

Planning Application



Project Name SoNa Lofts

Applicant or Agent for Applicant

Name Robert Monnat
Company Mandel Group, Inc. its affiliates and/or assigns
Address 330 E Kilbourn Ave Suite 600 South
City Milwaukee State WI Zip 53202
Daytime Phone Number 414-347-3600
E-mail Address rbmonnat@mandelgroup.com
Fax Number 414) 347-3619

Agent is Representing (Tenant/Owner)

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

Property Information

Property Address 66** W National Ave West Allis WI 53214
Tax Key No. 454-0648-000 454-0649-000 454-0650-000
Aldermanic District 1
Current Zoning C-3
Property Owner Community Development Authority
Property Owner's Address 7525 W Greenfield Ave
West Allis, WI 53214
Existing Use of Property N/A
Previous Occupant N/A

Total Project Cost Estimate \$20,000,000

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100
(Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250
(Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500
(Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: M-1 Proposed Zoning: C-3 66** W. Mitchell St./ 454-0650-000
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500
(Public Hearing Required) Removal of PDD-2 at 454-0648-000 and 454-0649-000
- Subdivision Plats \$1,700
- Certified Survey Map \$725 454-0648-000, 454-0649-000, 454-0650-000
- Certified Survey Map Re-approval \$75
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36") - check all that apply
 - Site/Landscaping/Screening Plan
 - Floor Plans
 - Elevations
 - Certified Survey Map
 - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

**Please make checks payable to:
City of West Allis**

FOR OFFICE USE ONLY

Plan Commission _____
Common Council Introduction _____
Common Council Public Hearing _____

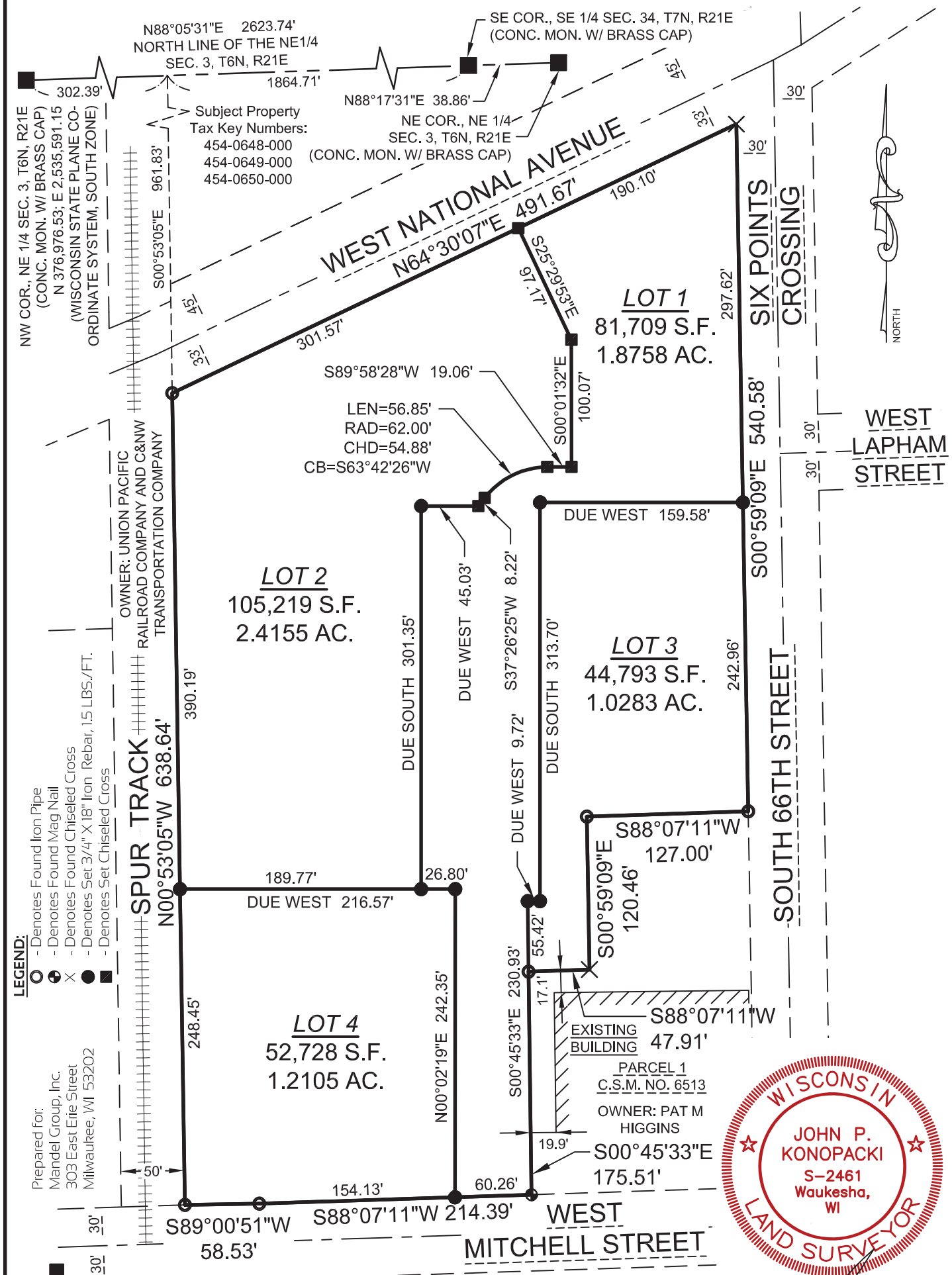
Applicant or Agent Signature Date 11/5/20

