







# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2011-0031**

**Final Action:**

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

**FEB 15 2011**

Resolution approving a Certified Survey Map to combine all existing platted lots within tax key number 475-0195-001 for the proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd. submitted by Norman Barrientos Design and Erich Schwenker of Cardinal Capital Management.

WHEREAS, Erich Schwenker, d/b/a Cardinal Capital Management submitted a Certified Survey Map to combine all existing platted lots within tax key number 475-0195-001 for the proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd.

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 being lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, located in part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

**ADOPTED**

**FEB 15 2011**

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

**APPROVED**

**2/18/11**

Dan Devine, Mayor

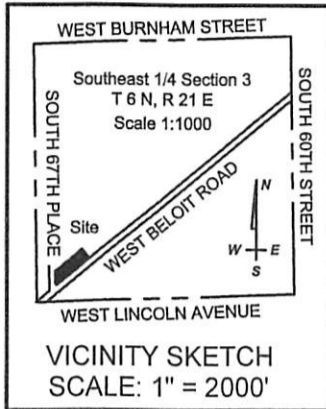
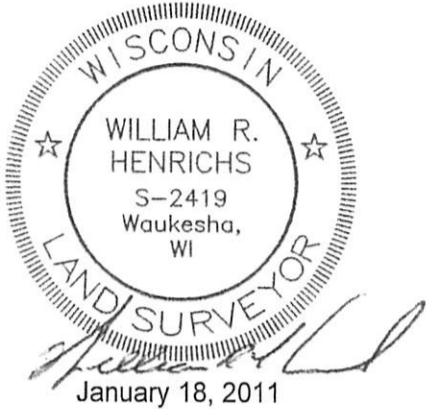
475-0195-001- has an outstanding special assessment \$960.74 plus interest + Penalty is due. Their 2010 bill is delinquent & they owe back taxes from 2009 + 2010

2-16-11  
CMS



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The South line of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East has a reference bearing of N 88°09'43" E. (June 2009 Datum)

Zoned: C-2 Neighborhood Commercial District  
Tax Key No. 475-0195-001

NW Corner, SE 1/4 Sec. 3, T6N, R21E  
(Conc. mon. w/brass cap)  
N 374,578.59; E 2,535,624.85  
(Wisconsin State Plane Co-Ordinate System, South Zone)

West Line of the SE 1/4 of Sect. 3, T6N, R21E  
S 00°51'24" E 2638.50'  
(Platted As. N 00°00'00" E)

**SOUTH 67th PLACE**  
(60' R.O.W.)

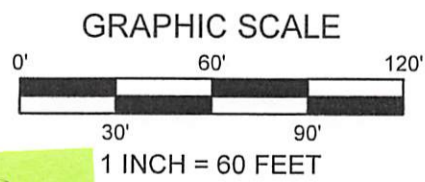
**18' Public Concrete Alley**  
(Platted S 51°41' W 360.00')  
S 50°36'20" W 359.78'

**Lot 1**  
48,886 Sq. Ft.  
1.1218 Acres

Exist. Building No. 6640

**WEST BELOIT ROAD**  
(66' R.O.W.)

Prepared For:  
Highland Commons, LLC  
135 S. 84th Street Suite 100  
Milwaukee, WI 53214  
414-727-9902



S 39°10'17" E 20.00'  
(Platted N 38°19' W 20.00')  
N 88°09'43" E 44.50'  
(Platted 44.65')

SW Corner, SE 1/4 Sec. 3, T6N, R21E  
(Conc. mon. w/brass cap)  
N 371,940.58; E 2,535,664.30  
(Wisconsin State Plane Co-Ordinate System, South Zone)

SE Corner, SE 1/4 Sec. 3, T6N, R21E  
N 372,026.35; E 2,538,337.10  
(Wisconsin State Plane Co-Ordinate System, South Zone)

