

36.
35.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

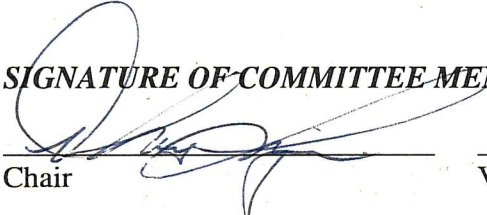
File Number	Title	Status
2010-0124	Certified Survey Map	Introduced
Certified Survey Map for the re-division of land for Phase 2 of Toldt's Six Points/Farmers Market Development, submitted by Helmut Toldt, d/b/a Toldt Development, Inc. Introduced: 3/2/2010 Controlling Body: Safety & Development Committee <div style="text-align: right;">Plan Commission</div>		

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/2/10</u>	<input checked="" type="checkbox"/>		Barczak				
			Czaplewski				
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke				✓
			Roadt				
			Sengstock				
		<input checked="" type="checkbox"/>	Vitale	✓			
			Weigel				
			TOTAL	<u>4</u>	<u>0</u>		<u>1</u>

SIGNATURE OF COMMITTEE MEMBER



 Chair _____ Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 02 2010</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	✓			
			Czaplewski	✓			
	<input checked="" type="checkbox"/>		Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke				✓
			Roadt	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>	<u>-</u>		<u>1</u>



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 28, 2010

Helmut Toldt
Toldt Development, Inc.
4040 N. Calhoun Road
Brookfield, WI 53005

Dear Mr. Toldt:

Enclosed is a copy of Certified Survey Map No. 8231, for the re-division of land for Phase 2 of Toldt's Six Points/Farmers Market Development, submitted by Helmut Toldt, d/b/a Toldt Development, Inc., which was recorded on April 20, 2010.

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 and Neighborhood Services
Special Assessment Clerk
Pat Walker
William R. Henrichs, Surveyor

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 Helmut Toldt
 Company Toldt Development, Inc.
 Address 4040 N. Calhoun Road
 City Brookfield State WI Zip 53005
 Daytime Phone Number 262.781.2328
 E-mail Address helmuttoldt@sbcglobal.net
 Fax Number 262.781.2151

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

Project Name/New Company Name (If applicable) _____
Six Points Farmers Market Neighborhood-Phase 2, QR Bldg.

Application Type and Fee
 (Check all that apply)

Agent Address will be used for all official correspondence.

Property Information

Property Address _____
 Tax Key Number _____
 Current Zoning PPD
 Property Owner Toldt Development, Inc.
 Property Owner's Address 4040 N. Calhoun Rd.
Brookfield, WI 53005
 Existing Use of Property vacant land
 Structure Size 153,000 SF Addition _____
 Construction Cost Estimate: Hard _____ Soft _____ Total _____
 Landscaping Cost Estimate _____
 Total Project Cost Estimate: _____
 Previous Occupant _____

- 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 last Friday of the month, prior to the month of the Plan Commission meeting.

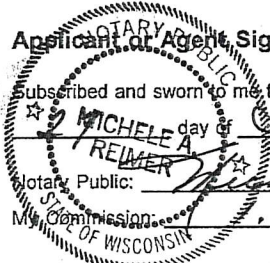
Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- 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 *Helmut Toldt*

Date: 2.27.09

Subscribed and sworn to me this February day of 2009
 Notary Public: Michele A. Reimer
 My Commission Expires: 2.2.2011



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. _____

Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

This instrument drafted by William R. Henrichs, RLS S-2419
LANDCRAFT SURVEY AND ENGINEERING, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS

