

25



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2014-0403	Certified Survey Map	Introduced

Certified Survey Map for a lot split to divide an existing parcel and subdivide into two new lots located at 11100 W. Cleveland Ave., submitted by James B. O'Malley of WI Self Storage West Allis, LLC. (Tax Key No. 484-9986-007).

Introduced: 6/17/2014

Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>6/17/14</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Haass				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	May	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Probst	✓			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 17 2014</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				✓
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	✓			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haass	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	May	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Probst	✓			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	✓			
			TOTAL	<u>9</u>			<u>1</u>

**STANDING COMMITTEES OF THE
CITY OF WEST ALLIS COMMON COUNCIL**

ADMINISTRATION & FINANCE

Chair: Vincent Vitale
Vice-Chair: Kevin Haass
Thomas G. Lajsic
Michael P. May
Cathleen M. Probst

PUBLIC WORKS

Chair: Gary T. Barczak
Vice-Chair: Martin J. Weigel
Michael J. Czaplewski
Rosalie L. Reinke
Daniel J. Roadt

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Cathleen M. Probst
Michael P. May
Rosalie L. Reinke
Vincent Vitale

LICENSE & HEALTH

Chair: Michael J. Czaplewski
Vice-Chair: Daniel J. Roadt
Gary T. Barczak
Kevin Haass
Martin J. Weigel

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Michael P. May
Thomas G. Lajsic
Cathleen M. Probst
Vincent Vitale

Planning Application Form



Project Name WI Self Storage

Applicant or Agent for Applicant

Name James B. O'Malley
 Company WI SELF STORAGE WEST ALLIS LLC
 Address 5715 South 108th Street
 City Hales Corners State WI Zip 53130
 Daytime Phone Number (414) 425-5700
 E-mail Address jomalley@wiselfstorage.com
 Fax Number (414) 425-5048

Agent is Representing (Tenant/Owner)

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

Property Information

Property Address 11050 W Cleveland Avenue
 Tax Key No. 484-9986-007
 Aldermanic District District #5
 Current Zoning C-4 Commercial/ M-1 Manf.
 Property Owner JDN WEST ALLIS ASSOCIATES LP
 Property Owner's Address 3300 ENTERPRISE PARKWAY
 BEACHWOOD, OH 44122
 Existing Use of Property Warehouse
 Previous Occupant Warehouse/Distribution

Total Project Cost Estimate \$ 3,302,500

Application Type and Fee

(Check all that apply)

- Special Use: \$500 (Public Hearing Required)
 - 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 *Go*
(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: _____ Proposed Zoning: _____
 - Request for Ordinance Amendment \$500
 - Planned Development District \$1,500
(Public Hearing Required)
 - Subdivision Plats \$1,700
 - Certified Survey Map \$600 *GL*
 - Certified Survey Map Re-approval \$50
 - Street or Alley Vacation/Dedication \$500
 - Transitional Use \$500 (Public Hearing Required)
 - Formal Zoning Verification \$200
- Total \$ 1,100

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")
 - 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 *James B O'Malley*
 James B O'Malley