*per Del on 2/21 Csm may never get signed due to going into foreclosure*

**DAAR ENGINEERING, INC.**  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
2077 South 116th Street, West Allis, WI 53227  
PH. (414) 604-0674 FAX (414) 604-0677  
WWW.DAARENGINEERING.COM

This instrument drafted by  
William R. Henrichs, RLS S-2419

Job Number: 100330  
December 2, 2010  
Sheet 1 of 4 Sheets

notes 1" iron pipe found  
notes 1" x 24" iron pipe set, 1.68 lbs. per lin. ft.  
notes Found Chiseled Cross in Concrete

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed and mapped Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 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 Southwest corner of said Southeast 1/4;  
Thence N 88°09'43" E, along the South line of said Southeast 1/4, a distance of 44.50 feet;  
Thence N 50°49'43" E, 231.97 feet;  
Thence N 39°10'17" W, 33.00 feet to the Northerly right-of-way line of West Beloit Road and the Point of Beginning;  
Thence N 50°49'43" E, 439.29 feet along said North right-of-way line;  
Thence N 39°46'00" W, 121.20 feet;  
Thence S 50°36'20" W, 359.18 feet to the Easterly right-of-way of South 67th Place;  
Thence S 00°51'24" E, 127.19 feet along said Easterly right-of-way;  
Thence S 39°10'17" E, 20.00 feet to the Point of Beginning.

Said lands containing 48,886 square feet, 1.1218 acres.

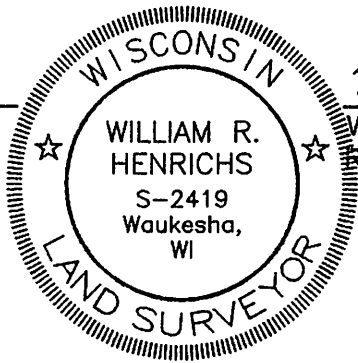
That I have made such survey, land division and map by the direction of Highland Commons, LLC, owner of said land.

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.

January 18, 2011

Date



*William R. Henrichs*

William R. Henrichs  
Registered Land Surveyor, S-2419

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William R. Henrichs, RLS S-2419

Job Number: 100330  
December 2, 2010  
Sheet 2 of 4 Sheets

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 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 being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, located in part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: \_\_\_\_\_ Adopted: \_\_\_\_\_

\_\_\_\_\_  
Dan Devine, Mayor

\_\_\_\_\_  
Paul Ziehler  
City Administrative Officer  
Clerk/Treasurer

**CERTIFICATE OF COUNTY TREASURER**

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, Daniel Diliberti, 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 \_\_\_\_\_, 2011 on any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel Diliberti  
Milwaukee County Treasurer

**CERTIFICATE OF CITY TREASURER**

I, Paul Ziehler, being the duly elected, qualified and acting 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 \_\_\_\_\_, 2011 on any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
Date

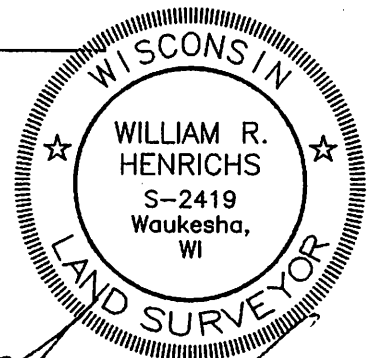
\_\_\_\_\_  
Paul Ziehler  
City Administrative Officer  
Clerk/Treasurer

**CERTIFICATE OF CITY CLERK**

I, Paul Ziehler, being the duly elected, 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 \_\_\_\_\_, 2011.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Paul Ziehler  
City Administrative Officer  
Clerk/Treasurer



*William R. Henrichs*

January 18, 2011

**DAAR ENGINEERING, INC.**  
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William R. Henrichs, RLS S-2419

Job Number: 100330  
December 2, 2010  
Sheet 4 of 4 Sheets

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

Highland Commons, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map. I 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. County of Milwaukee

IN WITNESS WHEREOF, the said Highland Commons, LLC, has caused these presents to be signed by Erich Schwenker, President of Cardinal Capital Management, Inc., managing member of CCM - Highland Commons, LLC, the managing member of Highland Commons, LLC, at West Allis, Milwaukee County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

In the presence of: Highland Commons, LLC.  
By: CCM - Highland Commons, LLC, it's managing member.  
By: Cardinal Capital Management, Inc. it's managing member.

