

58

37



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2004-0101	Certified Survey Map	In Committee
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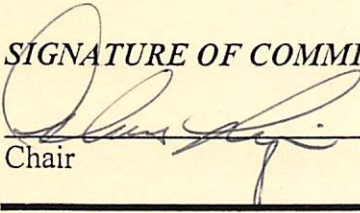
Certified Survey Map submitted by Wahlgren-Schwenn, Inc., for proposed lot split on the existing property located at 1800 S. 108 St. and 1735 S. 106 St. (former Excalibur site, tax key no. 449-9980-006).

Introduced: 2/18/2004

Controlling Body: Safety & Development Committee  
Plan Commission

### COMMITTEE RECOMMENDATION File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4/05/04</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock	✓			
			Trudell				
			Vitale				
			Weigel		✓		
		TOTAL		<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)  
  
Chair \_\_\_\_\_ Vice-Chair \_\_\_\_\_ Member \_\_\_\_\_

### COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>APR 05 2004</u>			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell <i>et</i>				✓
			Vitale		✓		
			Weigel		✓		
		TOTAL		<u>9</u>	<u>-</u>		<u>1</u>

5-5-04

**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**  
Name Kevin Wahlgren/John Norman  
Company Wahlgren-Schwenn, Inc.  
Address N56 W16743 Ridgewood Dr  
City Menomonee Falls State WI Zip 53051  
Daytime Phone Number 262-703-3000  
Project Name/New Company Name (If applicable) Allied Pools

**Agent is Representing (Owner/Leasee)**  
Name David Murray  
Company Allied South 108th Street, LLC  
Address W298 N466 Kingsbury Lane  
City Waukesha State WI Zip 53188  
Daytime Phone Number 262-646-4711

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.  
Agent Address will be used for all official correspondence.

**Property Information**  
Property Address 1800 S. 108th Street  
Tax Key Number \_\_\_\_\_  
Current Zoning M-1  
Property Owner above  
Property Owner's Address 1800 S. 108th Street  
Existing Use of Property vacant  
Lot Size 3.03  
Structure Size 43,100 Addition New 19,735  
Development cost estimate \$1,100,000.00  
Landscaping cost estimate \$12,600.00  
For multi-tenant buildings, area occupied --  
Previous Occupant --

- Application Type and Fee**
- Request for Rezoning: \$400.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
  - Request for Ordinance Amendment \$400.00
  - Special Use: \$300.00 (Public Hearing required)
  - Site, Landscaping, Architectural Reviews
  - Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
  - Planned Development District (Public Hearing required)
    - Residential: \$500.00
    - Industrial/Commercial: \$500.00
  - Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reappraisal
  - Sign: Permit Fee \_\_\_\_\_
  - Conceptual Project Review \_\_\_\_\_
  - Street or Alley Vacation: \$250.00
  - Board of Appeals: \$100.00

CITY CLERK REMIT  
Certified Survey Map Fees \$179.25  
DM0504000264001 2/09/04 PAID  
PAYOR: WAHLGREN-SCHWENN INC.

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

**Description of Proposal**

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.  
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

Proposed development includes a partial demolition of the existing industrial facility and a development of a retail facility fronting 108th street. The remaining portion of the existing facility to be renovated to serve as a distribution center for Allied Pools. Retail facility to typically operate from 10:00 am - 9:00 pm, with 3-5 employees. Warehouse to operate from 7:00 am - 11:00 pm, with a maximum of 8 employees.