Date 2/28/2014

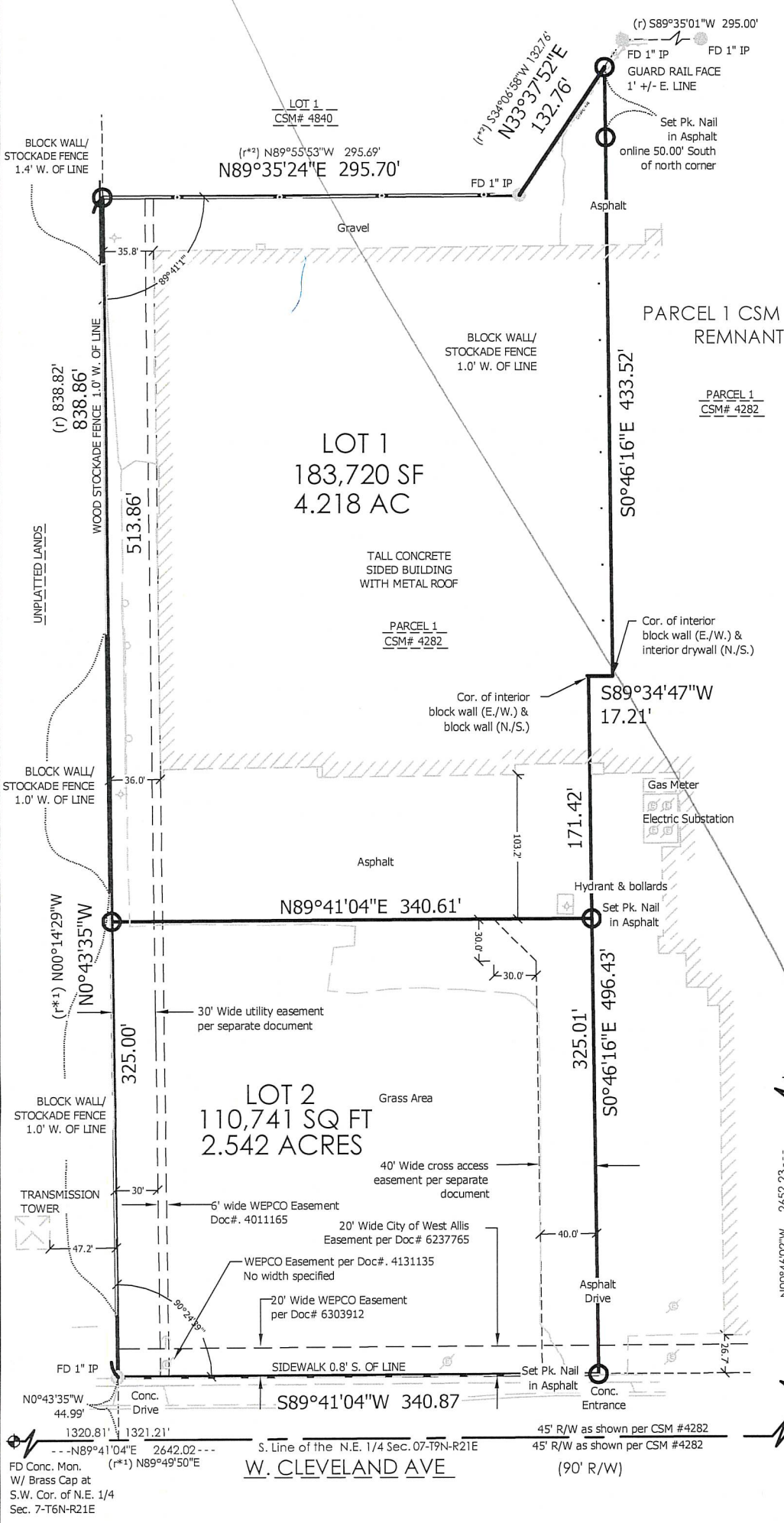
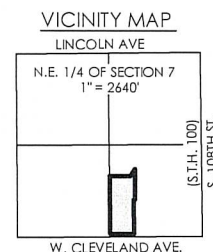
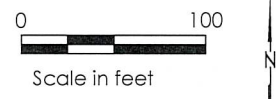


Open: WALSBYB1 1948 Check: 22992
Date: 3/21/14 Bl Receipt no: \$1100.00
CHECK PAYMENTS \$1100.00
Amount tendered
FOR DEPOSIT ONLY IN
TRI-CITY NATL BK
CITY OF WEST ALLIS #17187-250

Open: WALSBYB1 Type: OC Drawn: 1
Date: 3/21/14 Bl Receipt no: 22992
80 DEV LVL 3 SITE-ARCH PLN R \$500.00
01 1.00
01 SELF STORAGE-07MALLY \$570.00
01 -1 CERTIFIED SURVEY MAP 1.00
01 SELF STORAGE-07MALLY 1.00
01 -2 Cnty CERT SURVEY MAP \$30.00
01 SELF STORAGE-07MALLY 1.00
CK CHECK PAYMEN 1948 \$1100.00
Total tendered \$1100.00
Total payment \$1100.00
Trans date: 3/26/14 Time: 12:50:20

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 4282, RECORDED JANUARY 28, 1983 IN REEL 1502 AS IMAGES 421 TO 424 AS DOC. No. 5592583 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, EXCLUDING CERTIFIED SURVEY MAPS 4770, 4840, 8321, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN.