By: \_\_\_\_\_  
Erich Schwenker - President

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011, Erich Schwenker, President of Cardinal Capital Management, Inc., managing member of CCM - Highland Commons, LLC, the managing member of Highland Commons, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

January 18, 2011

**DAAR ENGINEERING, INC.**  
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Job Number: 100330  
December 2, 2010  
Sheet 3 of 4 Sheets



CITY CLERK/TREASURER'S OFFICE  
414/302-8200 or 414/302-8207 (Fax)  
[www.westalliswi.gov](http://www.westalliswi.gov)  
Paul M. Ziehler  
City Admin. Officer, Clerk/Treasurer  
Monica Schultz  
Assistant City Clerk  
Rosemary West  
Treasurer's Office Supervisor

September 27, 2011

Cardinal Capital Management, Inc.  
Attn: Mr. Erich Schwenker  
135 S. 84 Street,  
Suite 100  
Milwaukee, WI 53214

Dear Mr. Schwenker:

Enclosed is a copy of Certified Survey Map No. 8377, to combine all existing platted lots within tax key number 475-0195-001 for the proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd. submitted by Norman Barrientos Design and Erich Schwenker of Cardinal Capital Management, which was recorded on August 11, 2011.

Sincerely,

Monica Schultz  
Assistant City Clerk

/jl

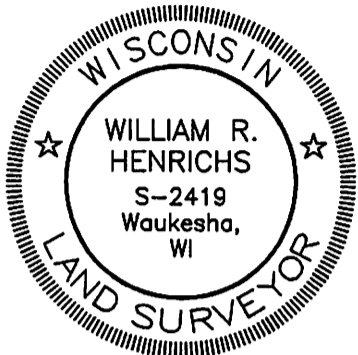
enclosure

cc: Development Department  
City Engineer  
City Assessor  
Director of Building Inspections and Neighborhood Services  
Special Assessment Clerk  
Pat Walker  
Highland Commons, LLC.  
William R. Henrichs, Surveyor



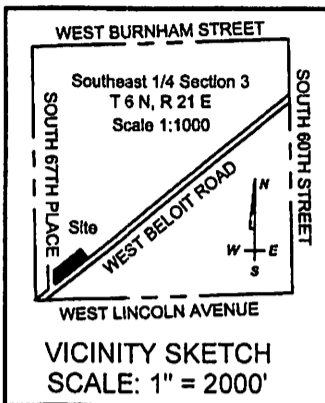
CERTIFIED SURVEY MAP NO. 8377

Being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



January 18, 2011

*William R. Henrichs*



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The South line of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East has a reference bearing of N 88°09'43" E. (June 2009 Datum)

Zoned: C-2 Neighborhood Commercial District  
Tax Key No. 475-0195-001

NW Corner, SE 1/4 Sec. 3, T6N, R21E  
(Conc. mon. w/brass cap)  
N 374,578.59; E 2,535,624.85  
(Wisconsin State Plane Co-Ordinate System, South Zone)

West Line of the SE 1/4 of Sect. 3, T6N, R21E  
S 00°51'24" E 2638.50'  
(Platted As. N 00°00'00" E)

**SOUTH 67th PLACE**  
(60' R.O.W.)

**18' Public Concrete Alley**  
(Platted S 51°41' W 360.00')  
S 50°36'20" W 359.18'

S 00°51'24" E 127.19'  
(Platted S 00°00'00" E - South - 127.46')

