



# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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R-2007-0246 Resolution In Committee

Resolution approving a Certified Survey Map to consolidate property located at 60\*\*, 6027-29, 6107-09, 61\*\*, 6121-23 W. Greenfield Ave. and 1415-19 S. 60 St. to one lot of record for a proposed Walgreen's Pharmacy submitted by Dale Dobroth of LG River Tower Associates (454-0050-003, 454-0050-004, 454-0060-000, 454-0061-000, 454-0003-000).

Introduced: 10/16/2007

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

### COMMITTEE RECOMMENDATION

*ADOPT*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>10/16/07</i>	<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 type="checkbox"/>	Reinke				<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>4</i>	<i>0</i>		<i>1</i>

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]*  
 Chair Vice-Chair Member

### COMMON COUNCIL ACTION **ADOPT**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>OCT 16 2007</i>	<input checked="" type="checkbox"/>	<input checked="" 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	<i>exc</i>			<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>9</i>			<i>1</i>



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2007-0246**

**Final Action:**

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

**OCT 16 2007**

Resolution approving a Certified Survey Map to consolidate property located at 60\*\*,6027-29, 6107-09, 61\*\*, 6121-23 W. Greenfield Ave. and 1415-19 S. 60 St. to one lot of record for a proposed Walgreen's Pharmacy submitted by Dale Dobroth of LG River Tower Associates (454-0050-003, 454-0050-004, 454-0060-000,454-0061-000, 454-0003-000).

WHEREAS Dale Dobroth of LG River Tower Associates submitted a Certified Survey Map to consolidate property located at 60\*\*,6027-29, 6107-09, 61\*\*, 6121-23 W. Greenfield Ave. and 1415-19 S. 60 St. to one lot of record for a proposed Walgreen's Pharmacy. (454-0050-003, 454-0050-004, 454-0060-000,454-0061-000, 454-0003-000).

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 Northeast 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.

OCT 16 2007

**ADOPTED**

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

**APPROVED**

*October 18, 2007*

Jeannette Bell, Mayor



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

November 7, 2007

Mr. Dale Dobroth  
LG River Tower Associates  
950 N. Western Avenue  
Suite #2  
Lake Forest, IL 60045

Dear Mr. Dobroth:

Enclosed is a copy of Certified Survey Map No. 7997, to consolidate property located at 60\*\*, 6027-29, 6107-09, 61\*\*, 6121-23 W. Greenfield Ave. and 1415-19 S. 60 St. to one lot of record for a proposed Walgreen's Pharmacy submitted by Dale Dobroth of LG River Tower Associates which was recorded on November 5, 2007.

Sincerely,

Monica Schultz  
Assistant City Clerk

jl

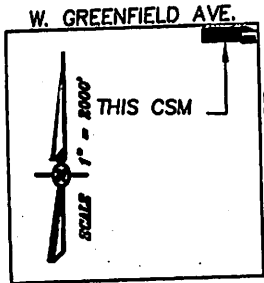
enc.

cc: Planning & Zoning Department  
City Engineer  
City Assessor  
Director of Building Inspections & Zoning  
Special Assessment Clerk  
Pat Walker  
Development  
Mark D. Nesgood, Surveyor

5

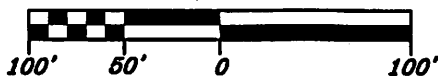
**CERTIFIED SURVEY MAP NO. 7997**

**BEING A RE-DIVISION OF PART OF LOT 2, BLOCK 2, ASSESSOR'S PLAT NO. 271, PART OF LOT 1 AND ALL OF LOTS 2, 3, 4, AND 5, BLOCK 1, LOTS 1, 2, 3, 4, AND PART OF LOT 5, BLOCK 2, LIBERTY HEIGHTS, AND VACATED S. 61 STREET LYING BETWEEN BLOCK 1 AND BLOCK 2 OF LIBERTY HEIGHTS, BEING A PART OF THE NORTHEAST 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.**



