



# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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R-2007-0086

Resolution

In Committee

Resolution relative to a Certified Survey Map to consolidate and redivide property located at 6650 and 67\*\* W. Washington St. into two outlots submitted by Cook and Franke, S.C. (Tax Key No. 439-0001-018 and 439-0001-028)

Introduced: 3/20/2007

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

### COMMITTEE RECOMMENDATION

Adopt

ACTION  
DATE:

4/3/07

MOVER      SECONDER

_____	_____	Barczak
_____	_____	Czaplewski
_____	_____	Dobrowski
_____	_____	Kopplin
_____	_____	Lajsic
_____	_____	Narlock
_____	_____	Reinke
_____	_____	Sengstock
_____	_____	Vitale
<u>✓</u>	<u>✓</u>	Weigel

AYE	NO	PRESENT	EXCUSED
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			

TOTAL

5 0

### SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION

**ADOPT**

ACTION  
DATE:

APR 03 2007

MOVER      SECONDER

_____	_____	Barczak
_____	_____	Czaplewski
_____	_____	Dobrowski
_____	_____	Kopplin
<u>✓</u>	_____	Lajsic
_____	_____	Narlock
_____	_____	Reinke
_____	_____	Sengstock
_____	<u>✓</u>	Vitale
_____	_____	Weigel

AYE	NO	PRESENT	EXCUSED
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			

TOTAL

10 0





# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2007-0086**

**Final Action:**

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

**APR 03 2007**

Resolution relative to a Certified Survey Map to consolidate and redivide property located at 6650 and 67\*\* W. Washington St. into two outlots submitted by Cook and Franke, S.C. (Tax Key No. 439-0001-018 and 439-0001-028)

WHEREAS, Cook and Franke, S.C. submitted a Certified Survey Map to consolidate and redivide property located at 6650 and 67\*\* W. Washington St. into two outlots. (Tax Key No. 439-0001-018 and 439-0001-028)

NOW, THEREFORE, 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 Parcel 2 of Certified Survey Map No. 5845, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee, County, Wisconsin.