Legend

- Cor. Corner
- Sec. Section
- Conc. Concrete
- Rec. Record
- FD. Found
- E. East
- N. North
- S. South
- IP Iron Pipe
- (r*1) Record dimension CSM#4282
- (r*2) Record dimension CSM#4840
- Power Pole
- Found 1" iron pipe monument or as noted
- Set 3/4" iron rod 18" in length or as noted
- U.S. P.L.S.S. Monument

Notes

1. Owner of record of Lot 1 of CSM No. 4282 is JDN WEST ALLIS ASSOCIATES
2. Lot 1 is M-1 zoning, Lot 2 is C-4 Zoning
3. Bearings are based upon Wisconsin State Plane South Zone Grid North with a reference bearing based on the south line of the Northeast 1/4 of Section 7-T6N-R21E published by SEWRPC as S89°41'04"W
4. Non-Exclusive easement for ingress/egress for Benefit of Lot 1 and Lot 2 and remnant parcel, across of whole of parcels per Doc# 5964358



FD Conc Mon. W/ Alum Cap at N.E. Cor. of N.E. 1/4 Sec. 7-T6N-R21E

E. Line of the N.E. 1/4 Sec. 07-19N-R21E (S. 108TH AVE)

Stantec
 12075 Corporate Pkwy
 Suite 200
 Mequon, WI 53092
 Tel 262-241-4466
 Fax 262-241-4901

FD Conc Mon. W/ Brass Cap at S.E. Cor. of N.E. 1/4 Sec. 7-T6N-R21E

12/17/2013 V:\1838\active\183802821\CAD\DWG\183802821_CSM.dwg

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO.

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SURVEY CERTIFICATE

I, Joseph K. Tew, Registered Land Surveyor No. 2837, do hereby certify to the best of my professional knowledge that under the direction of:
JDN WEST ALLIS ASSOCIATES
owner(s) of that property described, that I have surveyed, divided, and mapped the following tract of land:

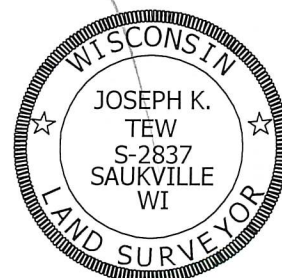
BEING A REDIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 4282, RECORDED JANUARY 28, 1983 IN REEL 1502 AS IMAGES 421 TO 424 AS DOC. No. 5592583 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, EXCLUDING CERTIFIED SURVEY MAPS 4770, 4840, 8321, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN: being more particularly described as follows:

Commencing at a found Concrete Monument with aluminum cap of record marking the Southwest corner of the Northeast 1/4 of said Section 7, thence North 00°43'35" West, 44.99 feet to the northerly line of Cleveland Avenue and the Point of Beginning; thence continuing North 00°43'35" West, along the west line of recorded Certified Survey Map No. 4282, 838.86 feet to the southwest corner of Lot 1 of recorded Certified Survey Map No. 4840; thence North 89°35'24" East, along the south line of Lot 1 of said Certified Survey Map, 295.70 feet; thence North 33°37'52" East, along the south line of said Lot 1, 132.76 feet; thence South 00°46'16" East, 433.52 feet to an interior corner wall of a building; thence South 89°34'47" West, 17.21 feet to a corner of an interior wall of a building; thence South 00°46'16" East, 496.43 feet to the northerly line of Cleveland Avenue; thence South 89°41'04" West, along said northerly line, 340.87 feet to the Point of Beginning.

Said lands described contain 294,461 square feet or 6.760 acres more or less.