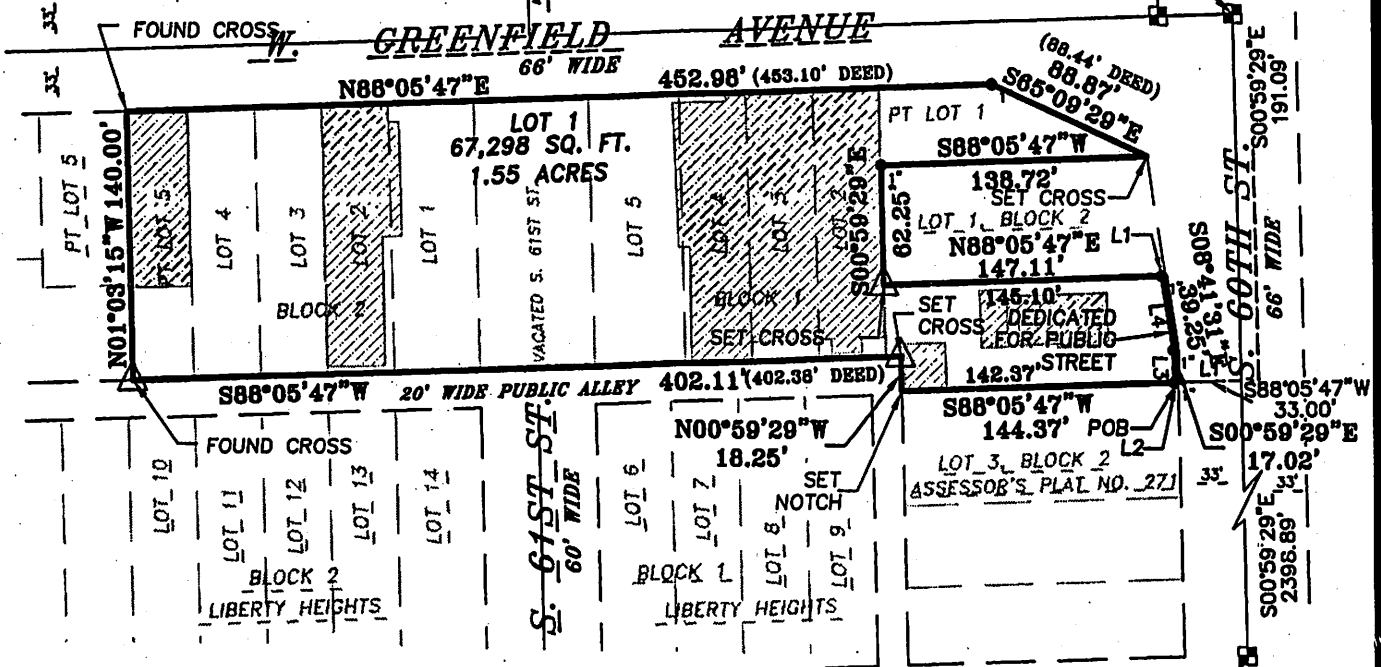
VICINITY MAP  
NE 1/4 SEC. 3-6-21

**GRAPHIC SCALE**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°05'47"E	2.01'
L2	S88°05'47"W	2.00'
L3	N00°59'29"W	16.92'
L4	N08°41'31"W	39.35'

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 3-6-21  
CONC. MON W/BRASS CAP  
N-377,064.85  
E-2,538,252.08



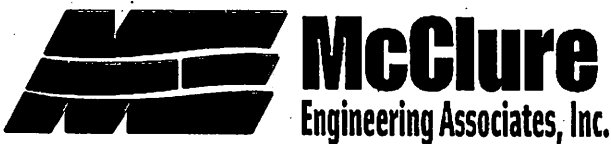
• - DENOTES 1.315" OD x 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 LBS PER LINEAL FOOT - SET.

ALL DIMENSIONS ARE MEASURED TO THE NEAREST ONE HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, ASSUMED BEARING ON THE EAST LINE OF THE NORTHEAST 1/4 SECTION 3-6-21, BEARING N00°59'29"W.

ALL EXISTING BUILDINGS TO BE DEMOLISHED.

