

32  
24.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

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

R-2006-0331 Resolution In Committee

Resolution approving a Certified Survey Map for Spirit of 76th Veterinary Clinic to combine properties located at 7606 W. Lincoln Ave. and 7624-30 W. Lincoln Ave. ( Tax Key No. 477-0822-000 and 477-0542-000)

Introduced: 11/21/2006

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION ASOP

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>12/19/06</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
		✓	Reinke	✓			
			Sengstock				
			Vitale <i>exc</i>	<del>✓</del>			✓
	✓		Weigel	✓			
			TOTAL	<u>4</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

[Signature] Chair Vice-Chair Member

COMMON COUNCIL ACTION adopt

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>12-19-06</u>			Barczak	✓			
			Czaplewski	✓			
		✓	Dobrowski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Vitale <i>exc</i>				✓
			Weigel	✓			
			TOTAL	<u>9</u>	<u>—</u>		<u>1</u>



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2006-0331**

**Final Action:**

**Sponsor(s):** Safety & Development Committee

**DEC 19 2006**

Resolution approving a Certified Survey Map for Spirit of 76th Veterinary Clinic to combine properties located at 7606 W. Lincoln Ave. and 7624-30 W. Lincoln Ave. ( Tax Key No. 477-0822-000 and 477-0542-000)

WHEREAS, Dr. Troy Semandel submitted a Certified Survey Map for Spirit of 76th Veterinary Clinic to combine properties located at 7606 W. Lincoln Ave. and 7624-30 W. Lincoln Ave. ( Tax Key No. 477-0822-000 and 477-0542-000)

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 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 be and the same is hereby adopted.

**ADOPTED**

DEC 19 2006

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

**APPROVED**

December 21, 2006

Jeannette Bell, Mayor

**Janel Lemanske**

---

**From:** Steve Schaer  
**Sent:** Tuesday, January 23, 2007 4:24 PM  
**To:** Monica Schultz  
**Cc:** Ann Neff; Janel Lemanske; Delbert Dettmann  
**Subject:** FW: extension

Monica,

I am forwarding this request to be jacketed for the February 6 Common Council meeting. The Spirit of 76 vet clinic has requested a 150 day extension of time to obtain closure on the property and record the CSM.

A formal letter from Dr. Semandel will follow and I will send to you.

*Steven J. Schaer, AICP  
Manager of Planning and Zoning Division  
City of West Allis  
(414) 302-8466*

-----Original Message-----

**From:** Troy Semandel [mailto:k9drstroy2000@yahoo.com]  
**Sent:** Tuesday, January 23, 2007 3:55 PM  
**To:** sschaer@ci.west-allis.wi.us  
**Subject:** extension

Steve,

I am writing in regards to my request for a 150 day extension of time to get my CSM recorded. During that time i will be purchasing the building in question.

Thanks again Steve, if theres anything else you need let me know. I will be sending a formal letter reiterating my request.

Sincerely,  
Dr Troy Semandel

---

Never miss an email again!  
Yahoo! Toolbar alerts you the instant new Mail arrives. Check it out.



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](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*

May 15, 2007

Spirit of 76 Veterinary Clinic  
Dr. Troy Semandel  
7606 W. Lincoln Ave.  
West Allis, WI 53219

Dear Dr. Semandel:

Enclosed is a copy of Certified Survey Map No. 7921, to combine properties located at 7624-28-30 W. Lincoln Ave., 2244 S. 77 St., and 7606 W. Lincoln Ave. (Tax Key Nos. 477-0542-000 and 477-0822-000), which was recorded on May 10, 2007.