Subject to easements and restrictions of record

I further certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Code in surveying, dividing, and mapping the above described tract of land.



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

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OWNERS CERTIFICATE

JDN WEST ALLIS ASSOCIATES, LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the City of West Allis Land Division Ordinance.

JDN WEST ALLIS, LP

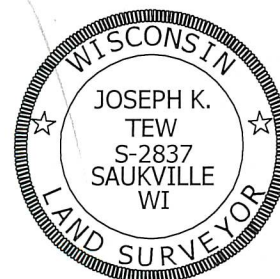
State of Wisconsin) SS
_____ County) SS

Personally came before me this ___ day of _____, 20___, the above named representatives of the above named corporation, to me known to be who executed the foregoing instrument and acknowledged the same.

_____ (sign)

_____ (print)

Notary Public, _____ County, _____
My Commission Expires _____



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

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CERTIFICATES

COMMON COUNCIL APPROVAL

BE IT RESOLVED by the Common Council of the City of West Allis that the Certified Survey Map, BEING A REDIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 4282, RECORDED JANUARY 28, 1983 IN REEL 1502 AS IMAGES 421 TO 424 AS DOC. No. 5592583 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, EXCLUDING CERTIFIED SURVEY MAPS 4770, 4840, 8321, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN, is hereby approved.

Approved _____

Dan Devine, Mayor

Adopted _____

Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

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 this ____ day of _____, 2014.

Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

CITY TREASURER'S CERTIFICATE

I, Paul M. Ziehler, being the duly appointed, qualified City Administrative Officer Clerk/Treasurer of the City of West Allis, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20__ on any of the lands included in this Certified Survey Map.

Date _____

Paul M. Ziehler, Clerk/Treasurer
City Administrative Officer

COUNTY TREASURER'S CERTIFICATE

I, Daniel Diliberti, being the duly elected, qualified and acting County Treasurer for the County of Milwaukee, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20__, on any of the lands included in this Certified Survey Map.

Date _____

County Treasurer

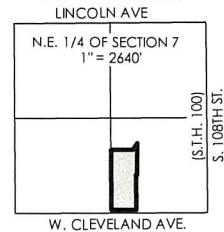


MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO.