**ADOPTED**

**APR 03 2007**

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

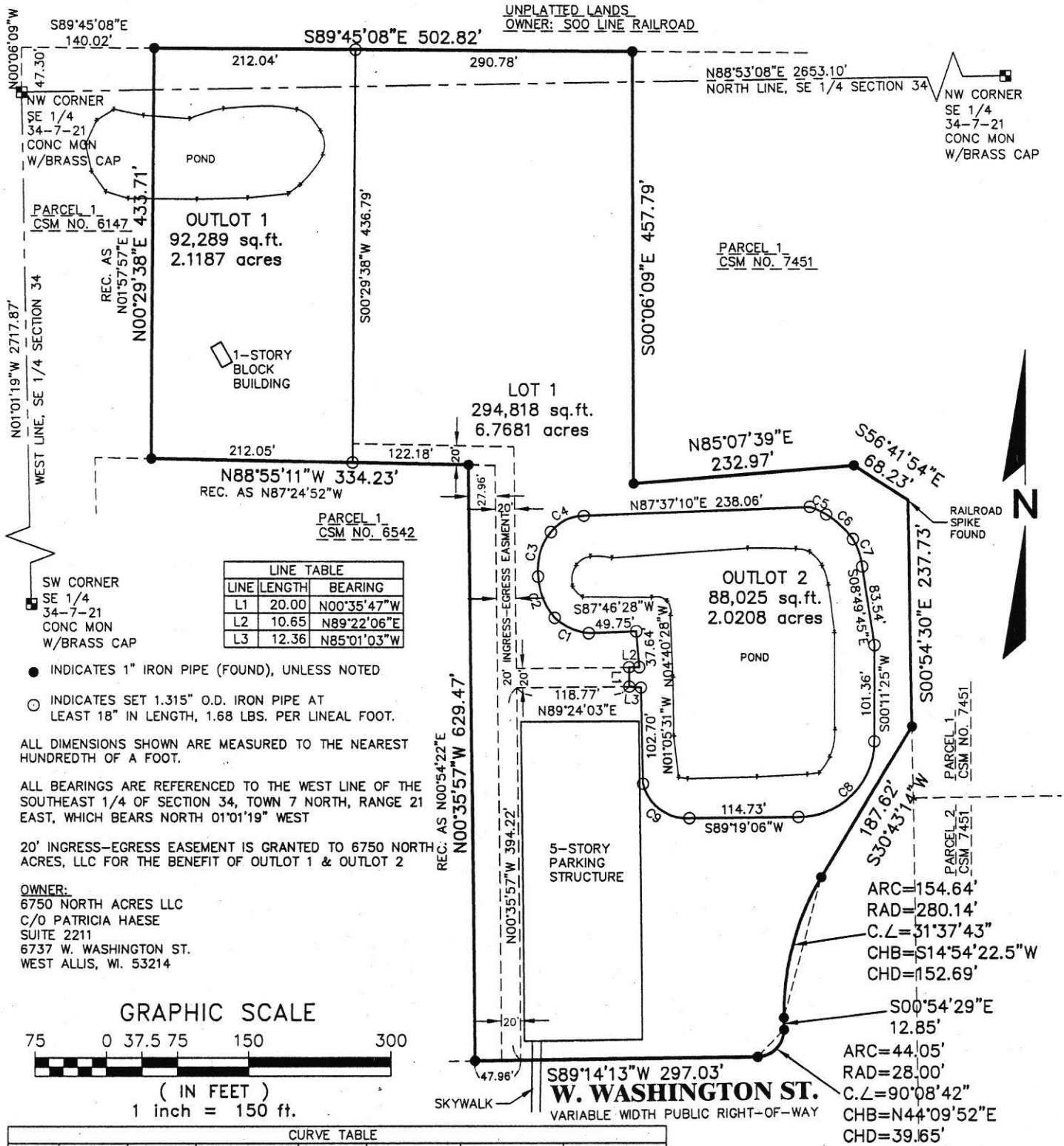
**APPROVED**

**April 4 2007**

Jeannette Bell, Mayor

# CERTIFIED SURVEY MAP NO. 1906

A division of Parcel 2 of Certified Survey Map No. 5845 and Outlot 1 of Certified Survey Map No. 6542, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

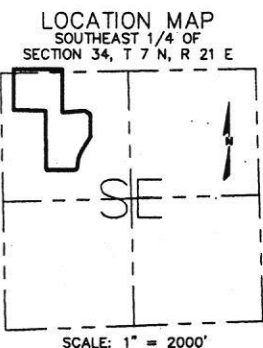
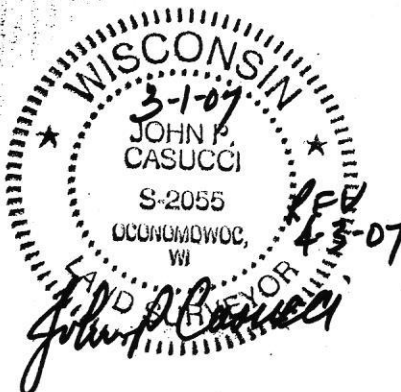


CURVE	ARC L.	RADIUS	CHORD BEAR.	CHORD L.	CENTRAL	TANGENT IN	TANGENT OUT
C1	39.79	58.05	N65°44'41"W	39.02	39°16'27"	N85°22'54.5"W	N46°06'27.5"W
C2	47.60	72.02	N21°55'52"W	46.73	37°52'00"	N40°51'52"W	N02°59'52"W
C3	49.73	61.54	N16°06'18"E	48.39	46°18'06"	N07°02'45"W	N39°15'21"E
C4	39.88	43.46	N63°38'45.5"E	38.50	52°34'19"	N37°21'36"E	N89°55'55"E
C5	19.03	70.25	S64°42'47"E	18.97	15°30'59"	S72°28'16.5"E	S56°57'17.5"E
C6	38.44	113.02	S47°26'11.5"E	38.26	19°29'18"	S57°10'50.5"E	S37°41'32.5"E
C7	30.53	71.43	S18°56'02"E	30.30	24°29'06"	S31°10'35"E	S06°41'29"E
C8	126.88	80.00	S44°45'15.5"W	113.99	90°52'18"	S00°40'53.5"E	N89°48'35.5"W
C9	66.35	47.00	N53°08'23.5"W	60.97	80°52'45"	S86°25'14"W	N12°42'01"W

**National Survey & Engineering**

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

262-781-1000  
Fax 262-797-7373  
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsae.com  
S: 5160847.dwg  
CS300L00.dwg/CS301L15  
SHEET 1 OF 6 SHEETS