Sincerely,

Monica Schultz  
Assistant City Clerk

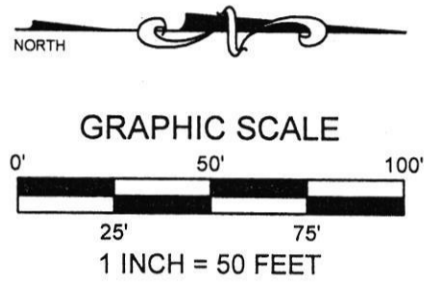
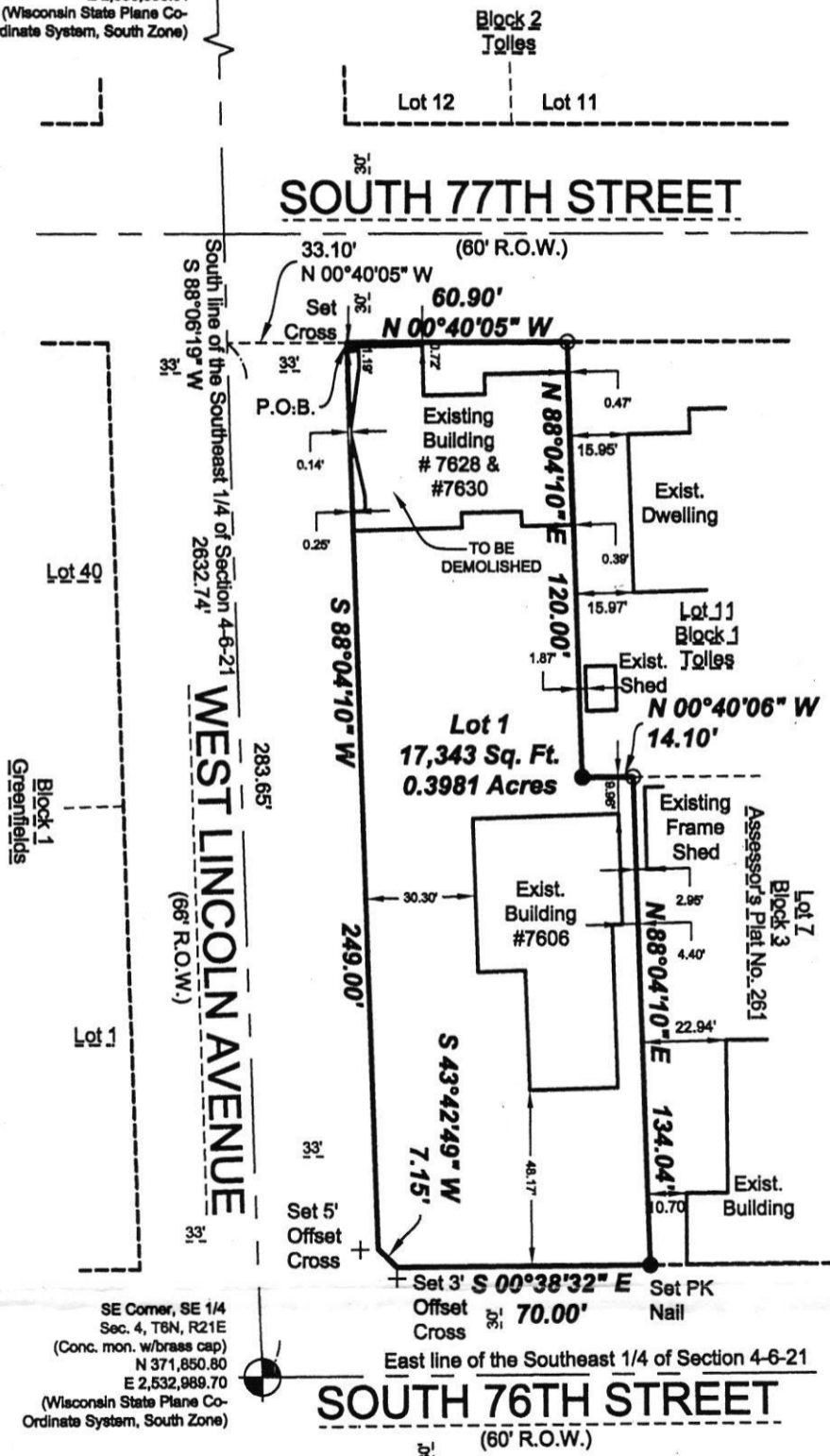
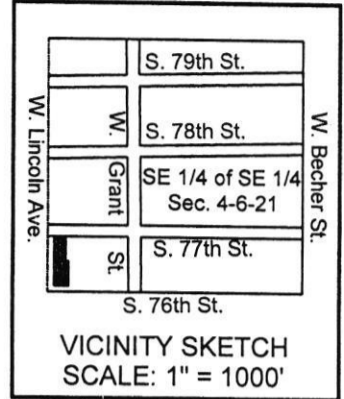
/amn  
enc.

cc: Planning & Zoning Department  
City Engineer  
City Assessor  
Director of Building Inspections & Zoning  
Special Assessment Clerk  
Pat Walker  
William R. Heinrichs, Surveyor

# CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SW Corner, SE 1/4  
Sec. 4, T6N, R21E  
(Conc. mon. w/brass cap)  
N 371,783.78  
E 2,530,358.81  
(Wisconsin State Plane Co-  
ordinate System, South Zone)



Notes:  
○—Denotes 1" iron pipe found  
●—Denotes 1" x 24" iron pipe set, 1.68 lbs. per lin. ft.  
All bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

Prepared For:  
Dr. Troy Semandel  
7606 West Lincoln Avenue  
West Allis, WI 53219-1864  
(414) 546-0750