- 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 [Signature] Date: 2-5-04

Subscribed and sworn to me this 6th day of February, 2004  
Notary Public: [Signature]  
My Commission: Expired 3/20/2005

Please make checks payable to:  
City Of West Allis

*Please do not write in this box*

Application Accepted and Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

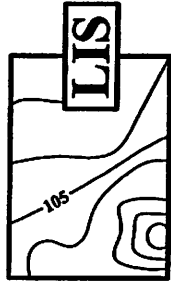
Meeting Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_

CC Jason Williams

449

# CERTIFIED SURVEY MAP NO. 7408



A DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

○ INDICATES IRON PIPE FOUND  
● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

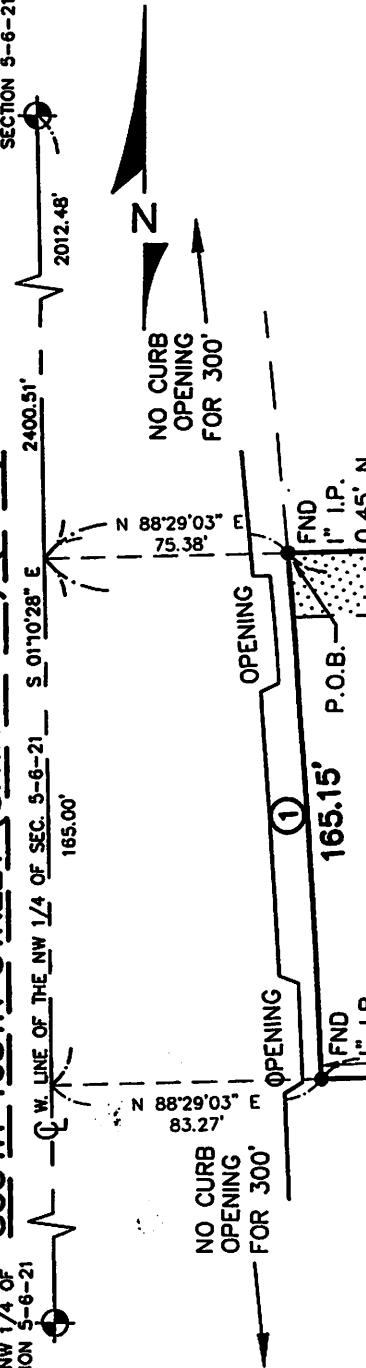
9722 WATERTOWN PLANK ROAD  
BUILDING S-5  
WAUWATOSA, WI 53226  
T 414-302-9515 F 414-302-9516  
DRAWN BY: J.T.M. 03/12/04

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5-6-21, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

SW CORNER OF THE NW 1/4 OF SECTION 5-6-21

**SOUTH 108TH STREET (S.T.H. "100") (VAR.)**

NW CORNER OF THE NW 1/4 OF SECTION 5-6-21

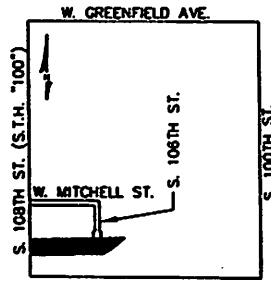


NO.	ARC RADIUS	CHORD	CH. BEAR.
1	165.15'	165.14'	N 02°54'50\" W N 02°54'43\" W (O)
2	274.50'	785.57'	N 52°07'48\" E S 53°18'45.5\" W(O)
3	141.89'	722.17'	141.46'

W.F.P.C.O. RIGHT-OF-WAY

20' WATER MAIN EASEMENT (PER DOC. #4954120)

UNPLATTED LANDS



VICINITY MAP  
SCALE: 1"=3000'  
NW 1/4, SEC. 5-6-21



1 inch = 60 ft.

# CERTIFIED SURVEY MAP NO.

7408

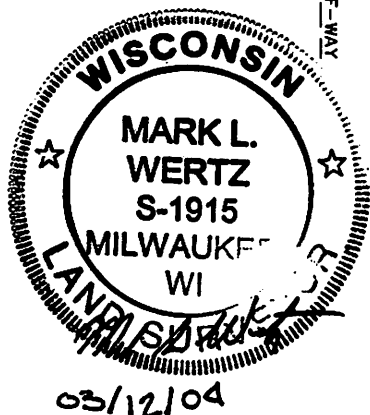


A DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5,  
TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST  
ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