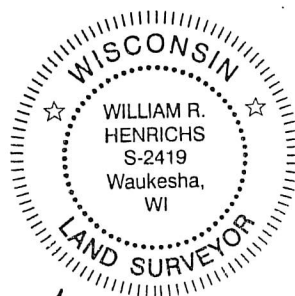
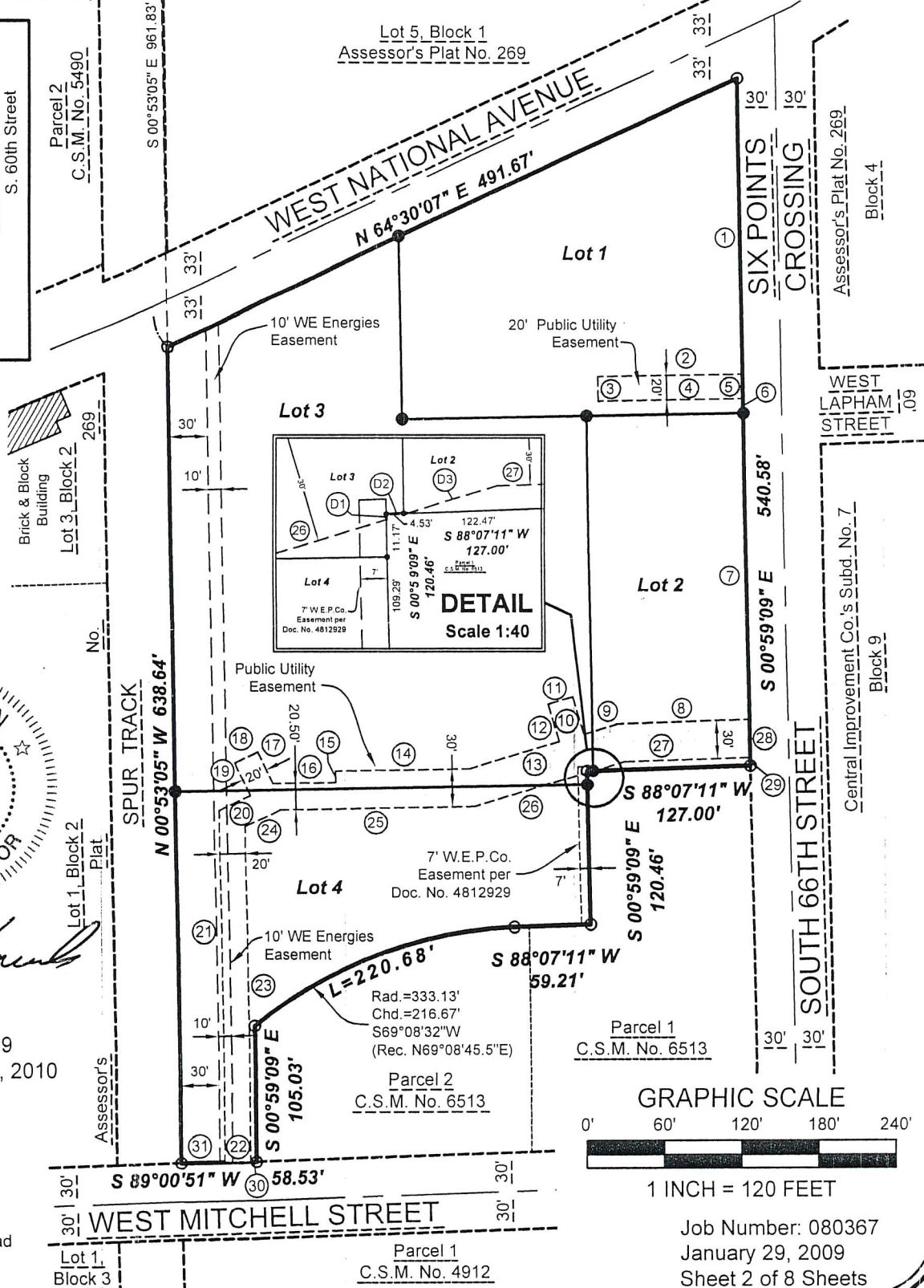
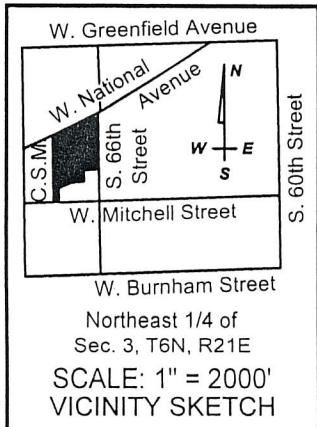
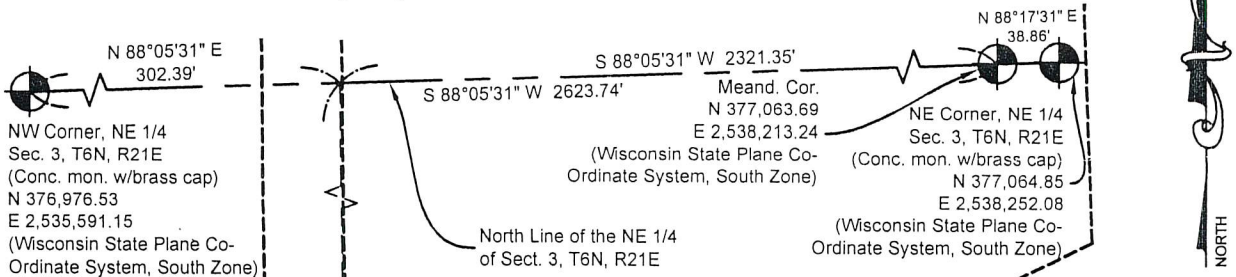
2077 South 116th Street, West Allis, WI 53227

