allis Venture  
 Address 777 E. Wisconsin Avenue, Suite 3250  
 City Milwaukee State WI Zip 53202  
 Daytime Phone Number (414) 274-1600  
 E-mail Address mark.brickman@cbre.com  
 Fax Number (414) 273-0880

Agent Address will be used for all official correspondence.

**Property Information**

Property Address 9119/9121 and 9129-9135 W. Greenfield Ave.  
 Tax Key Number 451-0222-000 and 451-0223-001  
 Current Zoning C2  
 Property Owner Metropolitan West Allis Venture  
 Property Owner's Address 777 E. Wisconsin Ave.  
Suite, 3250, Milwaukee, WI 53202  
 Existing Use of Property Duplex Residential and  
Retail Commercial  
 Structure Size 6061 Addition N/A  
 Construction Cost Estimate: Hard 50K Soft 35K Total 85K  
 Landscaping Cost Estimate 20K  
 Total Project Cost Estimate: 105K  
 Previous Occupant Advance America, Cost Cutters, Subway

**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.**

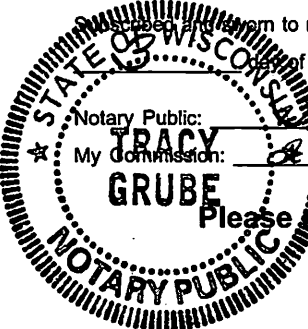
In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

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 Lighting Plan

Applicant or Agent Signature Thomas W. Puddicombe Date: 01-03-08

Notary Public: Tracy Grube  
 My Commission: 286 2010  
 January 20 08  
 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. 8029

A Division Of Lots 3 Through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of The Northwest 1/4 Of Section 4, Town 6 North, Range 21 East, City Of West Allis, County Of Milwaukee, State Of Wisconsin.

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

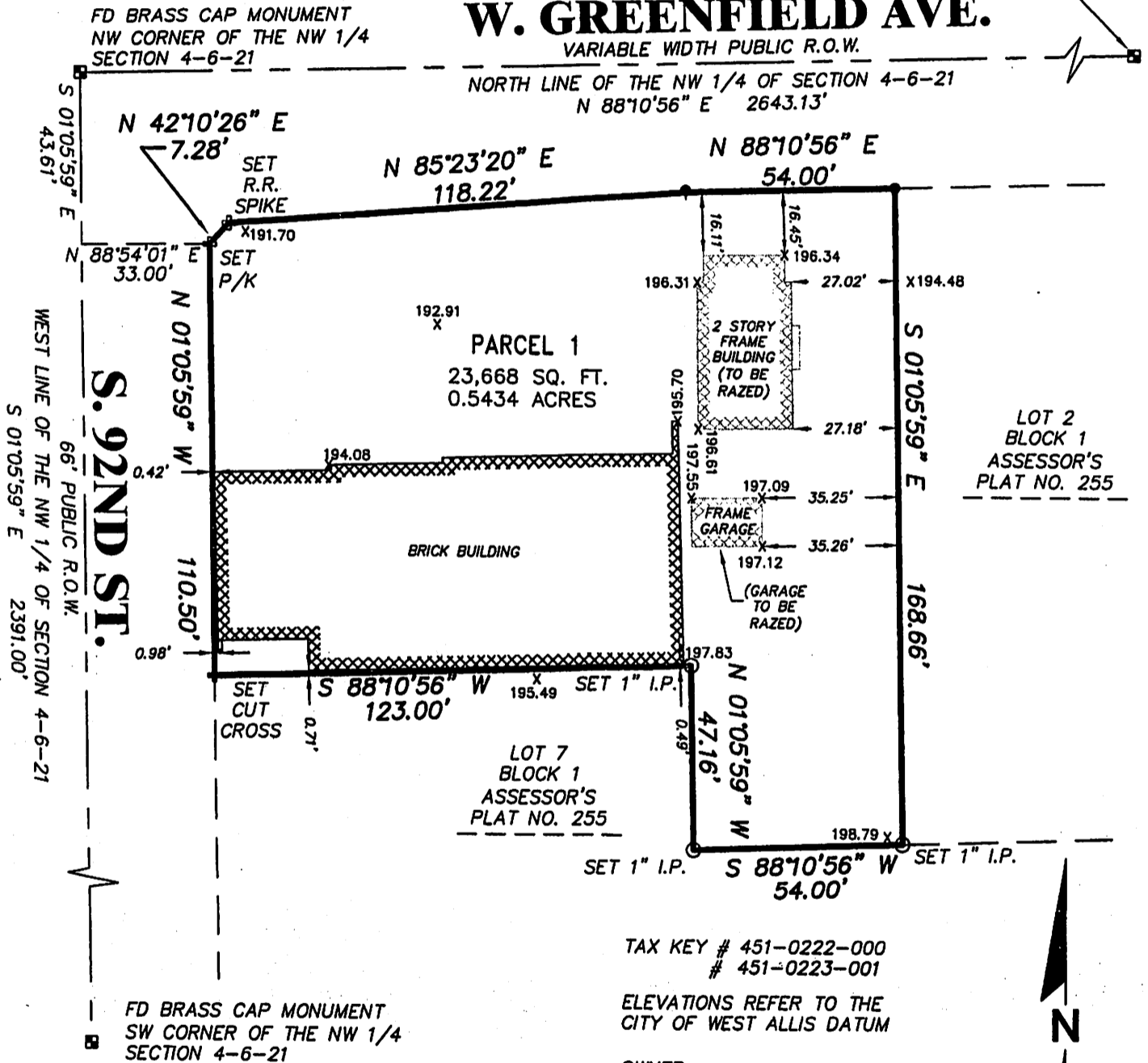
FD ALUMINUM CAP MONUMENT  
NE CORNER OF THE NW 1/4  
SECTION 4-6-21

