

28.
34.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2007-0264 Certified Survey Map In Committee

Certified Survey Map for proposed lot split of an industrial parcel at 2100 S. 54 St., submitted by William Luterbach, James Luterbach Construction Co., and Brian Nahey, Carnes Company, Inc. (Tax Key No. 474-0005-001)

Introduced: 5/15/2007

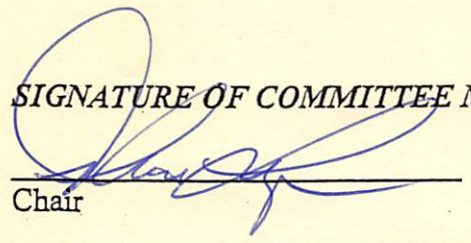
Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>6/5/07</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			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 05 2007</u>	<input type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>	<u>1</u>		

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

Agent is Representing (Owner ~~is present~~)

Name William Luterbach, President
Company James Luterbach Construction Co.
Address 2880 South 171st Street
City New Berlin State WI Zip 53151
Daytime Phone Number 262-782-1990
E-mail Address --
Fax Number 262-782-4542
Project Name/New Company Name (if applicable) Land split

Name Brian Nahey
Company Carnes Company, Inc.
Address 600 College Avenue
City Pewaukee State WI Zip 53072
Daytime Phone Number 262-691-9900
E-mail Address --
Fax Number 262-691-9924

Agent Address will be used for all official correspondence.

Property Information

Property Address 2100 South 54th St. +
Tax Key Number 474-0005-001
Current Zoning _____
Property Owner Carnes Company, Inc.
Property Owner's Address 600 College Avenue
Pewaukee, WI 53072
Existing Use of Property Vacant to south
Structure Size n/a Addition n/a
Construction Cost Estimate: Hard -- Soft -- Total --
Landscaping Cost Estimate n/a
Total Project Cost Estimate: n/a
Previous Occupant Vacant

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

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 _____

JAMES LUTERBACH CONSTRUCTION COMPANY, INC.

Applicant or Agent Signature William Luterbach, President Date: 5-3-07
William Luterbach, President

Subscribed and sworn to me this 3rd day of May, 2007

Notary Public: Mary E. Dechow
My Commission: expires 12/02/07

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: _____

Ann Neff

From: Delbert Dettmann
Sent: Monday, June 11, 2007 9:31 AM
To: Steve Schaer; Kristi Johnson
Cc: Ann Neff
Subject: RE: CSM

Steve,
Spoke with Kristi and will await the revised CSM for the below referenced CSM.
Del

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

From: Steve Schaer
Sent: Friday, June 08, 2007 11:03 AM
To: Kristi Johnson
Cc: Delbert Dettmann
Subject: FW: CSM

Kristi,

Please ensure that we have everything satisfied on the CSM prior to Del recording. Mike Lewis had a few technical corrections.

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

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

From: Ann Neff
Sent: Friday, June 08, 2007 9:30 AM
To: Delbert Dettmann
Cc: Steve Schaer
Subject: CSM

R-2007-0121 and

CSM 2007-0264

Certified Survey Map for proposed lot split of an industrial parcel at 2100 S. 54 St., submitted by William Luterbach, James Luterbach Construction Co., and Brian Nahey, Carnes Company, Inc. (Tax Key No. 474-0005-001)

approved on June 5, 2007 ready for filing.

Thanks,
Ann



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2007-0121

Final Action:

JUN 05 2007

Sponsor(s): Safety & Development Committee

Resolution approving a Certified Survey Map for proposed lot split of an industrial parcel at 2100 S. 54 St., submitted by William Luterbach, James Luterbach Construction Co., and Brian Nahey, Carnes Company, Inc. (Tax Key No. 474-0005-001)

WHEREAS, William Luterbach, James Luterbach Construction Co., and Brian Nahey, Carnes Company, Inc. submitted a Certified Survey Map for proposed lot split of an industrial parcel at 2100 S. 54 St., submitted by William Luterbach, James Luterbach Construction Co., and Brian Nahey, Carnes Company, Inc. (Tax Key No. 474-0005-001)