PH. (414) 604-0674 FAX (414) 604-0677

INFO@LANDCRAFTSE.COM

PUBLIC UTILITY EASEMENT DETAIL

(Line Table - Page 5)



William R. Henrichs

January 29, 2009
 Revised February 15, 2010

Prepared For:
 Toldt Development, Inc.
 4040 North Calhoun Road
 Brookfield, WI. 53005



Job Number: 080367
 January 29, 2009
 Sheet 2 of 8 Sheets

CERTIFIED SURVEY MAP NO. 8231

Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

This instrument drafted by William R. Henrichs, RLS S-2419
LANDCRAFT SURVEY AND ENGINEERING, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS

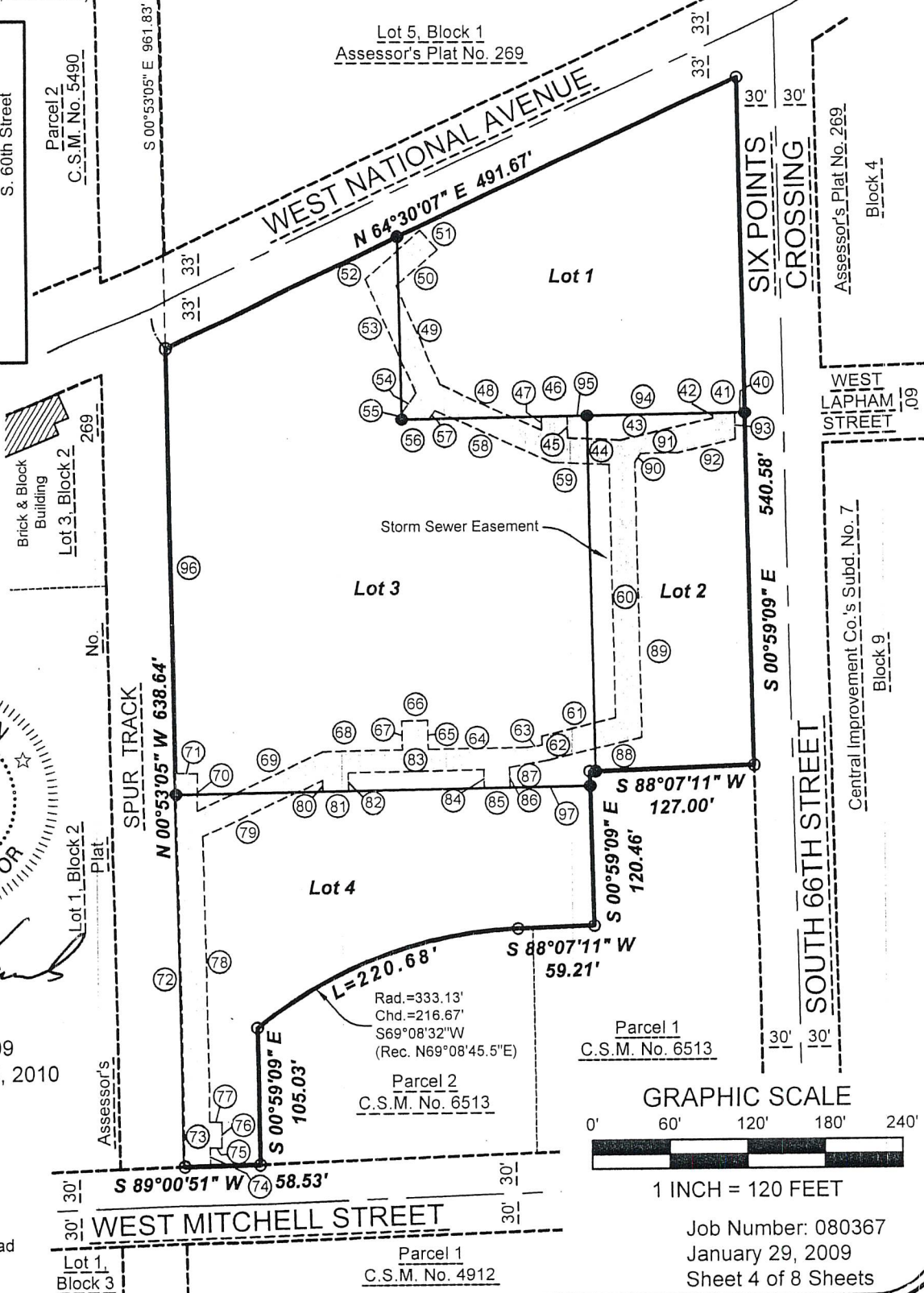
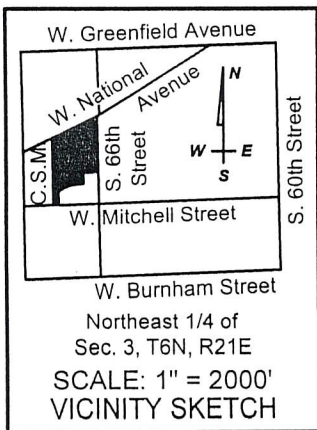
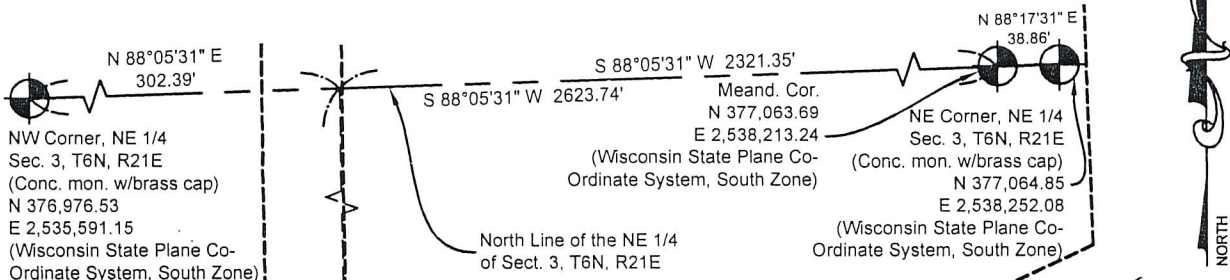
2077 South 116th Street, West Allis, WI 53227