*William R. Henrichs*  
Nov. 2, 2006  
Rev. April 20, 2007

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: 060170  
November 2, 2006  
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, 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 combined Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, 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 Southeast corner of said Southeast 1/4;  
Thence S 88°06'19"W along the south line of said Southeast 1/4, a distance of 283.65 feet;  
Thence N 00°40'05"W, a distance of 33.10 feet to the intersection of the east right-of-way line of South 77th Street with the north right-of-way line of West Lincoln Avenue and the POINT OF BEGINNING;  
Thence continuing N 00°40'05"W along said east right-of-way line, a distance of 60.90 feet;  
Thence N 88°04'10"E, a distance of 120.00 feet;  
Thence N 00°40'06"W, a distance of 14.10 feet;  
Thence N 88°04'10"E, a distance of 134.04 feet to the west right-of-way line of South 76th Street;  
Thence S 00°38'32"E along said right-of-way line, a distance of 70.00 feet;  
Thence S 43°42'49"W along said right-of-way line, a distance of 7.15 feet to the north right-of-way line of West Lincoln Avenue;  
Thence S 88°04'10"W along said right-of-way line, a distance of 249.00 feet to the POINT OF BEGINNING.

Said lands containing 17,343 square feet, 0.3981 acres.


That I have made such survey, land division and map by the direction of Semandel Investments, LLC 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.

Nov. 2, 2006  
Date

Rev. April 20, 2007

  
William R. Henrichs  
Registered Land Surveyor, S-2419

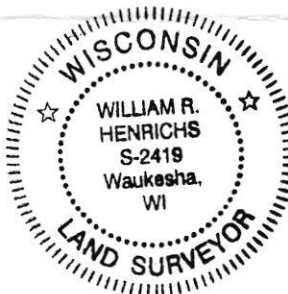
DOC.# 09430881

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 05/10/2007 11:45AM

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT: 17.00



**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: 060170  
November 2, 2006  
Sheet 2 of 4 Sheets

CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

**OWNER'S CERTIFICATE OF DEDICATION**

Semandel Investments, LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, combined, mapped and dedicated as represented on this certified survey map.

IN WITNESS WHEREOF, the said Semandel Investments, LLC. has caused these presents to be signed by Troy Semandel, it's member at West Allis, Milwaukee County, Wisconsin, on this 2 day of May, 2007.

In the presence of: Semandel Investments, LLC.

Troy Semandel 5/2/07  
Troy Semandel, Member

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this 2<sup>nd</sup> day of May, 2007, Troy Semandel, Member, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such owner of said limited liability company, and acknowledged that he executed the foregoing instrument as such member as the deed of said limited liability company, by its authority.

Delbert H. Dettmann  
Notary Public Delbert H. Dettmann  
State of Wisconsin 2010  
My Commission Expires: May 30, 2020



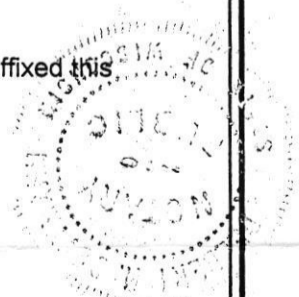
**CONSENT OF CORPORATE MORTGAGEE**

U.S. Bank, 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 U.S. Bank, has caused these presents to be signed by Ryan M. Heckman, its Asst. Vice Pres., and its corporate seal to be hereunto affixed this 9<sup>th</sup> day of May, 2007.

May 9, 2007  
Date

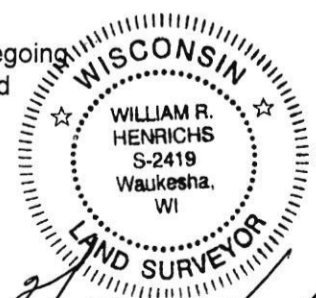
Ryan M. Heckman  
Ryan M. Heckman, Assistant Vice President  
U.S. Bank



STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

Personally came before me this 9<sup>th</sup> day of May, 2007, Ryan M. Heckman, 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.

Delbert H. Dettmann  
Notary Public Delbert H. Dettmann  
State of Wisconsin  
My Commission Expires: 5/30/2010



William R. Henrichs  
Nov. 2, 2006  
Rev. April 20, 2007

**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: 060170  
November 2, 2006  
Sheet 3 of 4 Sheets

CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, 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 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 be and the same is hereby adopted.

Approved: December 21, 2006

Adopted: December 19, 2006

Jeannette Bell  
Jeannette Bell, Mayor

Paul H. Ziehler  
Paul 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 May 10, 2007 on any of the lands included in this Certified Survey Map.

May 10, 2007  
Date



**CERTIFICATE OF CITY TREASURER**

I, Paul Ziehler, being the duly ~~elected~~ <sup>appointed and</sup> qualified ~~and acting~~ 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 May 2, 2007 on any of the lands included in this Certified Survey Map.

5/2/07  
Date

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

**CERTIFICATE OF CITY CLERK**

I, Paul Ziehler, being the duly ~~elected~~ <sup>appointed and</sup> qualified ~~and acting~~ 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 19th day of Dec., 2006.

5/2/07  
Date

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



William R. Henrichs  
Nov. 2, 2006  
Rev. April 20, 2007

**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: 060170  
November 2, 2006  
Sheet 4 of 4 Sheets