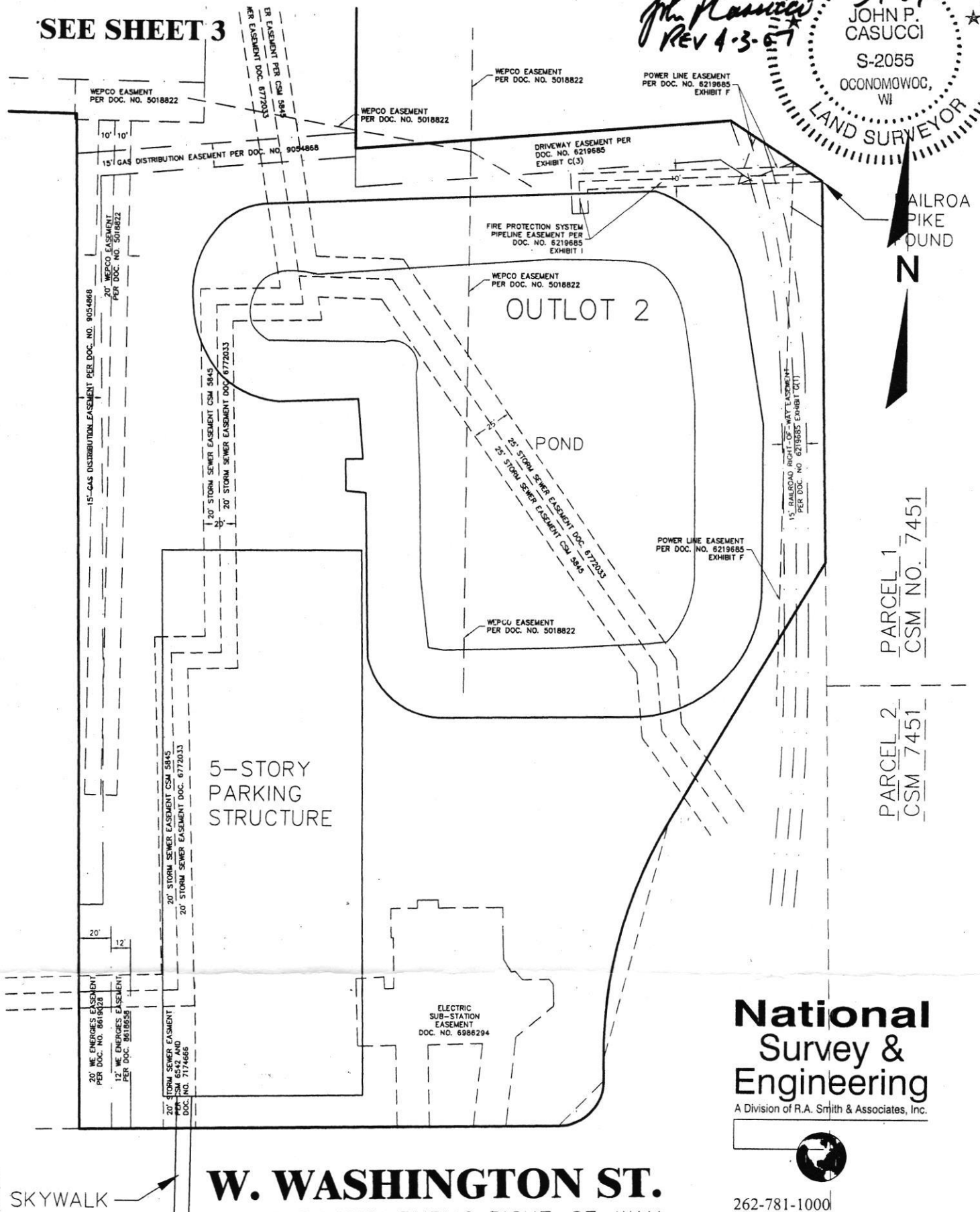


# CERTIFIED SURVEY MAP NO. 7906

A division of Parcel 2 of Certified Survey Map No. 5845 and Outlot 1 of Certified Survey Map No. 6542, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

## EXISTING EASEMENTS DETAIL

SEE SHEET 3



**National  
Survey &  
Engineering**

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

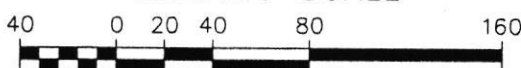


262-781-1000  
Fax 262-797-7373  
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsae.com

