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# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2004-0223      Certified Survey Map      In Committee

Certified Survey Map for proposed conveyance of property located at 2900-2990 S. 108 St.  
(Southtown Shopping Center) submitted by Dale Dobroth of SIDCOR.

Introduced: 5/4/2004

Controlling Body: Safety & Development Committee  
Plan Commission

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>5/4/04</u>	<input checked="" type="checkbox"/>		Barczak	<input checked="" type="checkbox"/>			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
			Vitale	<input checked="" type="checkbox"/>			
		<input checked="" 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>MAY 04 2004</u>			Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
TOTAL				<u>10</u>	<u>0</u>		

6-3-04

# 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 Dale Dobroth  
Company SIDCOA  
Address 950 N. Western Ave Suite 2  
City Lake Forest State IL Zip 60045  
Daytime Phone Number 847 283-9200  
E-mail Address dobroth@comcast.net  
Fax Number (847) 283-9201  
Project Name/New Company Name (if applicable) Southtown Plaza

☐ 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.

Associates ← Property Information → Plaza  
Property Address 2900 S. 108th 2930-2940 S. 108th  
Tax Key Number 519-0339017 519-0339-018  
Current Zoning CC-1 CC-1  
Property Owner Southtown Assoc Southtown Plaza  
Property Owner's Address (See above)  
Existing Use of Property Commercial

after revision  
Lot Size #1 = 41,942 sq.ft. #2 = 289,640 sq.ft.  
Structure Size \_\_\_\_\_ Addition \_\_\_\_\_  
Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total \_\_\_\_\_  
Landscaping Cost Estimate \_\_\_\_\_  
Total Project Cost Estimate: \_\_\_\_\_  
For Multi-tenant Buildings, Area Occupied \_\_\_\_\_  
Previous Occupant \_\_\_\_\_

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

Attach detailed description of proposal.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

☐ Site Plan ☐ Floor Plans ☐ Elevations ☐ Signage Plan  
☐ Landscaping/Screening Plan ☐ Grading Plan ☐ Utility System Plan

☐ Legal Description

☒ Certified Survey Map Revision

☐ Other \_\_\_\_\_

Applicant or Agent Signature Dale Dobroth

Subscribed and sworn to me this

1st day of April, 2004

Notary Public: Christine H. Truxell

My Commission: 10/25/06

Please make checks payable to:  
City Of West Allis

## Agent is Representing (Owner/Leasee)

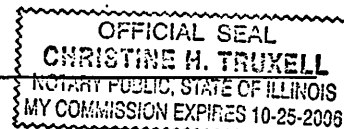
Name Southtown Plaza LLC  
Company Southtown Associates LLC  
Address 950 N. Western Ave Suite 2  
City Lake Forest State IL Zip 60045  
Daytime Phone Number (847) 283-9200  
E-mail Address dobroth@comcast.net  
Fax Number 847 283-9201

## 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
- ☒ 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
- ☐ Sign: Permit Fee \_\_\_\_\_
- ☐ Conceptual Project Review \_\_\_\_\_
- ☐ Street or Alley Vacation: \$500.00
- ☐ Board of Appeals: \$100.00

\* Revision to conform ownership lot lines and transfer of former Marcus Cinema parcel from Associates to Plaza.



Date: 4/1/04

Please do not write in this box

Application Accepted and Authorized by:

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

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

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

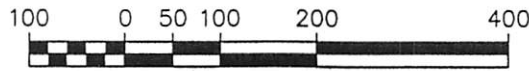
C: Steve Schaefer

A DIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7107 IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