Property Owner Signature _____ Date _____



CERTIFIED SURVEY MAP NO. _____

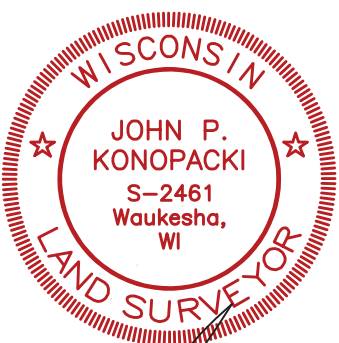
Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



Subject Property
Tax Key Numbers:
454-0648-000
454-0649-000
454-0650-000

LEN=56.85'
RAD=62.00'
CHD=54.88'
CB=S63°42'26"W

EXISTING BUILDING
PARCEL 1
C.S.M. NO. 6513
OWNER: PAT M HIGGINS



LEGEND:
○ - Denotes Found Iron Pipe
● - Denotes Found Mag Nail
X - Denotes Found Chiseled Cross
● - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
● - Denotes Set Chiseled Cross

Prepared for:
Mandel Group, Inc.
303 East Erie Street
Milwaukee, WI 53202

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

GRAPHICAL SCALE (FEET)

NOVEMBER 5, 2020

PEG JOB#650.00
SHEET 1 OF 4

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, 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, City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided Lots 1, 2 and 3 of Certified Survey Map No. 8866, recorded in the office of the Register of Deeds for Milwaukee County on November 11, 2016 as Document No. 10622534, 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, City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 3;
Thence North 88°05'31" East along the north line of said Northeast 1/4, 302.39 feet;
Thence South 00°53'05" East, 961.83 feet to the south right of way line of West National Avenue and the Point of Beginning;

Thence North 64°30'07" East along said south right of way line, 491.67 feet to the west right of way line of Six Points Crossing;
Thence South 00°59'09" East along said west right of way line and then along the west right of way line of South 66th Street, 540.58 feet to the north line of Parcel 1 of Certified Survey Map No. 6513;
Thence South 88°07'11" West along said north line, 127.00 feet;
Thence South 00°59'09" East along said north line, 120.46 feet;
Thence South 88°07'11" West along said north line, 47.91 feet to the west line of said Parcel 1;
Thence South 00°45'33" East along said west line, 175.51 feet to the north right of way line of West Mitchell Street;
Thence South 88°07'11" West along said north right of way line, 214.39 feet;
Thence South 89°00'51" West along said north right of way line, 58.53 feet to the east line of a Spur Track;
Thence North 00°53'05" West along said east line, 638.64 feet to the Point of Beginning.

Containing 284,449 square feet (6.5300 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Community Development Authority of the City of West Allis, 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 s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: NOVEMBER 5, 2020



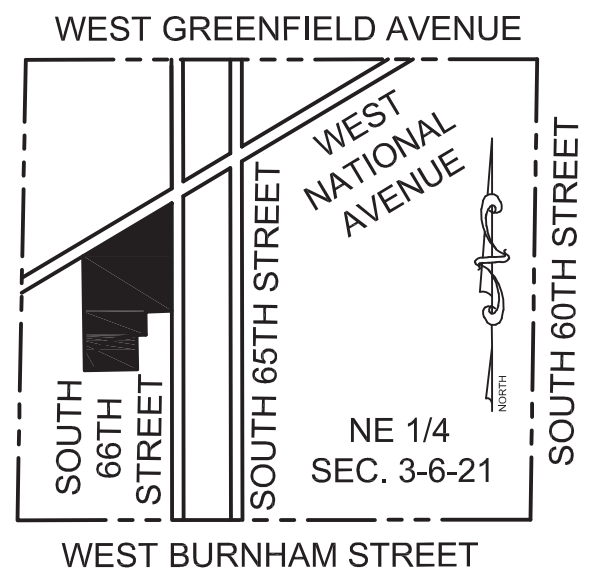


John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Vertical Datum: City of West Allis Vertical Datum. Contours are shown at 2' intervals based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 3, Town 6 North, Range 21 East, Elevation = 147.93.
- Bearings referenced to C.S.M. NO. 8866. The north line of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East has a bearing of N88°05'31"E.

VICINITY MAP SCALE 1"=1000'



 Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00
SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, 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, City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Community Development Authority of the City of West Allis, as owner, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

We also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of West Allis
2. Milwaukee County

IN WITNESS WHEREOF, the said Community Development Authority of the City of West Allis has caused these presents to be signed by John Stibal, Executive Director of the Community Development Authority, at West Allis, Milwaukee County, Wisconsin, on this _____ day of _____, 2020.

In the presence of: Community Development Authority of the City of West Allis

John Stibal
Executive Director of the
Community Development Authority

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2020, John Stibal, Executive Director of the Community Development Authority, of the above named Community Development Authority of the City of West Allis, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



NOVEMBER 5, 2020

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#650.00
SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 of Certified Survey Map No. 8866, 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, 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 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 be and the same is hereby adopted.

Approved: _____

Adopted: _____

Dan Devine, Mayor

Rebecca N. Grill
City Administrative Officer

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of West Allis on this _____ day of _____, 2020.

Date

Dan Devine, Chairman

Date

Planning Manager

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, David Cullen, 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 _____, 2020 on any of the lands included in this Certified Survey Map.

Date

David Cullen
Milwaukee County Treasurer

CERTIFICATE OF CITY TREASURER

I, Corinne Zurad, being the duly appointed, qualified and acting Deputy 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 _____, 2020 on any of the lands included in this Certified Survey Map.

Date

Corinne Zurad
Deputy Treasurer

CERTIFICATE OF CITY CLERK

I, Rebecca Grill, being the duly appointed, 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 _____ day of _____, 2020.

Date

Rebecca Grill
City Clerk



NOVEMBER 5, 2020

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00
SHEET 4 OF 4