S: 5160847.dwg  
CS300L00.dwg/CS302L80  
SHEET 2 OF 6 SHEETS

**W. WASHINGTON ST.**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

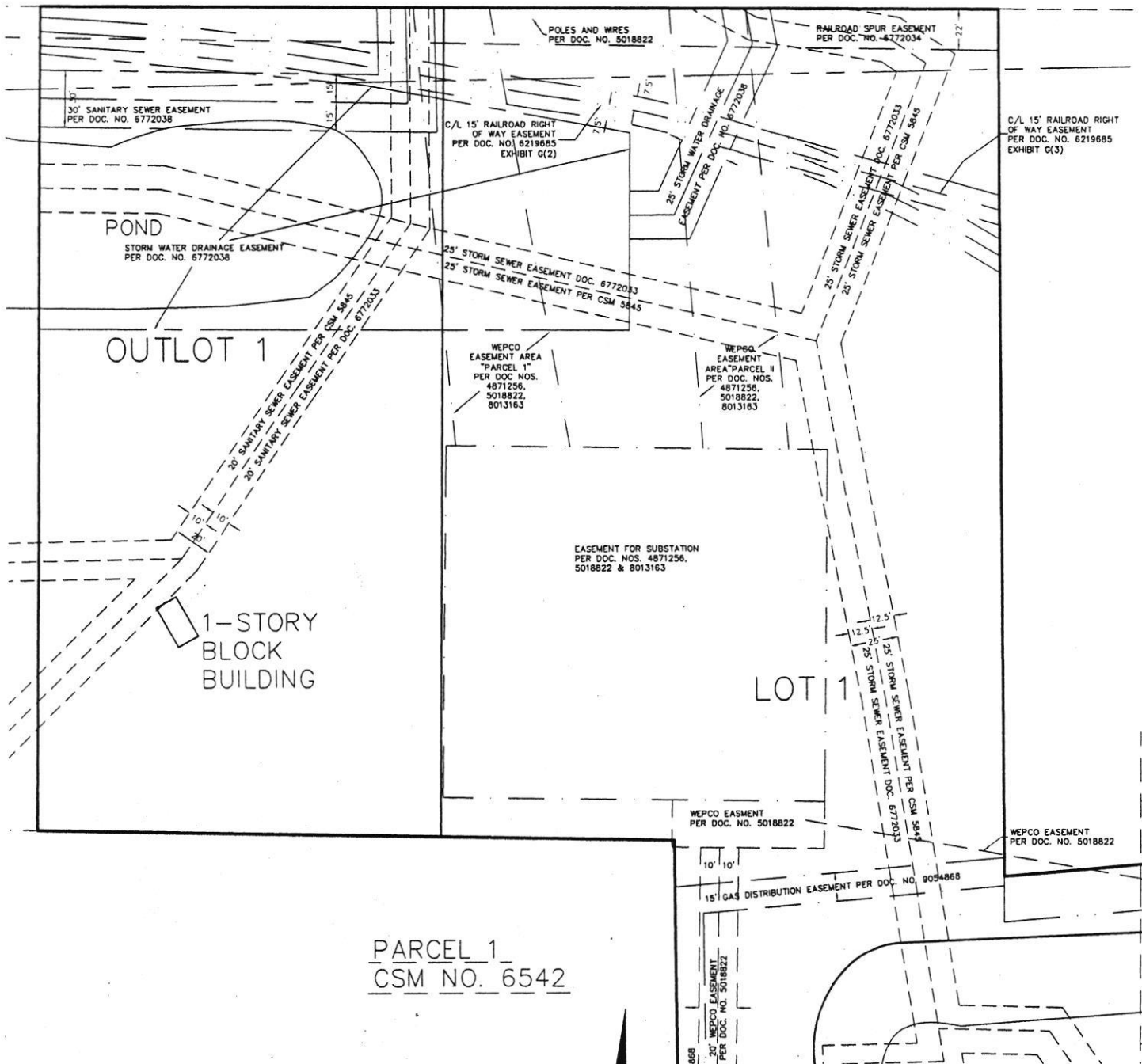
CERTIFIED SURVEY MAP NO. 7906

A division of Parcel 2 of Certified Survey Map No. 5845 and Outlot 1 of Certified Survey Map No. 6542, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