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VICINITY MAP

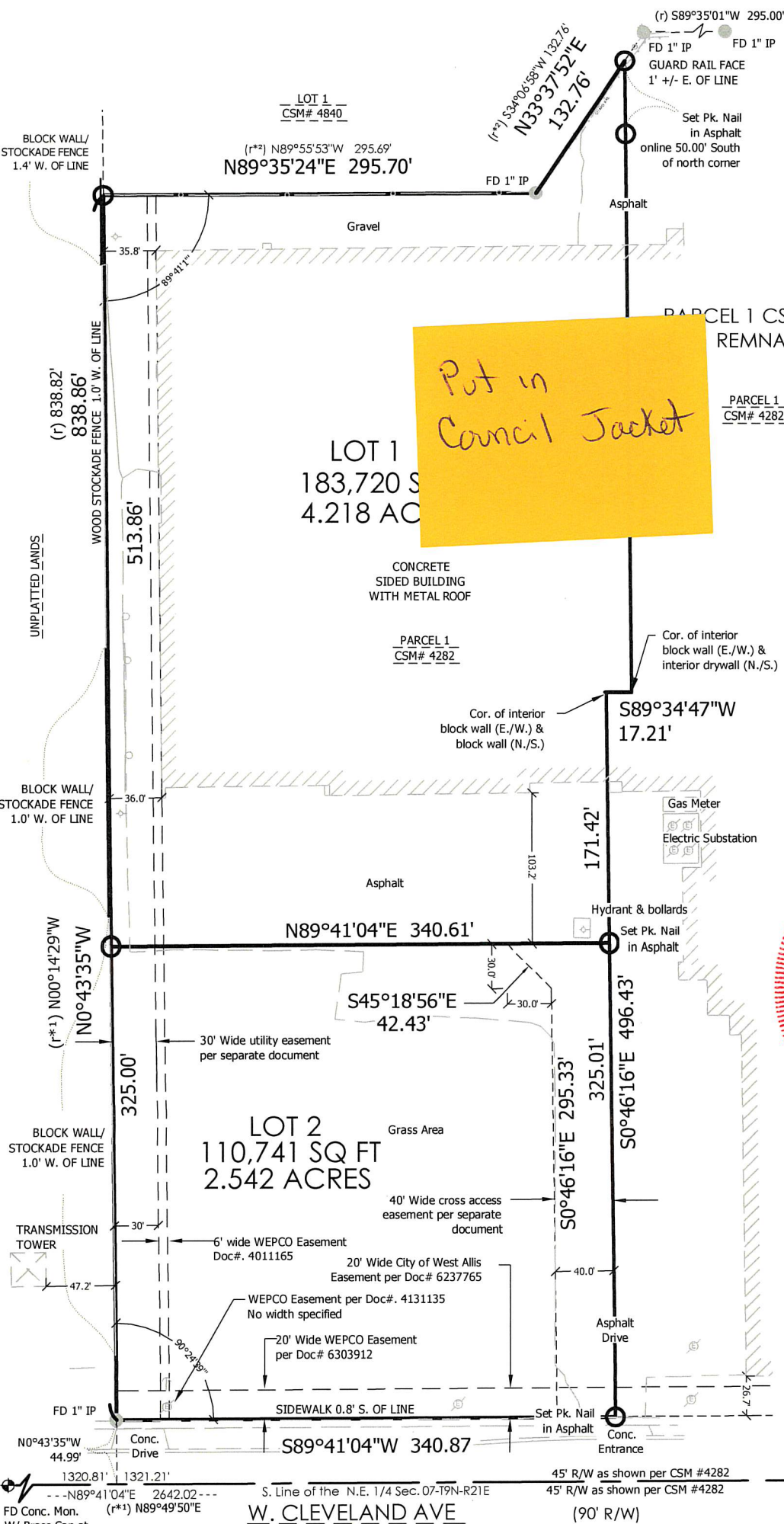
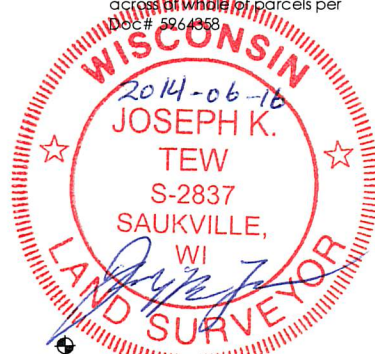


Legend

- Cor. Corner
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- (r*) Record dimension CSM#4840
- Power Pole
- Found 1" iron pipe monument or as noted
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- U.S. P.L.S.S. Monument

Notes

- Owner of record of Lot 1 of CSM No. 4282 is JDN WEST ALLIS ASSOCIATES
- Lot 1 is M-1 zoning, Lot 2 is C-4 Zoning
- Bearings are based upon Wisconsin State Plane South Zone Grid North with a reference bearing based on the south line of the Northeast 1/4 of Section 7-T6N-R21E published by SEWRPC as S89°41'04"W
- Non-Exclusive easement for ingress/egress for Benefit of Lot 1 and Lot 2 and remnant parcel, across all parcels per Doc # 5824358



FD Conc. Mon. W/ Alum Cap at N.E. Cor. of N.E. 1/4 Sec. 7-T6N-R21E

FD Conc. Mon. W/ Alum Cap at S.E. Cor. of N.E. 1/4 Sec. 7-T6N-R21E

FD Conc. Mon. W/ Alum Cap at S.W. Cor. of N.E. 1/4 Sec. 7-T6N-R21E

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FD Conc. Mon. W/ Alum Cap at S.E. Cor. of N.E. 1/4 Sec. 7-T6N-R21E