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 in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

ADOPTED

JUN 05 2007

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

APPROVED

June 3, 2007

Jeannette Bell, Mayor



CITY CLERK/TREASURER'S OFFICE
414/302-8200 or 414/302-8207 (Fax)
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

September 12, 2007

James Luterbach Construction Co.
William Luterbach
2880 S. 171 St.
New Berlin, WI 53151

Dear Mr. Luterbach:

Enclosed is a copy of Certified Survey Map No. 7967 for proposed lot split of an industrial parcel at 2100 S. 54 St., submitted by William Luterbach, James Luterbach Construction Co., and Brian Nahey, Carnes Company, Inc. (Tax Key No. 474-0005-001) which was recorded on September 6, 2007.

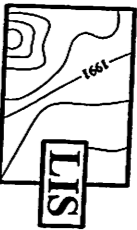
Sincerely,

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
Brian Nahey
Mark L. Wertz, Surveyor

CERTIFIED SURVEY MAP NO. 796-7



LAND INFORMATION SERVICES, INC.
 ENGINEERS, SURVEYORS & CONSULTANTS

8000 WEST GOOD HOPE ROAD
 MILWAUKEE, WI 53233
 T: 414-377-9000 F: 414-377-9009
 WEB: WWW.LISINC.NET
 DRAWN BY: J.A.C.
 DATE: 08/24/07
 JOB NUMBER: S00191R4CSM44

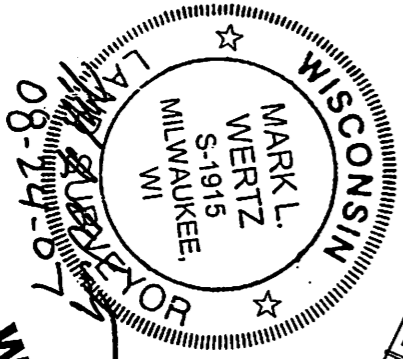
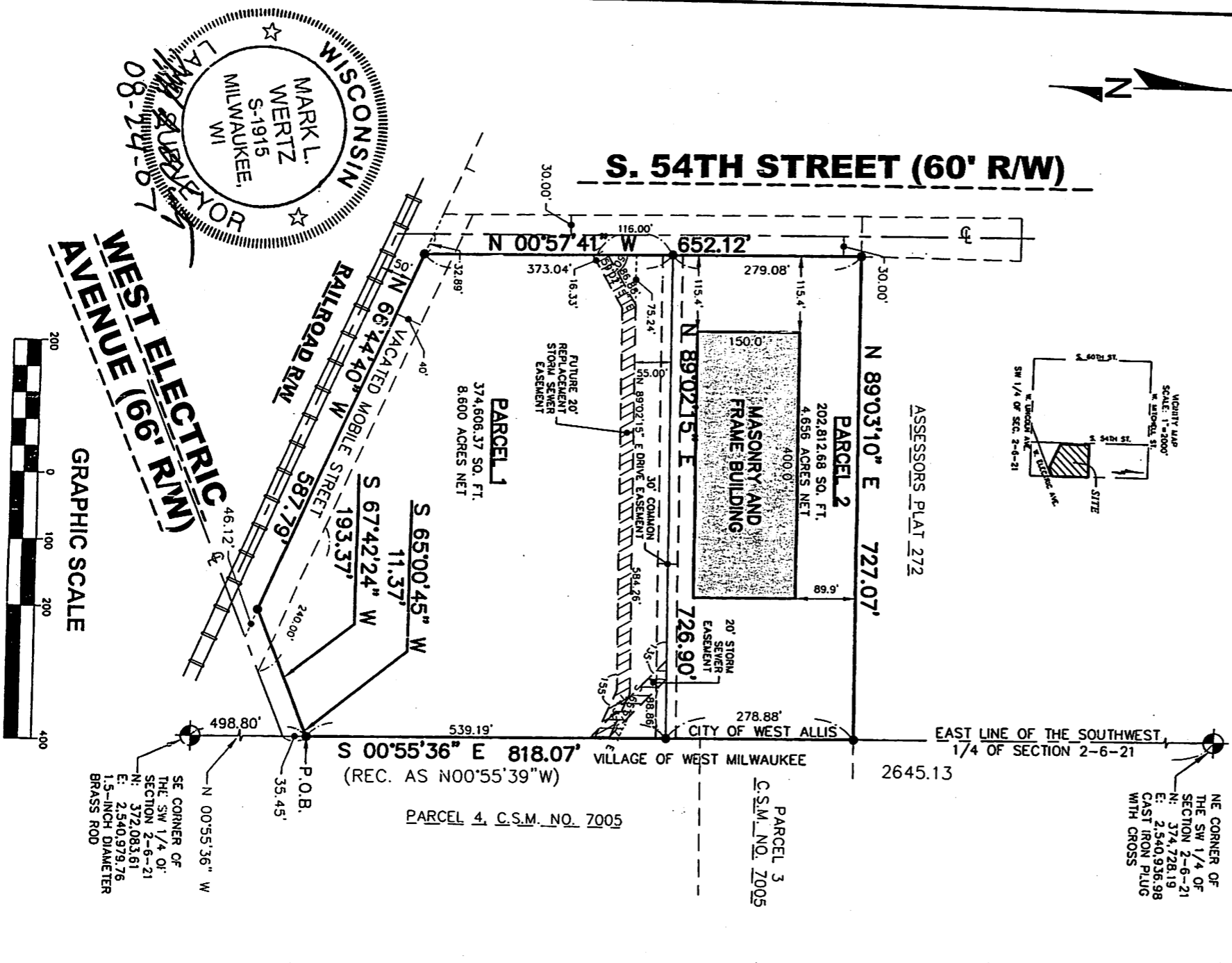
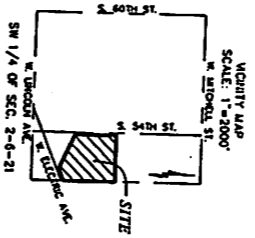
LOTS 2 & 3 AND PART OF LOT 1, ALL IN BLOCK 3 AND VACATED ROAD, IN ASSESSORS PLAT 272, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