PH. (414) 604-0674 FAX (414) 604-0677

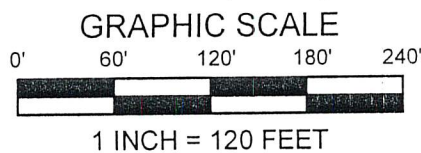
INFO@LANDCRAFTSE.COM

STORM SEWER EASEMENT DETAIL

(Line Table - Page 5)



William R. Henrichs
 January 29, 2009
 Revised February 15, 2010

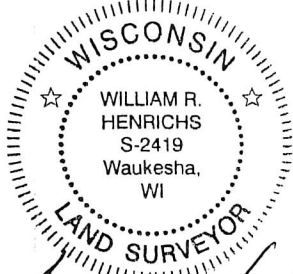
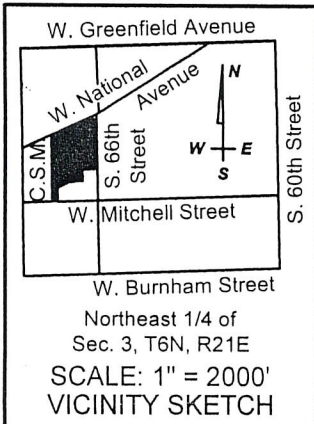


Prepared For:
 Toldt Development, Inc.
 4040 North Calhoun Road
 Brookfield, WI. 53005

Job Number: 080367
 January 29, 2009
 Sheet 4 of 8 Sheets

CERTIFIED SURVEY MAP NO. 8231

Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



This instrument drafted by William R. Henrichs, RLS S-2419
LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

Prepared For:
Toldt Development, Inc.
4040 North Calhoun Road
Brookfield, WI. 53005

William R. Henrichs

January 29, 2009
Revised February 15, 2010

LINE TABLE

Public Utility Easement (Page 2) Line Table		
LINE	LENGTH	BEARING
1	232.69'	S 00°59'09" E
2	112.85'	S 89°01'57" W
3	20.00'	S 00°59'09" E
4	112.85'	N 89°01'57" E
5	20.00'	N 00°59'09" W
6	10.93'	S 00°59'09" E
7	240.66'	S 00°59'09" E
8	102.47'	S 88°07'11" W
9	27.56'	S 73°08'27" W
10	30.33'	N 16°51'33" W
11	20.00'	S 73°08'27" W
12	30.33'	S 16°51'33" E
13	73.79'	S 73°08'27" W
14	103.53'	S 89°06'55" W
15	9.50'	S 00°53'05" E
16	48.86'	S 89°06'55" W
17	27.86'	N 25°04'22" W
18	20.00'	S 64°55'38" W
19	28.83'	S 25°04'22" E
20	26.89'	S 64°55'38" W
21	274.31'	S 00°53'05" E
22	20.00'	N 89°00'51" E
23	261.33'	N 00°53'05" W
24	30.58'	N 64°55'38" E
25	151.08'	N 89°06'55" E
26	91.53'	N 73°08'27" E
DETAIL		
D1	1.48'	N 00°59'09" W
D2	5.52'	N 88°07'11" E
D3	24.35'	N 73°08'27" E
27	98.06'	N 88°07'11" E
28	30.00'	N 00°59'09" W
29	6.30'	S 00°59'09" E
30	4.54'	N 89°00'51" E
31	33.99'	N 89°00'51" E

Access Easement (Page 3) Line Table		
LINE	LENGTH	BEARING
32	42.65'	S 13°17'14" E
33	17.50'	N 89°00'51" E
34	116.99'	S 00°53'05" E
35	28.00'	N 89°00'51" E
36	127.88'	N 00°53'05" W
37	17.50'	N 89°00'51" E
38	22.49'	N 89°00'51" E
39	8.04'	N 89°00'51" E