## EXISTING EASEMENTS DETAIL

## UNPLATTED LANDS

OWNER: SOO LINE RAILROAD



**SEE SHEET 2**

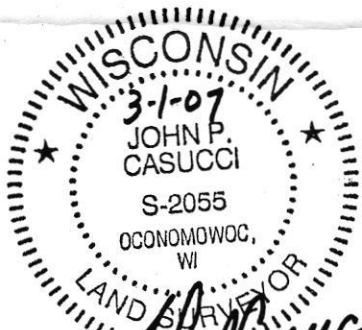
# National Survey & Engineering

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16745 W. Bluemound Road  
Suite 200  
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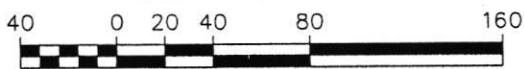
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SHEET 3 OF 6 SHEETS



REV 4-3-07



GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.



## CERTIFIED SURVEY MAP NO. 7906

A division of Parcel 2 of Certified Survey Map No. 5845, and Outlot 1 of Certified Survey Map No. 6542, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

### SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
                                  :SS  
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, registered land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 2 of Certified Survey Map No. 5845, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Southwest corner of the Southeast 1/4 of Section 34; thence North 01°01'19" West along the West line of said 1/4 Section 2717.87 feet to the Northwest corner of said 1/4 Section; thence North 00°06'09" West 47.30 feet to a point; thence South 89°45'08" East 140.02 feet to the point of beginning of the lands to be described; thence continuing South 89°45'08" East 502.82 feet to a point; thence South 00°06'09" East along the West line of CSM 7451 a distance of 457.79 feet to a point; thence North 85°07'39" East along said West line 232.97 feet to a point; thence South 56°41'54" East along said West line 68.23 feet to a point; thence South 00°54'30" East along said West line 237.73 feet to a point on the North line of West Washington Street; thence South 30°43'14" West along said North line 187.62 feet to a point; thence Southwesterly 154.64 feet along said North line and the arc of a curve whose center lies to the Southeast, whose radius is 280.14 feet and whose chord bears South 14°54'22.5" West 152.69 feet to a point; thence South 00°54'29" East along said North line 12.85 feet to a point; thence Southwesterly 44.05 feet along said North line and the arc of a curve whose center lies to the Northwest, whose radius is 28.00 feet and whose chord bears South 44°09'52" West 39.65 feet to a point; thence South 89°14'13" West along said North line 297.03 feet to a point; thence North 00°35'57" West along the Easterly line of Parcel 1, CSM 6542 a distance of 629.47 feet to a point; thence North 88°55'11" West along said Easterly line 334.23 feet to a point; thence North 00°29'38" East along said Easterly line 433.71 feet to the point of beginning.  
Said lands contain 475,132 sq. ft. (10.9076 acres)

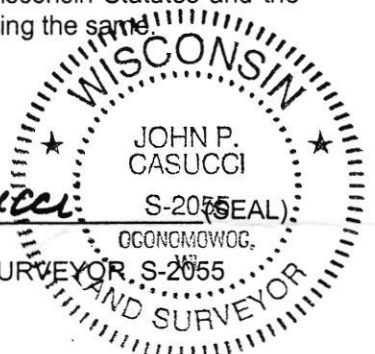
THAT I have made this survey, land division and map by the direction of 6750 North Acres LLC owner of said land.

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 the Land Division Regulations of the City of West Allis in surveying, dividing and mapping the same.

March 1, 2007  
DATE  
REV 4-3-07

JOHN P. CASUCCI  
REGISTERED LAND SURVEYOR



CERTIFIED SURVEY MAP NO. 7906

A division of Parcel 2 of Certified Survey Map No. 5845, and Outlot 1 of Certified Survey Map No. 6542, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.


## OWNER'S CERTIFICATE

6750 North Acres LLC, as owner, certifies that said corporation 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.

6750 North Acres 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

IN Witness Whereof, the said 6750 North Acres LLC has caused these presents to be signed  
by Patricia Haese, its ~~Power of Attorney~~ IN Fact  
at West Allis, Wisconsin, this 16th day of April, 2007

6750 North Acres LLC

  
 Patricia Heese, ~~Power of Attorney~~ *IN Fact*  
 6750 North Acres LLC

STATE OF Wisconsin }  
 } ss  
Milwaukee COUNTY }

PERSONALLY came before me this 16th day of April, 2007,  
Patricia Haese of the above named corporation, to me known as the person who  
executed the foregoing instrument and to me known to be such power of Attorney In Fact of said  
corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of the  
corporation, by its authority.