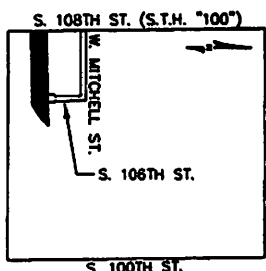
CURVE TABLE				
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LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS

9722 WATERTOWN PLANK ROAD  
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T 414-302-9515 F 414-302-9516  
DRAWN BY: J.T.M. 03/12/04



03/12/04

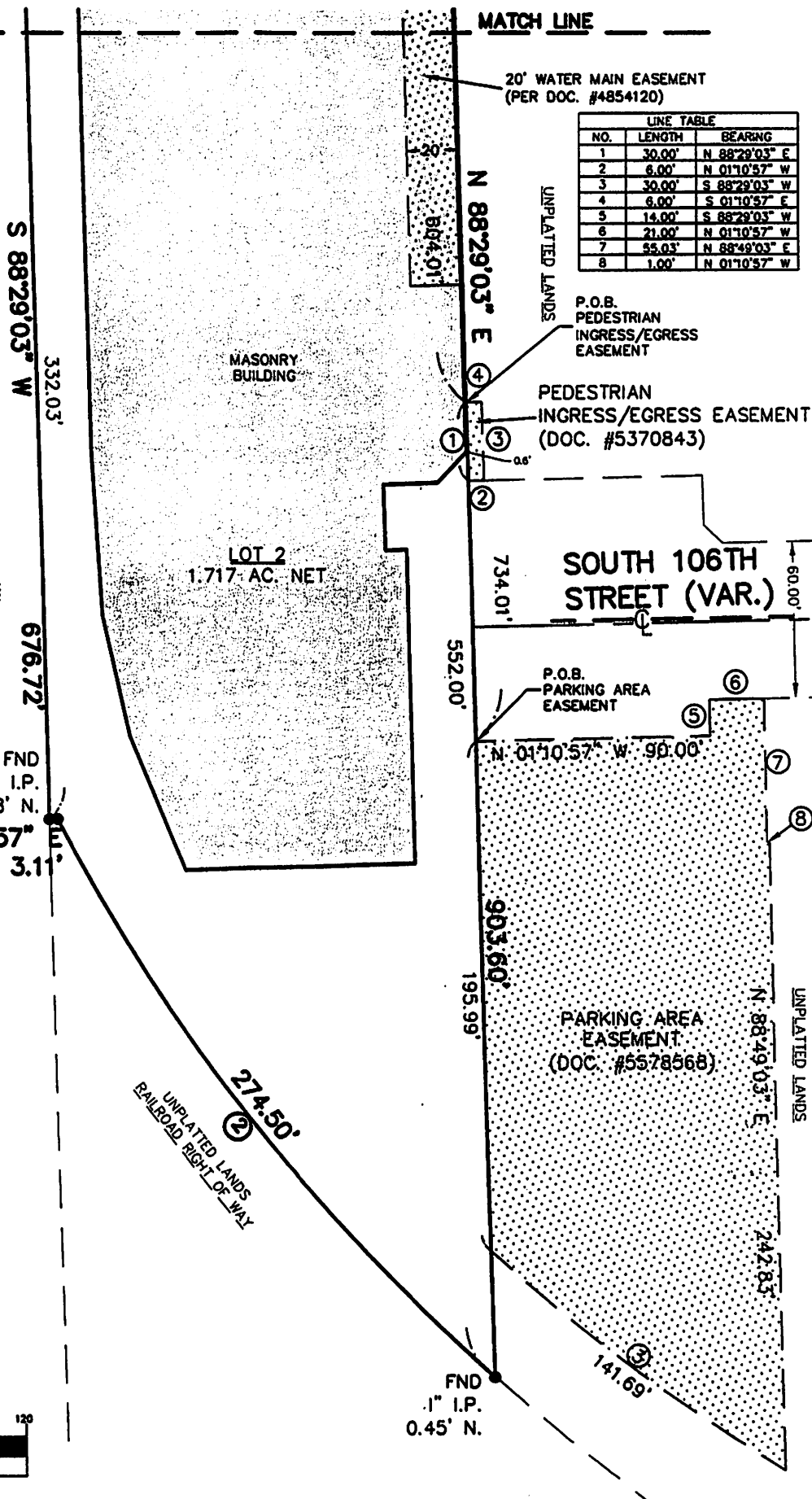


VICINITY MAP  
SCALE: 1"=3000'  
NW 1/4, SEC. 5-6-21

GRAPHIC SCALE



1 inch = 60 ft.