Storm Sewer Easement (Page 4) Line Table		
LINE	LENGTH	BEARING
40	7.68'	S 89°00'51" W
41	17.02'	S 89°00'51" W
42	4.20'	S 00°59'09" E
43	73.41'	S 76°43'00" W
44	40.91'	N 87°33'55" W
45	17.39'	N 00°59'09" W
46	20.00'	S 89°00'51" W
47	10.89'	S 00°59'09" E
48	86.26'	N 65°15'50" W
49	83.97'	N 23°27'48" W
50	42.79'	N 48°06'34" E
51	20.00'	N 41°53'26" W
52	57.21'	S 48°06'34" W
53	96.60'	S 23°27'48" E
54	19.29'	S 35°07'22" W
55	4.97'	S 00°59'00" E
56	21.13'	N 89°00'51" E
57	8.13'	N 35°07'22" E
58	99.64'	S 65°15'50" E
59	44.24'	S 87°33'55" E
60	197.63'	S 00°53'05" E
61	58.92'	S 75°57'24" W
62	7.00'	S 00°53'05" E
63	11.52'	S 80°16'51" W
64	76.62'	S 89°06'55" W
65	23.22'	N 00°53'05" W
66	20.00'	S 89°06'55" W
67	23.22'	S 00°53'05" E
68	61.80'	S 89°06'55" W
69	107.94'	S 64°55'38" W
70	29.44'	N 00°55'37" E
71	17.17'	S 89°04'23" E
72	306.23'	S 00°53'05" E
73	19.97'	N 89°00'51" E
74	13.55'	N 00°53'05" W
75	9.10'	S 89°51'27" E
76	20.00'	N 00°08'33" E
77	9.46'	N 89°51'27" W
78	222.42'	N 00°53'05" W
79	103.08'	N 64°55'38" E
80	8.79'	S 00°53'05" E
81	20.00'	N 89°06'55" E
82	14.24'	N 00°53'05" W
83	105.00'	N 89°06'55" E
84	14.24'	S 00°53'05" E
85	20.00'	N 89°06'55" E
86	15.67'	N 00°53'05" W
87	30.77'	N 80°16'51" E
88	74.42'	N 75°57'24" E
89	214.89'	N 00°53'05" W
90	8.52'	N 31°16'39" E
91	28.27'	N 89°06'55" E
92	46.21'	N 76°43'00" E
93	20.96'	N 00°59'09" W
94	97.27'	S 89°00'51" W
95	15.29'	S 89°00'51" W
96	332.41'	N 00°53'05" W
97	61.99'	S 89°06'55" W



CERTIFIED SURVEY MAP NO. 8231

Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East; in the City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4;
Thence N 88°05'31"E along the North line of said Northeast 1/4 and the centerline of West Greenfield Avenue, a distance of 302.39 feet;
Thence S 00°53'05" E, a distance of 961.83 feet to the South right-of-way line of West National Avenue and the POINT OF BEGINNING;
Thence N 64°30'07" E along said South right-of-way line, a distance of 491.67 feet to the West right-of-way line of South 66th Street;
Thence S 00°59'09" E along said West right-of-way line, a distance of 540.58 feet;
Thence S 88°07'11" W, a distance of 127.00 feet;
Thence S 00°59'09" E, a distance of 120.46 feet;
Thence S 88°07'11" W, a distance of 59.21 feet to the arc of a curve;
Thence Southwesterly 220.68 feet along the arc of a curve whose center lies to the Southeast, whose radius is 333.13 feet and whose chord bears S 69°08'32" W, 216.67 feet;
Thence S 00°59'09" E, a distance of 105.03 feet to the North right-of-way line of West Mitchell Street;
Thence S 89°00'51" W along said North right-of-way line, a distance of 58.53 feet;
Thence N 00°53'05" W, a distance of 638.64 feet to the South right-of-way line of West National Avenue and to the POINT OF BEGINNING.

Said lands containing 251,317 square feet, 5.7694 acres.

That I have made such survey, land division and map by the direction of Toldt Development, Inc., owner of said land.