○ INDICATES 1 INCH IRON PIPE FOUND.

● INDICATES 1 INCH 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 EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 2-6-21, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.



THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

1 inch = 200 ft

SHEET 1 OF 5

X:\CIVIL\2007\1001010\dwg\jcs00191R4CSM4.dwg lna Taramaki

CERTIFIED SURVEY MAP NO. 7967

LOTS 2 & 3 AND PART OF LOT 1, ALL IN BLOCK 3 AND VACATED ROAD, IN ASSESSORS PLAT 272, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

EXISTING EASEMENTS

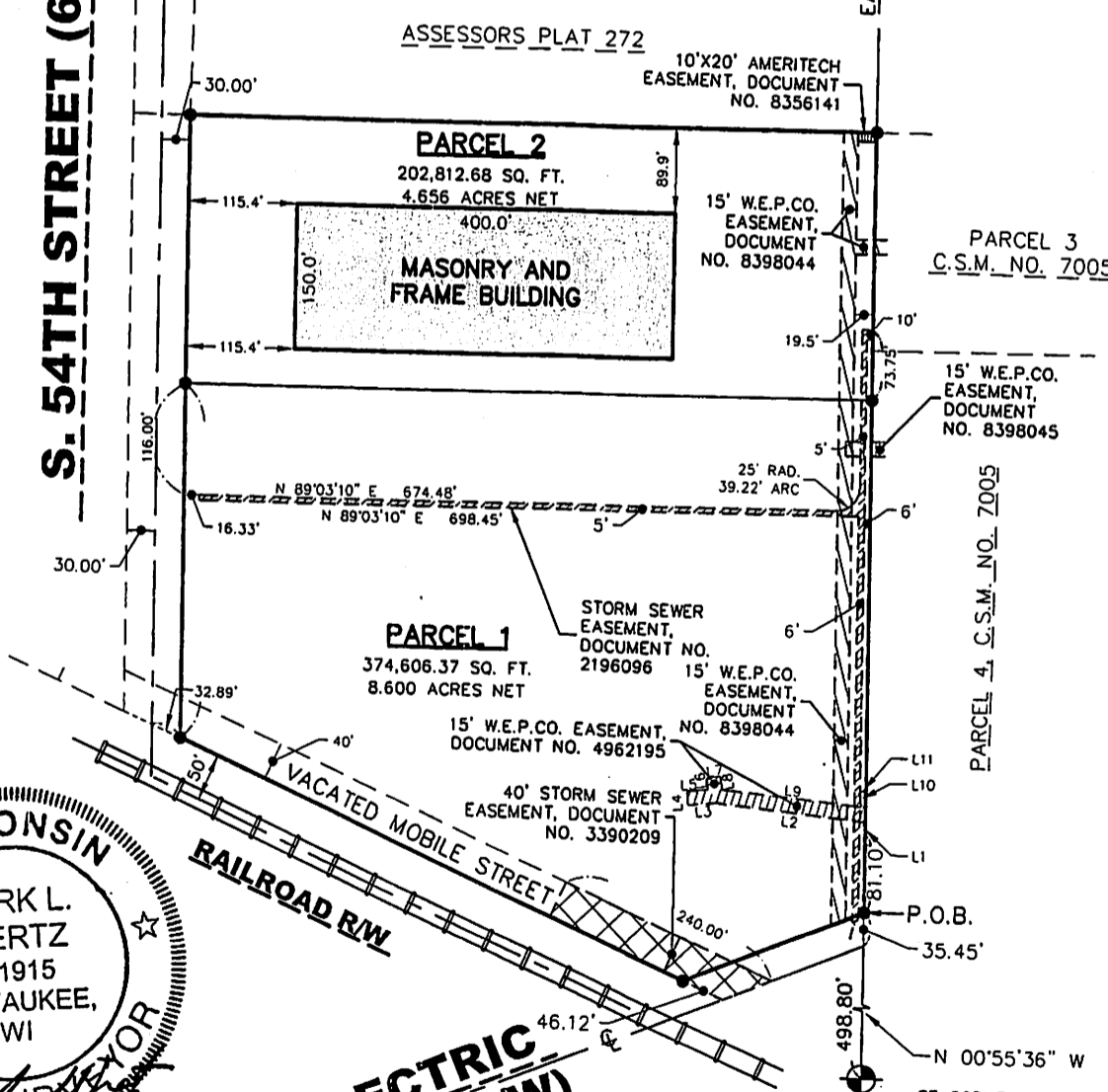
LINE TABLE		
NO.	LENGTH	BEARING
L1	12.86'	N 09°59'15" W
L2	157.52'	N 84°59'15" W
L3	29.28'	S 84°00'45" W
L4	15.00'	N 05°59'15" W
L5	21.96'	N 84°00'45" E
L6	11.96'	N 09°59'15" W
L7	15.00'	N 80°00'45" E
L8	14.25'	S 09°59'15" E
L9	148.47'	S 84°59'15" E
L10	16.23'	N 09°59'15" W
L11	7.11'	N 80°00'45" E

NE CORNER OF THE SW 1/4 OF SECTION 2-6-21
 N: 374,728.19
 E: 2,540,936.98
 CAST IRON PLUG WITH CROSS

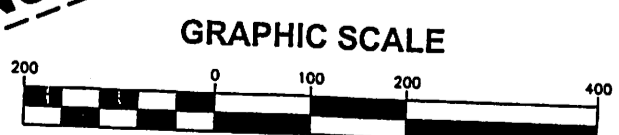


S. 54TH STREET (60' R/W)

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 2-6-21



WEST ELECTRIC AVENUE (66' R/W)



CERTIFIED SURVEY MAP NO.