FD Conc. Mon. W/ Alum Cap at S.W. Cor. of N.E. 1/4 Sec. 7-T6N-R21E



12075 Corporate Pkwy
Suite 200
Mequon, WI 53092
Tel 262-241-4466
Fax 262-241-4901

FORM NO. 985-A



Stock No. 26273

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

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SURVEY CERTIFICATE

I, Joseph K. Tew, Registered Land Surveyor No. 2837, do hereby certify to the best of my professional knowledge that under the direction of:

JDN WEST ALLIS ASSOCIATES

owner(s) of that property described, that I have surveyed, divided, and mapped the following tract of land:

BEING A REDIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 4282, RECORDED JANUARY 28, 1983 IN REEL 1502 AS IMAGES 421 TO 424 AS DOC. No. 5592583 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, EXCLUDING CERTIFIED SURVEY MAPS 4770, 4840, 8321, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN; being more particularly described as follows:

Commencing at a found Concrete Monument with aluminum cap of record marking the Southwest corner of the Northeast 1/4 of said Section 7, thence North 00°43'35" West, 44.99 feet to the northerly line of Cleveland Avenue and the Point of Beginning; thence continuing North 00°43'35" West, along the west line of recorded Certified Survey Map No. 4282, 838.86 feet to the southwest corner of Lot 1 of recorded Certified Survey Map No. 4840; thence North 89°35'24" East, along the south line of Lot 1 of said Certified Survey Map, 295.70 feet; thence North 33°37'52" East, along the south line of said Lot 1, 132.76 feet; thence South 00°46'16" East, 433.52 feet to an interior corner wall of a building; thence South 89°34'47" West, 17.21 feet to a corner of an interior wall of a building; thence South 00°46'16" East, 496.43 feet to the northerly line of Cleveland Avenue; thence South 89°41'04" West, along said northerly line, 340.87 feet to the Point of Beginning.

Said lands described contain 294,461 square feet or 6.760 acres more or less.

Subject to easements and restrictions of record

I further certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Code in surveying, dividing, and mapping the above described tract of land.



12/17/2013 1:19:38 PM v:\1938\active\193802621\CAD\DWG\193802621_CSM.dwg

FORM NO. 985-A



Stock No. 26273

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

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OWNERS CERTIFICATE

JDN WEST ALLIS ASSOCIATES, LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the City of West Allis Land Division Ordinance.

JDN WEST ALLIS, LP

State of Wisconsin) SS
_____ County) SS

Personally came before me this ___ day of _____, 20___, the above named representatives of the above named corporation, to me known to be who executed the foregoing instrument and acknowledged the same.

_____ (sign)

_____ (print)

Notary Public, _____ County, _____
My Commission Expires _____



12/17/2013 v:\1938\active\193802621\CA0\Orig\193802621_CSM.dwg



Stock No. 26273

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO.

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CERTIFICATES

COMMON COUNCIL APPROVAL

BE IT RESOLVED by the Common Council of the City of West Allis that the Certified Survey Map, BEING A REDIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 4282, RECORDED JANUARY 28, 1983 IN REEL 1502 AS IMAGES 421 TO 424 AS DOC. No. 5592583 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, EXCLUDING CERTIFIED SURVEY MAPS 4770, 4840, 8321, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, STATE OF WISCONSIN, is hereby approved.

Approved

Dan Devine, Mayor

Adopted

Monica Schultz, City Clerk

CITY CLERK'S CERTIFICATE

I, Monica Schultz, do hereby certify that I am the duly appointed, qualified City Clerk 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 this ____ day of _____, 2014.

Monica Schultz, City Clerk

CITY TREASURER'S CERTIFICATE

I, Mark Wyss, being the duly appointed, qualified Finance Director/Comptroller/City Treasurer of the City of West Allis, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20__ on any of the lands included in this Certified Survey Map.

Date

Mark Wyss, Finance Director/Comptroller/
City Treasurer

COUNTY TREASURER'S CERTIFICATE

I, Daniel Diliberti, being the duly elected, qualified and acting County Treasurer for the County of Milwaukee, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20__, on any of the lands included in this Certified Survey Map.

Date

County Treasurer