**Lot 1**  
48,886 Sq. Ft.  
1.1218 Acres

S 39°10'17" E 20.00'  
(Platted N 38°19' W 20.00')

N 88°09'43" E 44.50'  
(Platted 44.65')

SW Corner, SE 1/4 Sec. 3, T6N, R21E  
(Conc. mon. w/brass cap)  
N 371,940.58; E 2,535,664.30  
(Wisconsin State Plane Co-Ordinate System, South Zone)

(Platted N 38°19' W 33.00')

N 50°49'43" E 231.97'  
(Platted N 51°41' E 232.14')

South Line of the SE 1/4 of Sect. 3, T6N, R21E  
(Platted N 89°01' E)  
N 88°09'43" E 2674.38'

(Platted N 38°19' W 120.00')  
N 39°46'00" W 121.20'

(Platted S 51°41' W 360.00')  
S 50°36'20" W 359.18'

Exist. Building No. 6640

Shrine

Shrine

Shrine

Shrine

Shrine

Shrine

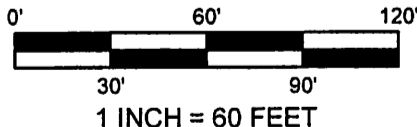
Shrine

Shrine

**WEST BELOIT ROAD**  
(66' R.O.W.)

Prepared For:  
Highland Commons, LLC  
135 S. 84th Street Suite 100  
Milwaukee, WI 53214  
414-727-9902

GRAPHIC SCALE



SE Corner, SE 1/4 Sec. 3, T6N, R21E  
N 372,026.35; E 2,538,337.10  
(Wisconsin State Plane Co-Ordinate System, South Zone)

Notes:

- Denotes 1" iron pipe found
- Denotes 1" x 24" iron pipe set, 1.68 lbs. per lin. ft.
- +—Denotes Found Chiseled Cross in Concrete

**DAAR ENGINEERING, INC.**

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
518 West Cherry Street, Milwaukee, WI 53212  
PH. (414) 604-0674 FAX (414) 604-0677  
WWW.DAARENGINEERING.COM

This instrument drafted by  
William R. Henrichs, RLS S-2419

Job Number: 100330  
December 2, 2010  
Sheet 1 of 4 Sheets



CERTIFIED SURVEY MAP NO. 8377

Being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed and mapped Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, being a part of the Southeast 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 Southwest corner of said Southeast 1/4;  
Thence N 88°09'43" E, along the South line of said Southeast 1/4, a distance of 44.50 feet;  
Thence N 50°49'43" E, 231.97 feet;  
Thence N 39°10'17" W, 33.00 feet to the Northerly right-of-way line of West Beloit Road and the Point of Beginning;  
Thence N 50°49'43" E, 439.29 feet along said North right-of-way line;  
Thence N 39°46'00" W, 121.20 feet;  
Thence S 50°36'20" W, 359.18 feet to the Easterly right-of-way of South 67th Place;  
Thence S 00°51'24" E, 127.19 feet along said Easterly right-of-way;  
Thence S 39°10'17" E, 20.00 feet to the Point of Beginning.

Said lands containing 48,886 square feet, 1.1218 acres.

That I have made such survey, land division and map by the direction of Highland Commons, LLC, 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.

January 18, 2011

Date



*William R. Henrichs*  
William R. Henrichs  
Registered Land Surveyor, S-2419

DOC.# 10022385

RECORDED 08/11/2011 10:27AM  
JOHN LA FAVE  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: 30.00  
FEE EXEMPT #:

**DAAR ENGINEERING, INC.**  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
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CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Highland Commons, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map. I 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. County of Milwaukee

IN WITNESS WHEREOF, the said Highland Commons, LLC, has caused these presents to be signed by Erich Schwenker, President of Cardinal Capital Management, Inc., managing member of CCM - Highland Commons, LLC, the managing member of Highland Commons, LLC, at West Allis, Milwaukee County, Wisconsin, on this 11 day of August, 2011.