LINE TABLE		
NO.	LENGTH	BEARING
1	30.00'	N 88°29'03" E
2	6.00'	N 01°10'57" W
3	30.00'	S 88°29'03" W
4	6.00'	S 01°10'57" E
5	14.00'	S 88°29'03" W
6	21.00'	N 01°10'57" W
7	55.03'	N 88°49'03" E
8	1.00'	N 01°10'57" W

P.O.B. PEDESTRIAN INGRESS/EGRESS EASEMENT

PEDESTRIAN INGRESS/EGRESS EASEMENT (DOC. #5370843)

P.O.B. PARKING AREA EASEMENT

PARKING AREA EASEMENT (DOC. #5578566)

**CERTIFIED SURVEY MAP NO. 7408**

A DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, MARK L. WERTZ, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 01°10'28" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 2012.48 FEET TO A POINT; THENCE NORTH 88°29'03" EAST 75.38 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; CONTINUING THENCE NORTH 88°29'03" EAST 903.60 FEET TO A POINT; THENCE SOUTHWESTERLY 274.50 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 785.57 FEET AND WHOSE CHORD BEARS SOUTH 52°07'48" WEST 273.10 FEET TO A POINT; THENCE SOUTH 01°10'57" EAST, 3.11 FEET TO A POINT ON THE NORTH LINE OF THE ELECTRIC COMPANY RIGHT OF WAY; THENCE SOUTH 88°29'03" WEST ALONG THE NORTH LINE OF THE ELECTRIC COMPANY RIGHT OF WAY 676.72 FEET TO A POINT, WHICH POINT LIES 83.27 FEET NORTH 88°29'03" EAST OF THE WEST LINE OF SAID 1/4 SECTION, MEASURED ALONG THE NORTH LINE OF THE ELECTRIC COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY 165.15 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 4631.66 FEET AND WHOSE CHORD BEARS NORTH 03°54'50" WEST, 165.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.034 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF ALLIED SOUTH 108TH STREET LLC, OWNER OF SAID LAND.

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

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

DATED THIS 6<sup>th</sup> DAY OF February, 2004.



*Mark L. Wertz*

MARK L. WERTZ  
REGISTERED LAND SURVEYOR, S-1915  
STATE OF WISCONSIN

**8776801**

REGISTER'S OFFICE } SS  
Milwaukee County, WI }  
RECORDED AT 1:52PM

MAY - 5 2004

REEL \_\_\_\_\_ IMAGE \_\_\_\_\_

*John DeFave* REGISTER OF DEEDS

8776  
Avit. 19

# CERTIFIED SURVEY MAP NO. 7408

A DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

## OWNER'S CERTIFICATE

ALLIED SOUTH 108TH STREET 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 IT HAS 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 STATUTES OF THE STATE OF WISCONSIN IN SURVEYING, DIVIDING, MAPPING, AND DEDICATING THE SAME.

ALLIED SOUTH 108TH STREET LLC, 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  
WISCONSIN DEPARTMENT OF TRANSPORTATION

IN WITNESS WHEREOF, THE SAID ALLIED SOUTH 108TH STREET LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID P. MURRAY, ITS OWNER AT West Allis, WISCONSIN, THIS 3rd DAY OF May, 2004.