(S.T.H. "59")

**W. GREENFIELD AVE.**

VARIABLE WIDTH PUBLIC R.O.W.

NORTH LINE OF THE NW 1/4 OF SECTION 4-6-21  
N 88°10'56" E 2643.13'

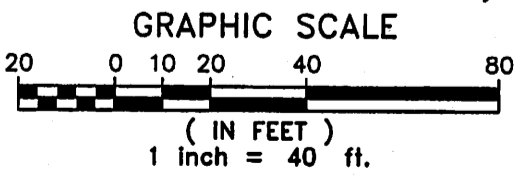
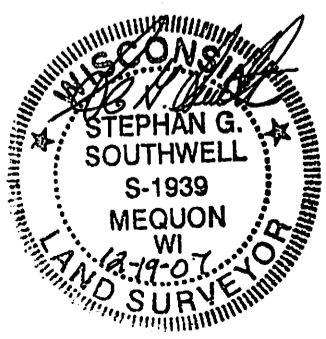
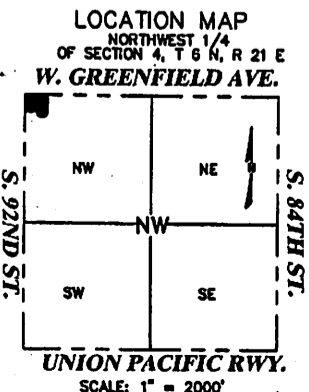


TAX KEY # 451-0222-000  
# 451-0223-001

ELEVATIONS REFER TO THE  
CITY OF WEST ALLIS DATUM

OWNER:  
METROPOLITAN WEST ALLIS VENTURE  
9119 W. GREENFIELD AVE.  
WEST ALLIS, WI 53214

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 4, T 6 N, R 21 E, WHICH BEARS S 01°05'59" E



**National Survey & Engineering**

262-781-1000  
Fax 262-797-7373  
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsaec.com

A Division of R.A. Smith & Associates, Inc.

S:\5163964\dwg\CS100.dwg\CS101L40  
SHEET 1 OF 4 SHEETS



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

A Division Of Lots 3 Through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of the Northwest 1/4 Section 4, Town 6 North, Range 21 East, City Of West Allis, County Of Milwaukee, State Of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}

:SS

WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, a Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a division of Lot 3 through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of the Northwest 1/4 Of Section 4 and a part of the Northeast 1/4 Of Section 5, Town 6 North, Range 21 East, City Of West Allis, County of Milwaukee, State Of Wisconsin.