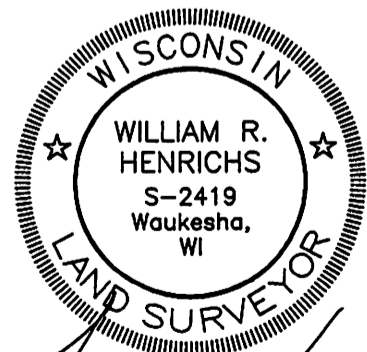
In the presence of: Highland Commons, LLC.  
By: CCM - Highland Commons, LLC, it's managing member.  
By: Cardinal Capital Management, Inc. it's managing member.

By: Erich Schwenker  
Erich Schwenker - President

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

Personally came before me this 11 day of August, 2011, Erich Schwenker, President of Cardinal Capital Management, Inc., managing member of CCM - Highland Commons, LLC, the managing member of Highland Commons, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Carol L. Kane  
Notary Public  
State of Wisconsin  
My Commission Expires: March 11, 2012



William R. Henrichs  
January 18, 2011

DAAR ENGINEERING, INC.  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
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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 being Lots 7 to 16 inclusive, in Block 5, JUNEAU HIGHLANDS, located in part of the Southeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: February 18, 2011

Adopted: February 15, 2011

Dan Devine  
Dan Devine, Mayor

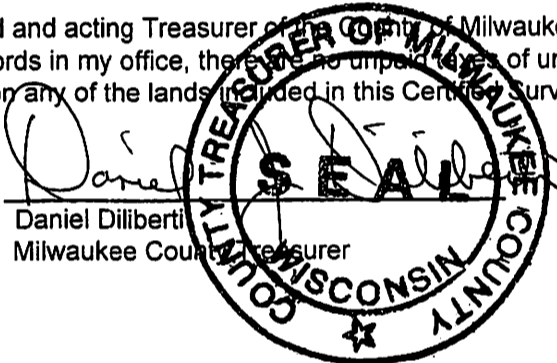
Paul Ziehler  
Paul Ziehler  
City Administrative Officer  
Clerk/Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, Daniel Diliberti, being the duly elected, qualified and acting Treasurer of Milwaukee County, 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 11, 2011, 2011 on any of the lands included in this Certified Survey Map.

August 11, 2011  
Date



Daniel Diliberti  
Daniel Diliberti  
Milwaukee County Treasurer

CERTIFICATE OF CITY TREASURER

I, Paul Ziehler, being the duly elected, qualified and acting 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 8, 2011 on any of the lands included in this Certified Survey Map.

8/8/11  
Date

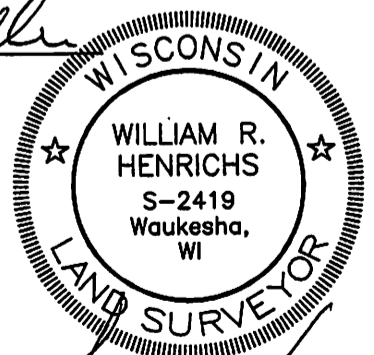
Paul Ziehler  
Paul Ziehler  
City Administrative Officer  
Clerk/Treasurer

CERTIFICATE OF CITY CLERK

I, Paul Ziehler, being the duly elected, 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 15th day of Febr, 2011.

8/8/11  
Date

Paul Ziehler  
Paul Ziehler  
City Administrative Officer  
Clerk/Treasurer



William R. Henrichs  
January 18, 2011

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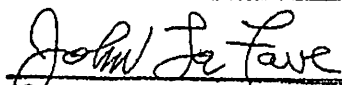


STATE OF WISCONSIN  
MILWAUKEE COUNTY

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 my office. Witness my hand and official seal this

AUG 11 2011

date



JOHN LA FAVE  
Register of Deeds

RECEIVED

AUG 17 2011

WEST ALLIS  
CITY ATTORNEY