IN THE PRESENCE OF:

[Signature]  
WITNESS

ALLIED SOUTH 108TH STREET LLC  
[Signature]  
DAVID P. MURRAY, OWNER

STATE OF WISCONSIN)SS  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF May, 2004, THE ABOVE NAMED DAVID P. MURRAY, OWNER OF THE ABOVE NAMED ALLIED SOUTH 108TH STREET LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE THE OWNER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

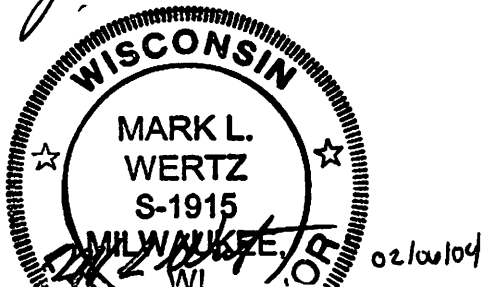
[Signature]  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: 1-14-07  
MY COMMISSION IS PERMANENT

## 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 BEING A DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

APPROVED April 24, 2004  
[Signature]  
JEANNETTE BELL, MAYOR

ADOPTED April 5, 2004  
[Signature]  
PAUL M. ZIEHLER, CITY ADMINISTRATIVE OFFICER, CLERK/TREASURER



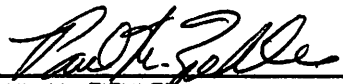
# CERTIFIED SURVEY MAP NO. 7408

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## 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 April 5, 2004.*

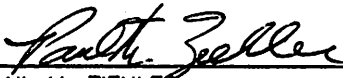
4/27/04  
DATE

  
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 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 April 27 2004 ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (TAX KEY NUMBER(S)) 449-9980-006

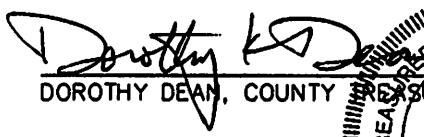
4/27/04  
DATE

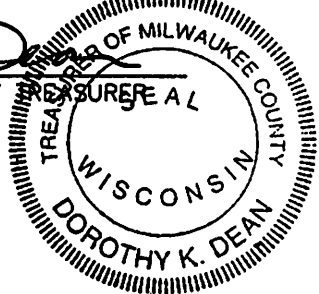
  
PAUL M. ZIEHLER,  
CITY ADMINISTRATIVE OFFICER  
CLERK/TREASURER

## CERTIFICATE OF COUNTY TREASURER

I, DOROTHY DEAN, 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 TAXES SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF May 4 2004 ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