That such plat 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 State Statutes and the City of West Allis in surveying, mapping and dividing the same.

January 29, 2009
Date
Revised February 15, 2010



William R. Henrichs
William R. Henrichs
Registered Land Surveyor, S-2419

DOC.# 09865049

RECORDED 04/20/2010 08:00AM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 25.00
FEE EXEMPT 77.25 #: 0

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 080367
January 29, 2009
Sheet 6 of 8 Sheets

CERTIFIED SURVEY MAP NO. 8231

Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Toldt Development, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

IN WITNESS WHEREOF, the said Toldt Development, Inc., has caused these presents to be signed by Helmut Toldt, its President, at West Allis, Milwaukee County, Wisconsin, and its corporate seal to be hereunto affixed on this 5 day of April, 2010.

In the presence of: Toldt Development, Inc.

Helmut Toldt
President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 5 day of April, 2010, Helmut Toldt President, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Michele A. Reimer
Notary Public
State of Wisconsin
My Commission Expires: 1/2/2011



CONSENT OF CORPORATE MORTGAGEE

Anchor Bank, Psc, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey map and does hereby consent to the above certification of owners.

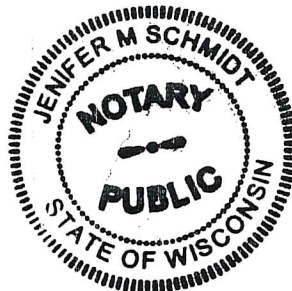
IN WITNESS WHEREOF, the said Anchor Bank, Psc, has caused these presents to be signed by John W. Leupold, its President, and its corporate seal to be hereunto affixed this 8TH day of APRIL, 2010. Vice

April 8, 2010
Date Waukesha
Vice President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 8TH day of APRIL, 2010, JOHN W LEUPOLD, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Jenifer M. Schmidt
Notary Public
State of Wisconsin
My Commission Expires: 3-20-2011



William R. Henrichs

January 29, 2009
Revised February 15, 2010

LANDCRAFT SURVEY AND ENGINEERING, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 080367
January 29, 2009
Sheet 7 of 8 Sheets

CERTIFIED SURVEY MAP NO. 8231

Lots 5 - 7, Block 2 in Assessor's Plat No. 269, Lots 1 - 11, Block 1 and Lots 1 and 2, Block 2 in Central Improvement Co.'s Subd. No. 3 and Vacated W. Lapham Street, All being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 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, Wisconsin, that the Certified Survey Map of a parcel of land in the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, be and the same is hereby adopted.

Approved: 3/9/10

Adopted: March 2, 2010

Dan Devine
Dan Devine, Mayor

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

CERTIFICATE OF CITY CLERK

I, Paul M. Ziehler, being the duly 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 2nd day of March, 2010.

4/14/10
Date

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

CERTIFICATE OF CITY TREASURER

I, Paul M. Ziehler, being the duly appointed and qualified City 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 of unpaid special assessments as of April 14, 2010 on any of the lands included in this Certified Survey Map.

4/14/10
Date


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

CERTIFICATE OF COUNTY TREASURER

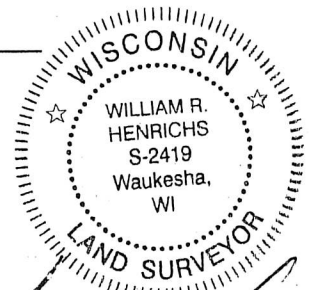
STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Daniel Diliberti, being the duly elected, qualified and acting Treasurer of the County of Milwaukee, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of 4-19-10, 2010 on any of the lands included in this Certified Survey Map.

4-19-10
Date



Dan Diliberti
Dan Diliberti
Milwaukee County Treasurer
OR Rex B. Queen
DEPUTY TREASURER



William R. Henrichs

January 29, 2009
Revised February 15, 2010

LANDCRAFT SURVEY AND ENGINEERING, INC.
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