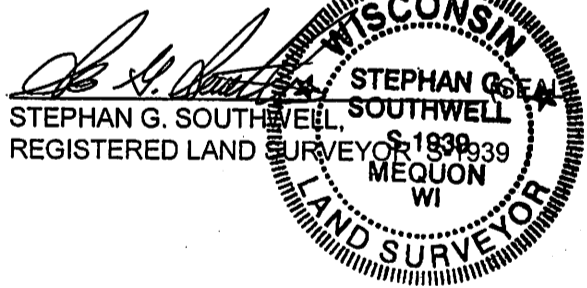
COMMENCING at the Northwest corner of the said Northwest 1/4 of Section 4; thence South 01°05'59" East along the west line of the Northwest 1/4 of said Section, a distance of 43.61' feet to a point; thence North 88°54'01" East, 33.00 feet to a point in the East line of South 92nd Street, said point also being the Point of Beginning of the lands to be described; thence North 42°10'26" East 7.28 feet to a point in the South line of West Greenfield Avenue; thence North 85°23'20" East, along said South line, a distance of 118.22 feet to a point; thence North 88°10'56" East along said South line, a distance of 54.00 feet to a point; thence South 01°05'59" East 168.66 feet to a point; thence South 88°10'56" West 54.00 feet to a point; thence North 01°05'59" West 47.16 feet to a point; thence South 88°10'56" W 123.00 feet to a point in the East line of said South 92nd Street; thence North 01°05'59" West along said East line a distance of 110.50 feet to the Point of Beginning.  
Containing 23,668.466 square feet or 0.5434 acres.

THAT I have made this survey, land division and map by the direction of METROPOLITAN WEST ALLIS VENTURE, A Wisconsin General Partnership owner of said land.

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 Wisconsin Statutes and Chapter 12.80 of the revised Municipal Codes of the City of West Allis, in surveying, dividing and mapping the same.

12/19/07  
\_\_\_\_\_  
DATE



DOC.# 09567483

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 03/04/2008 02:14PM

JOHN LA FAVE  
REGISTER OF DEEDS  
AMOUNT: 17.00

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

A Division Of Lots 3 Through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of the Northwest 1/4 Section 4, Town 6 North, Range 21 East, City Of West Allis, County Of Milwaukee, State Of Wisconsin.

OWNER'S CERTIFICATE

METROPOLITAN WEST ALLIS VENTURE, a general partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said general partnership 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 West Allis, and Chapter 236 of the Wisconsin Statutes.

METROPOLITAN WEST ALLIS VENTURE, 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 West Allis

IN Witness Whereof, the said METROPOLITAN WEST ALLIS VENTURE, has caused these presents to be signed by MARK BRICKMAN, its Managing Partner, Wisconsin, this 8 day of February, 2008.

In the presence of:

Maureen Lyons

[Signature]

MARK BRICKMAN

[Signature]

STATE OF WISCONSIN)

Milwaukee COUNTY :SS }

PERSONALLY came before me this 8th day of February, 2008, Mark E. Brickman, Managing Partner of the above named Wisconsin General Partnership, to me known as the person who executed the foregoing instrument and to me known to be such Managing Partner of the above named Wisconsin General Partnership and acknowledged that he executed the foregoing instrument as such officer as the deed of the Limited Liability Company, by its authority.



[Signature] (SEAL)  
Notary Public, State of Wisconsin  
My commission expires 11/29/09  
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

U.S. BANK NATIONAL ASSOCIATION, a Wisconsin State - chartered financial institution, duly organized and existing under and by virtue of the laws of State of Wisconsin, mortgagee of that portion of the above-described land in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of Stephan G. Southwell, Surveyor, and does hereby consent to the above certificate of said owner.

In witness whereof, the said U.S. BANK NATIONAL ASSOCIATION, has caused these presents to be signed by Patrick Mulcahy, its Vice President, at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed.

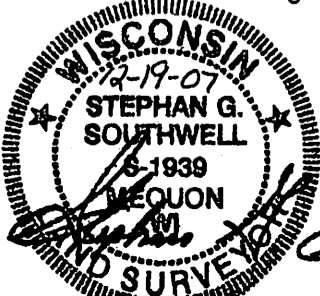
this 8 day of February, 2008.