7967

LOTS 2 & 3 AND PART OF LOT 1, ALL IN BLOCK 3 AND VACATED ROAD, IN ASSESSORS PLAT 272, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, 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 LOTS 2 & 3 AND PART OF LOT 1, ALL IN BLOCK 3 AND VACATED ROAD, IN ASSESSORS PLAT 272, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST; THENCE NORTH 00°55'36" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, 498.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°00'45" WEST, 11.37 FEET, THENCE SOUTH 67°42'24" WEST, 193.37 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT-OF-WAY LINE, THENCE NORTH 66°44'40" WEST, ALONG SAID RIGHT-OF-WAY LINE, 587.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 54TH STREET; THENCE NORTH 00°57'41" WEST ALONG SAID RIGHT-OF-WAY LINE, 652.12 FEET; THENCE NORTH 89°03'10" EAST, 727.07 FEET TO THE EAST LINE OF SAID 1/4 SECTION; THENCE SOUTH 00°55'36" EAST ALONG SAID 1/4 LINE, 818.07 FEET TO THE POINT OF BEGINNING.

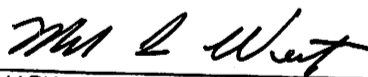
CONTAINING 577,419 SQUARE FEET OR 13.256 ACRES NET.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF ROBERT E. SMITH.

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

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

DATED THIS 24 DAY OF August, 2007.


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



CERTIFIED SURVEY MAP NO.

7967

LOTS 2 & 3 AND PART OF LOT 1, ALL IN BLOCK 3 AND VACATED ROAD, IN ASSESSORS PLAT 272, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE

CARNES COMPANY INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

CARNES COMPANY INC., DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WEST ALLIS.

IN WITNESS WHEREOF, THE SAID CARNES COMPANY INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT E. SMITH, ITS CHIEF FINANCIAL OFFICER THIS 29th DAY OF August, 2007.

IN THE PRESENCE OF:

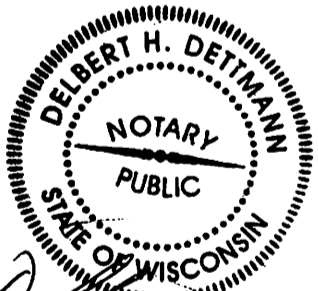
CARNES COMPANY INC.

Delbert H. Dettmann
WITNESS

Robert E. Smith
ROBERT E. SMITH - CHIEF FINANCIAL OFFICER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 29th DAY OF August, 2007, Robert E. Smith OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE CHIEF FINANCIAL OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.



Delbert H. Dettmann (Signature)
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 5/30/2010
Delbert H. Dettmann

DOC.# 09489685

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/06/2007 04:18PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 19.00



08-24-07

CERTIFIED SURVEY MAP NO. 7967

LOTS 2 & 3 AND PART OF LOT 1, ALL IN BLOCK 3 AND VACATED ROAD, IN ASSESSORS PLAT 272, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, 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 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

APPROVED: June 7, 2007

Jeannette Bell
JEANNETTE BELL, MAYOR

ADOPTED: June 5, 2007

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

CERTIFICATION OF CITY CLERK

I, PAUL M. ZIEHLER, BEING THE DULY APPOINTED, QUALIFIED CITY ADMINISTRATIVE OFFICER, CLERK/TREASURER 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 5th DAY OF June, 2007.

DATE: August 29, 2007

Paul M. Ziehler
PAUL M. ZIEHLER
CITY ADMINISTRATIVE OFFICER
CLERK/TREASURER

CERTIFICATE OF CITY TREASURER

I, PAUL M. ZIEHLER, BEING THE DULY APPOINTED, QUALIFIED ADMINISTRATIVE OFFICER, CLERK/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 August 29, 2007 ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE: August 29, 2007

Paul M. Ziehler
PAUL M. ZIEHLER
CITY ADMINISTRATIVE OFFICER
CLERK/TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

REX B. QUEEN
I, DANIEL DILIBERTI, BEING THE DULY APPOINTED, 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 SEPT 6, 2007 ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE: SEPT 6



Dan Diliberti
DAN DILIBERTI,
MILWAUKEE COUNTY TREASURER
OR Rex B. Queen
DEPUTY TREASURER