DOC.# 09418078

REGISTER'S OFFICE | SS  
Milwaukee County, WI

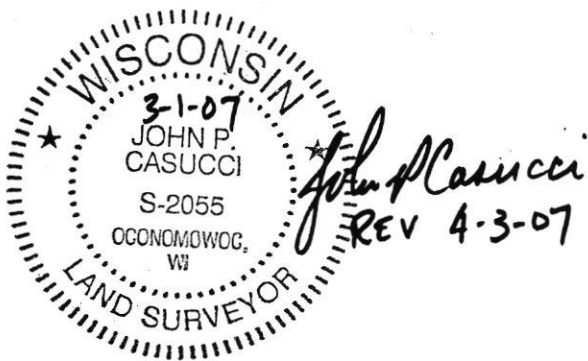
RECORDED 04/16/2007 04:12PM

JOHN LA FAYE  
REGISTER OF DEEDS

AMOUNT: 21.00

 (SEAL)  
Notary Public, State of Wisconsin  
My commission expires May 30, 2010  
My commission is permanent.

Delbert H. Dettmann, Notary



## CERTIFIED SURVEY MAP NO. 7906

A division of Parcel 2 of Certified Survey Map No. 5845, and Outlot 1 of Certified Survey Map No. 6542, being a part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, 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 being a division of Parcel 2 of Certified Survey Map No. 5845, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

APPROVED: April 4 2007

Jeannette Bell  
JEANNETTE BELL, MAYOR

ADOPTED: April 3, 2007

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

### CITY CLERK'S CERTIFICATE

I, PAUL M. ZIEHLER, do hereby certify that I am the duly appointed, qualified Administrative Officer, City 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.

April 4, 2007  
DATE

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



### CERTIFICATE OF CITY TREASURER

PAUL M. ZIEHLER, being the duly appointed, qualified City Administrative Officer, 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 April 4, 2007 on any of the lands included in this Certified Survey Map (Tax Key Number(s)) 439-0001-018 and 439-0001-028

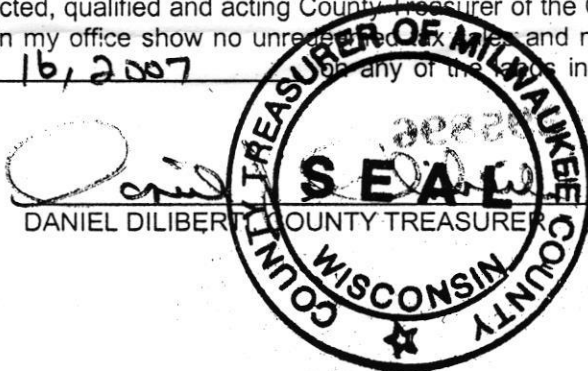
April 4, 2007  
DATE

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

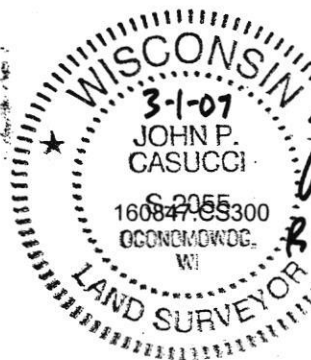
### CERTIFICATE OF COUNTY TREASURER

DANIEL DILIBERTI  
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 and no unpaid taxes or special assessments as of April 16, 2007 on any of the lands included in this Certified Survey Map.

April 16, 2007  
DATE



Daniel Diliberti  
DANIEL DILIBERTI, COUNTY TREASURER



THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI,  
REGISTERED LAND SURVEYOR S-2055

Sheet 6 of 6 Sheets





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*

April 17, 2007

Cook & Franke S.C.  
Christopher J. Jaekels  
660 East Mason Street  
Milwaukee, WI 53202

Dear Mr. Jaekels:

Enclosed is a copy of Certified Survey Map No. 7906, to consolidate and redivide property located at 6650 and 67\*\* W. Washington St. into two outlots submitted by Cook and Franke, S.C. (Tax Key No. 439-0001-018 and 439-0001-028), which was recorded on April 16, 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  
6750 North Acres, LLC  
John P. Casucci, Surveyor