May 4, 2004  
DATE

  
DOROTHY DEAN, COUNTY TREASURER



# CERTIFIED SURVEY MAP NO.



**LAND INFORMATION SERVICES, INC.**  
ENGINEERS, SURVEYORS & CONSULTANTS

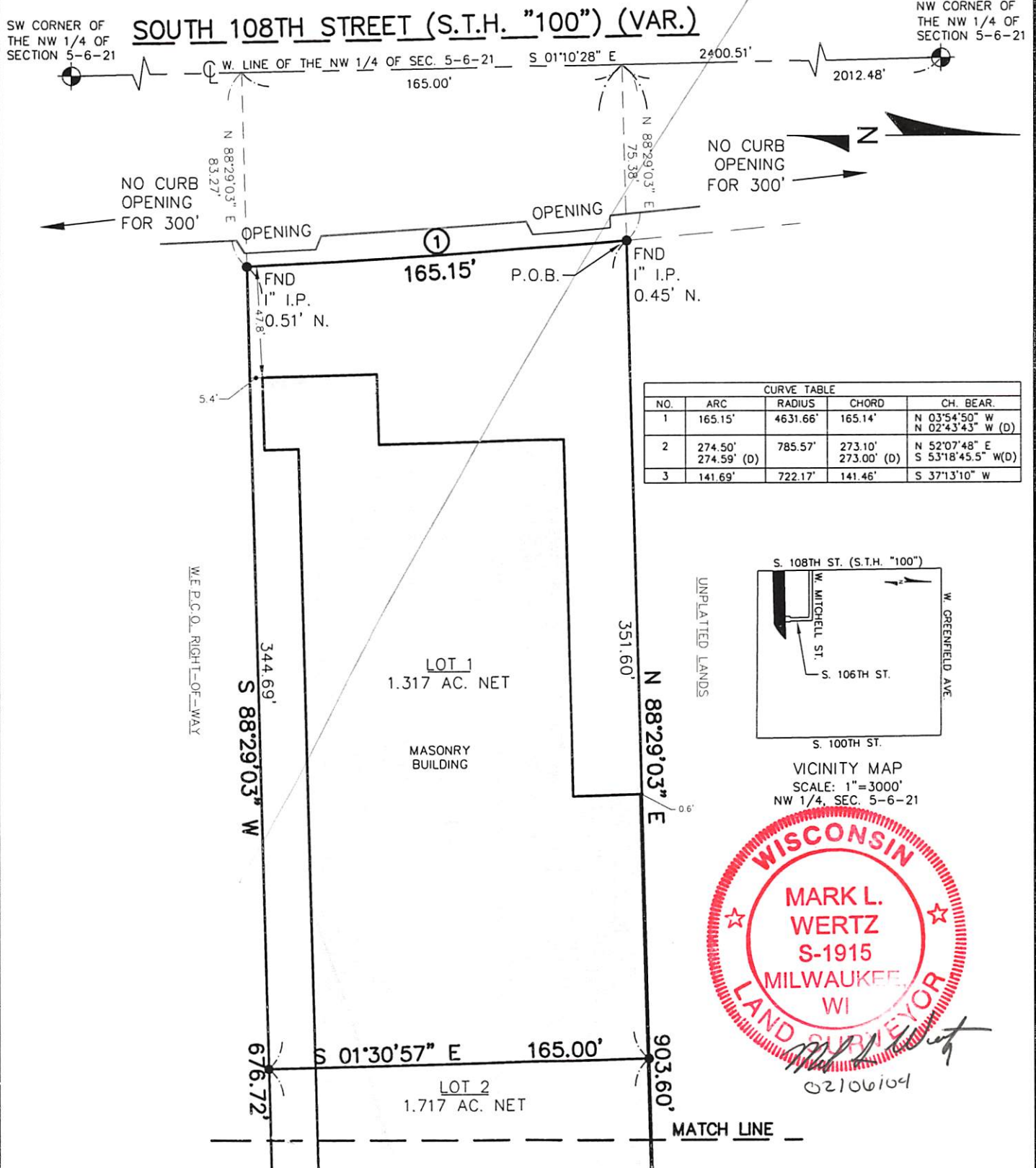
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DRAWN BY: J.T.M. 02/06/04

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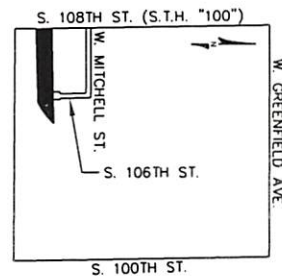
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- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5-6-21, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.



CURVE TABLE				
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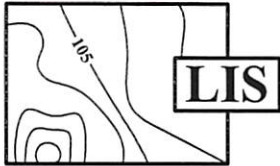


VICINITY MAP  
SCALE: 1"=3000'  
NW 1/4, SEC. 5-6-21





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



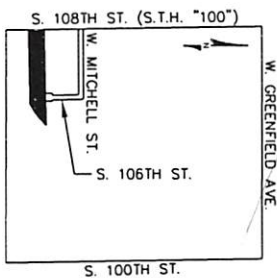
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ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

**LAND INFORMATION SERVICES, INC.**  
ENGINEERS, SURVEYORS & CONSULTANTS

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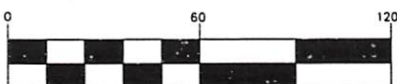
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VICINITY MAP  
SCALE: 1"=3000'  
NW 1/4, SEC. 5-6-21

GRAPHIC SCALE



1 inch = 60 ft.