SOUTHWEST 1/4  
SECTION 8, T 6 N, R 21 E



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

Telephone 262-781-1000  
Facsimile 262-797-7373



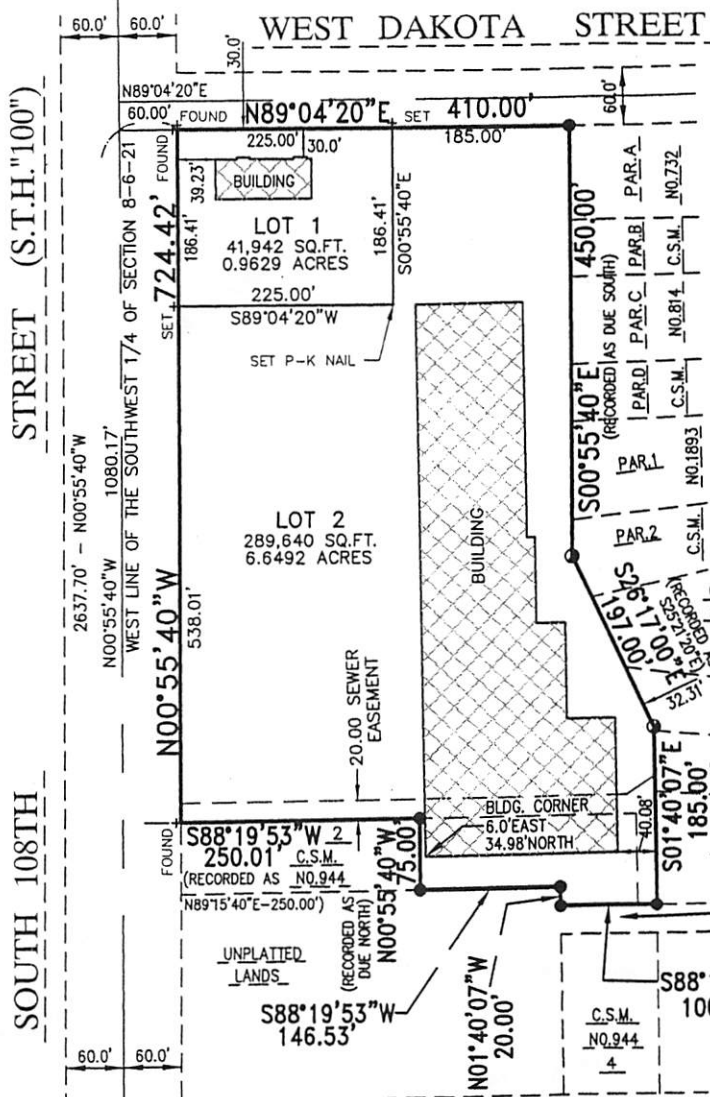
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
[www.nsae.com](http://www.nsae.com)

5161593 \ CS201L2H\ CS201L2H \ MHK

- - INDICATES 2.375" OUTSIDE DIA. IRON PIPE, FOUND  
 ● - INDICATES 1.315" OUTSIDE DIA. IRON PIPE, FOUND  
 + - INDICATES 5' OFFSET CROSS CHISELED IN CONCRETE

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8 HAS A BEARING OF N 00°55'40" W (JUNE, 2003 DATUM).

NW CORNER, SW 1/4  
SECTION 8-6-21  
CONCRETE MONUMENT  
WITH BRASS CAP



REFER TO DOC #8207397 RECORDED  
JANUARY 18, 2002 FOR WATER,  
STORM SEWER, SANITARY SEWER,  
INGRESS/EGRESS AND PARKING  
EASEMENTS. EASEMENTS ALSO  
SHARED WITH LOT 2 OF CSM #944  
A.K.A 3020 SOUTH 108TH STREET.

NOTE:

CERTIFIED SURVEY MAP NO. 7107,  
RECORDED ON JUNE 20, 2002 AS  
DOC. NO. 8301053, CONTAINS  
ACCESS RESTRICTIONS WHICH MAY  
AFFECT THE LOTS OF THIS MAP.



SW CORNER, SW 1/4  
SECTION 8-6-21  
IRON DISK WITH  
CROSS

SE CORNER, SW 1/4  
SECTION 8-6-21  
CONCRETE MONUMENT  
WITH BRASS CAP

WEST OKLAHOMA AVENUE



CERTIFIED SURVEY MAP NO. 7411

A division of Parcels 1 and 2 of Certified Survey Map No. 7107 in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
                                  :SS  
WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, registered land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcels 1 and 2 of Certified Survey Map No. 7107 in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:

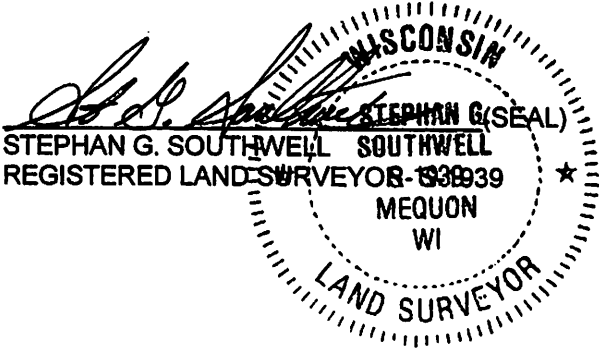
COMMENCING at the Southwest corner of said Southwest 1/4 Section; thence North 00°55'40" West along the West line of said 1/4 Section 1080.17 feet to a point of intersection with the Westerly extension of the South line of West Dakota Street; thence North 89°04'20" East along said extension 60.00 feet to a point on the East line of South 108th Street and the point of beginning of lands to be described; thence North 89°04'20" East along the South line of West Dakota Street 410.00 feet to the Northwest corner of Certified Survey Map No. 732; thence South 00°55'40" East along the West lines of Certified Survey Maps No. 732, 814, and 1893 a distance of 450.00 feet to a point; thence South 26°17'00" East along the West line of Certified Survey Map No. 1893 and the West line of Lot 4, Block 1 of Greenfield Land Subdivision No. 1 and Parcel A of Certified Survey Map No. 737 a distance of 197.00 feet to a point; thence South 01°40'07" East along the West line of Certified Survey Map No. 737 a distance of 185.00 feet to the Southwest corner of said Certified Survey Map and a point on the North line of a 20 foot public alley; thence South 88°19'53" West along said North line 100.00 feet to a point; thence North 01°40'07" West 20.00 feet to a point; thence South 88°19'53" West 146.53 feet to the Southeast corner of Parcel 2 of Certified Survey Map No. 944; thence North 00°55'40" West along the East line of said Parcel 2 a distance of 75.00 feet to the Northeast corner of said Parcel 2; thence South 88°19'53" West along the North line of said Parcel 2 a distance of 250.01 feet to a point on the East line of South 108th Street; thence North 00°55'40" West along said East line 724.42 feet to the point of beginning. Containing 7.6120 acres of land.

THAT I have made this survey, land division and map by the direction of SOUTHTOWN PLAZA, LLC AND SOUTHTOWN ASSOCIATES, LLC., owners 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.

3/30/04  
DATE



CERTIFICATE NO. 269026  
STATE OF WISCONSIN  
MILWAUKEE COUNTY

OFFICE OF  
REGISTER OF DEEDS



I, the undersigned  
Register of Deeds of  
Milwaukee County,  
hereby certify that  
this document is a  
true and correct copy  
of the original on  
file or record in  
this office.

Witness my hand and  
official seal this JUN - 3 2004  
John La Fave  
John La Fave

## CERTIFIED SURVEY MAP NO. 7411

A division of Parcels 1 and 2 of Certified Survey Map No. 7107 in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

### CORPORATE OWNER'S CERTIFICATE

SOUTHTOWN PLAZA, LLC AND SOUTHTOWN ASSOCIATES, LLC., two limited liability companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certify that said companies 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.

SOUTHTOWN PLAZA, LLC AND SOUTHTOWN ASSOCIATES, 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 SOUTHTOWN PLAZA, LLC AND SOUTHTOWN ASSOCIATES, LLC has caused these presents to be signed by HARRY MAJOR, its MANAGING MEMBER at CHICAGO IL, this 5TH day of APRIL, 2004

In the presence of:

SOUTHTOWN PLAZA, LLC  
SOUTHTOWN ASSOCIATES, LLC

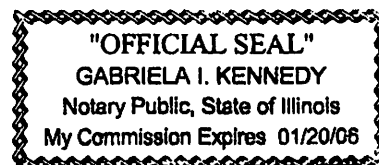
Karen Fitch

Harry Major  
HARRY MAJOR, MANAGING MEMBER

STATE OF Illinois }  
COOK COUNTY } :SS

PERSONALLY came before me this 6th day of April, 2004, HARRY MAJOR of the above named companies, to me known as the person who executed the foregoing instrument and to me known to be such Managing Member of said companies and acknowledged that he executed the foregoing instrument as such officer as the deed of the companies, by its authority.

Gabriela I. Kennedy (SEAL)  
Notary Public, State of Illinois  
My commission expires 1-20-06  
My commission is permanent.



## CERTIFIED SURVEY MAP NO. 7411

A division of Parcels 1 and 2 of Certified Survey Map No. 7107 in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 6 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 Parcels 1 and 2 of Certified Survey Map No. 7107 in the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

APPROVED: May 7, 2004

Jeannette Bell  
JEANNETTE BELL, MAYOR

ADOPTED: May 4, 2004

Paul M. Ziebler  
PAUL M. ZIEHLER,  
CITY ADMINISTRATOR 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.

May 26, 2004  
DATE

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

### CERTIFICATE OF CITY TREASURER

I, 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 5/26/04 on any of the lands included in this Certified Survey Map (Tax Key Number(s)) 519-0339-017 and 519-0339-018

May 26, 2004  
DATE

Paul M. Ziebler  
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 tax sales and no unpaid taxes or special assessments as of June 1, 2004 on any of the lands included in this Certified Survey Map.

June 1, 2004  
DATE

Dorothy K. Dean  
DOROTHY DEAN, COUNTY TREASURER