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 3-6-21  
CONC. MON W/BRASS CAP  
N-374,666.65  
E-2,538,293.58



5417 North 118th Court, Milwaukee, WI 53225  
(414)616-4880 PROJECT NO. 08-15-07-030  
(414) 616-4885 (FAX) DRAWING: 07030C2.DWG



WISCONSIN REGISTERED LAND SURVEYOR  
MARK D. NESGOOD / S-1967

DOC.# 09518996

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED 11/05/2007 03:32PM

JOHN LA FAVE  
REGISTER OF DEEDS  
AMOUNT: 19.00

**CERTIFIED SURVEY MAP NO. 7997**

BEING A RE-DIVISION OF PART OF LOT 2, BLOCK 2, ASSESSORS'S PLAT NO. 271, PART OF LOT 1 AND ALL OF LOTS 2, 3, 4, AND 5, BLOCK 1, LOTS 1, 2, 3, 4 AND PART OF LOT 5, BLOCK 2, LIBERTY HEIGHTS, AND VACATED S. 61<sup>ST</sup> STREET LYING BETWEEN BLOCK 1 AND BLOCK 2 OF LIBERTY HEIGHTS, BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
MILWAUKEE COUNTY)

I, Mark D. Nesgood, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped a Re-division of Lot 2, Block 2, Assessor's Plat No. 271, part of Lot 1 and all of Lots 2, 3, 4, and 5, Block 1, Lots 1, 2, 3, 4 and part of Lot 5, Block 2 of Liberty Heights, being a part of the Northeast ¼ of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:

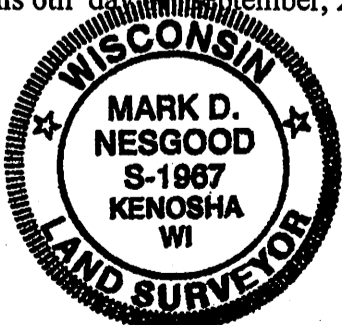
Commencing at the Northeast corner of the Northeast ¼ of said Section; thence S00°59'29"E along the East line of the Northeast ¼ of said Section 191.09 feet; thence S88°05'47"W 33.00 feet to the point of beginning, said point also being on the West right-of-way line of S. 60<sup>th</sup> Street; thence continuing S88°05'47"W 144.37 feet; thence N00°59'29"W 18.25 feet; thence S88°05'47"W 402.11 feet; thence N01°03'15"W 140.00 feet to a point on the South right-of-way line of W. Greenfield Avenue; thence N88°05'47"E along the South right-of-way line of said Avenue 452.98 feet; thence S65°09'29"E 88.87 feet; thence S88°05'47"W 138.72 feet; thence S00°59'29"E 62.25 feet; thence N88°05'47"E 147.11 feet to a point on the West right-of-way line of S. 60<sup>th</sup> Street; thence S08°41'31"E along the West right-of-way line of said Street 39.25 feet; thence S00°59'29"E along the West right-of-way line of said Street 17.02 feet to the point of beginning. Containing 1.55 acres of land more or less.

That I have made such survey and map by the direction of LG River Tower Associates LLC, owner of said land.

That such plat is a correct representation of the exterior boundaries of the land surveyed and the map thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of West Allis in surveying, dividing and mapping the same.

Dated this 6th day of September, 2007.



  
Wisconsin Registered Land Surveyor  
Mark D. Nesgood S-1967

**CERTIFIED SURVEY MAP NO. 7997**

BEING A RE-DIVISION OF PART OF LOT 2, BLOCK 2, ASSESSORS'S PLAT NO. 271, PART OF LOT 1 AND ALL OF LOTS 2, 3, 4, AND 5, BLOCK 1, LOTS 1, 2, 3, 4 AND PART OF LOT 5, BLOCK 2, LIBERTY HEIGHTS, AND VACATED S. 61<sup>ST</sup> STREET LYING BETWEEN BLOCK 1 AND BLOCK 2 OF LIBERTY HEIGHTS, BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE**

LG River Tower Associates, LLC, 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 map to be surveyed, divided, mapped and dedicated as represented on this map.

LG River Tower Associates, LLC does further certify that this map is required by the provisions of Chapter 236 of the Wisconsin.

IN WITNESS, whereof LG River Tower Associates, LLC, caused these presents to be signed by Dale Dobroth and Theresa Dobroth at Lake Forest, Illinois, and its corporate seal to be hereunto affixed on this 23rd day of October, 2007.