[Signature]  
Patrick Mulcahy, Vice President

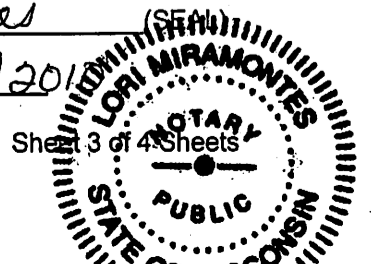
STATE OF WISCONSIN)

MILWAUKEE COUNTY } :SS

PERSONALLY came before me this 8th day of February, 2008, Patrick Mulcahy, Vice President of the above named organization, to me known as the person who executed the foregoing instrument, and to me known to be the Vice President of the organization, and acknowledged that he executed the foregoing instrument as such officer as the deed of the organization, by its authority.



[Signature]  
Notary Public, State of Wisconsin  
My commission expires 03/28/2010



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

A Division Of Lots 3 Through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of the Northwest 1/4 Section 4, Town 6 North, Range 21 East, City Of West Allis, County Of Milwaukee, State Of Wisconsin.

COMMON COUNCIL RESOLUTION

BE it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land a division of a division of Lots 3 through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of the Northwest 1/4 Of Section 4, Town 6 North, Range 21 East, City Of West Allis, County of Milwaukee, State Of Wisconsin.

APPROVED: 2-8-08, 2008

ADOPTED: February 5, 2008

Jeannette Bell  
JEANNETTE BELL, MAYOR

Paul M. Ziebler  
PAUL M. ZIEHLER,  
CITY ADMINISTRATIVE OFFICER  
CITY 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.

2/11/08  
DATE

Paul M. Ziebler  
PAUL M. ZIEHLER,  
CITY ADMINISTRATIVE OFFICER  
CLERK/TREASURER

CERTIFICATE OF CITY TREASURER

I, PAUL M. ZIEHLER, being the duly appointed, qualified City Administrative Officer and Clerk/Treasurer of the City of West Allis do hereby certify that in accordance with the records in my office there are no unpaid special assessments as of February 8, 2008 on any of the lands included in this Certified Survey Map (Tax Key Number(s)) 451-0222-000 & 451-0223-001.

2/11/08  
DATE

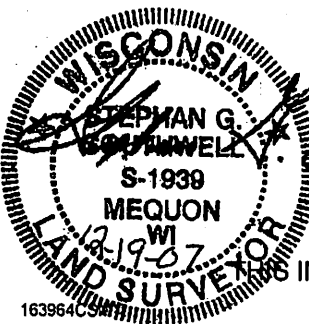
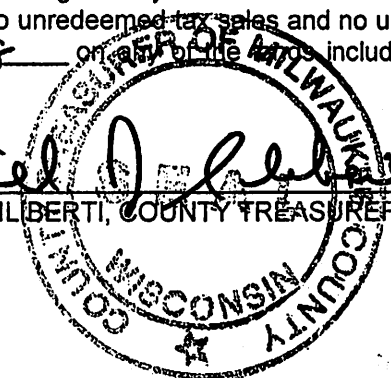
Paul M. Ziebler  
PAUL M. ZIEHLER,  
CITY ADMINISTRATIVE OFFICER  
CLERK/TREASURER

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 the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of February 11, 2008 on any of the lands included in this Certified Survey Map.

February 11, 2008  
DATE

Daniel Diliberti  
DANIEL DILIBERTI, COUNTY TREASURER




Stephan G. Southwell

11

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

MAR - 4 2008

date

  
JOHN LA FAVE  
Register of Deeds



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. Ziebler**  
*City Admin. Officer, Clerk/Treasurer*  
**Monica Schultz**  
*Assistant City Clerk*  
**Rosemary West**  
*Treasurer's Office Supervisor*

March 11, 2008

Thomas W. Puddicombe, P.E.  
National Survey & Engineering  
16745 W. Bluemound Rd., Suite 200  
Brookfield WI 53005

Dear Mr. Puddicombe:

Enclosed is a copy of Certified Survey Map No. 8029, for proposed consolidation of two commercially-zoned properties, 9119-21 W. Greenfield Ave. and 9129-35 W. Greenfield Ave., for a parking lot expansion for 9129-35 W. Greenfield Ave., submitted by Mark Brickman, Metropolitan West Allis Venture. (Tax Key Nos. 451-0222-000 and 451-0223-001). which was recorded on March 4, 2008.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

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  
Mark Brickman  
Stephan G. Southwell, Surveyor