In the presence of:

LG River Tower Associates, LLC

[Signature]  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_

Dale Dobroth – A Manger Member

[Signature]  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_

Theresa Dobroth – A Manger Member

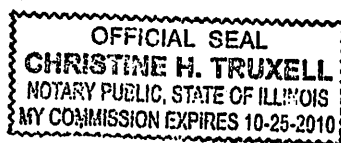
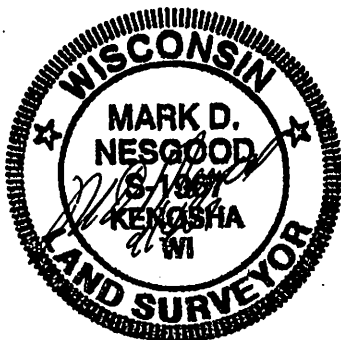
STATE OF Illinois )  
Lake COUNTY) SS

Personally came before me this 23rd day of October, 2007, Dale Dobroth and Theresa Dobroth of the above named Corporation to me known to be such Manger Members of said Corporation, and acknowledges that they executed the foregoing instrument as such Manger Members as the deed of said Corporation, by its authority.

Christine H. Truxell

Notary Public, State of ~~Wisconsin~~ Illinois

My Commission Expires 10-25-2010

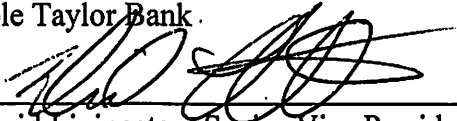


**CERTIFIED SURVEY MAP NO. 7997**

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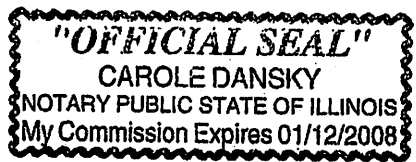
**CONSENT OF CORPORATE MORTGAGEE**

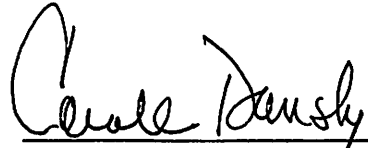
Cole Taylor Bank, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping dedicating of the land described on this map, and does hereby consent to the foregoing owner's certificate.

Cole Taylor Bank.  
  
David Livingston, Senior Vice President

STATE OF ILLINOIS  
COOK COUNTY) SS

Personally came before me this 31 day of October, 2007, David Livingston of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



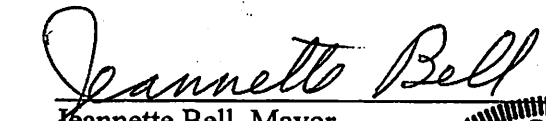
  
Notary Public, State of ~~Wisconsin~~ Illinois  
My Commission expires 1-12-2008

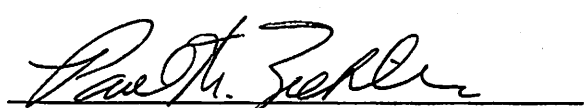
**COMMON COUNCIL APPROVAL**

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 Northeast ¼ of the Northeast ¼ 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: October 18, 2007

Adopted: October 16, 2007

  
Jeannette Bell, Mayor

  
Paul M. Ziehler City Administrative Officer  
Clerk/Treasurer

This instrument was drafted by Mark D. Nesgood, RLS



**CERTIFIED SURVEY MAP NO. 7997**

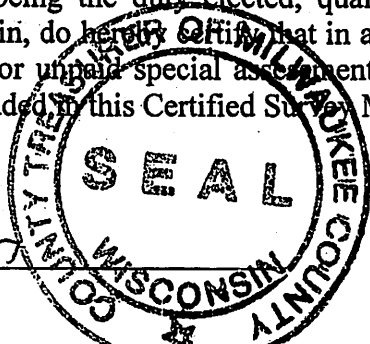
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**CERTIFICATE OF COUNTY TREASURER**

STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

*Rex B. Queen*

I, ~~Daniel Diliberti~~, <sup>APPOINTED</sup> 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 or unpaid special assessments as of 11-5, 2007 on any of the lands included in this Certified Survey Map.



11-5-2007  
Date

*Rex B. Queen*  
Dan Diliberti, Milwaukee County Treasurer OR  
*Rex B. Queen, DEPUTY TREASURER*

**CERTIFICATE OF CITY TREASURER**

I, Paul Ziehler, being the duly appointed and qualified 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 October 18, 2007 on any of the lands included in this Certified Survey Map.

10/18/07  
Date

*Paul M. Ziehler*  
Paul M. Ziehler City Administrative Officer  
Clerk/Treasurer

**CERTIFICATE OF THE CITY CLERK**

I, Paul Ziehler, being the duly appointed and qualified 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 16<sup>th</sup> day of October, 2007.

October 19, 2007  
Date

*Paul M. Ziehler*  
Paul M. Ziehler City Administrative Officer  
Clerk/Treasurer

