



# City of West Allis

Resolution: R-2018-0312

**File Number:** R-2018-0312

**Final Action:**

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

**MAY 0 1 2018**

Resolution approving a Certified Survey Map to consolidate and re-divide the former AMF Bowling properties located at 10901 W. Lapham St. and the 1600 Block of S. 108 St. (Tax Key Nos. 448-9979-005 & 448-9979-004).

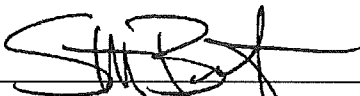
WHEREAS, Mike Klumb submitted a Certified Survey Map to consolidate and re-divide the former AMF Bowling properties located at 10901 W. Lapham St. and the 1600 Block of S. 108 St. (Tax Key Nos. 448-9979-005 & 448-9979-004); and,


WHEREAS, with the grant of this resolution the Common Council grants a 6-month extension of time to record the map and its documents with the Milwaukee County Register of Deeds Office.

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 a part of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, be and the same is hereby adopted.

ADOPTED           MAY 0 1 2018          

APPROVED           5/3/18          

  
\_\_\_\_\_  
Steven A. Braatz, Jr., City Clerk

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

DOC. # 10817185

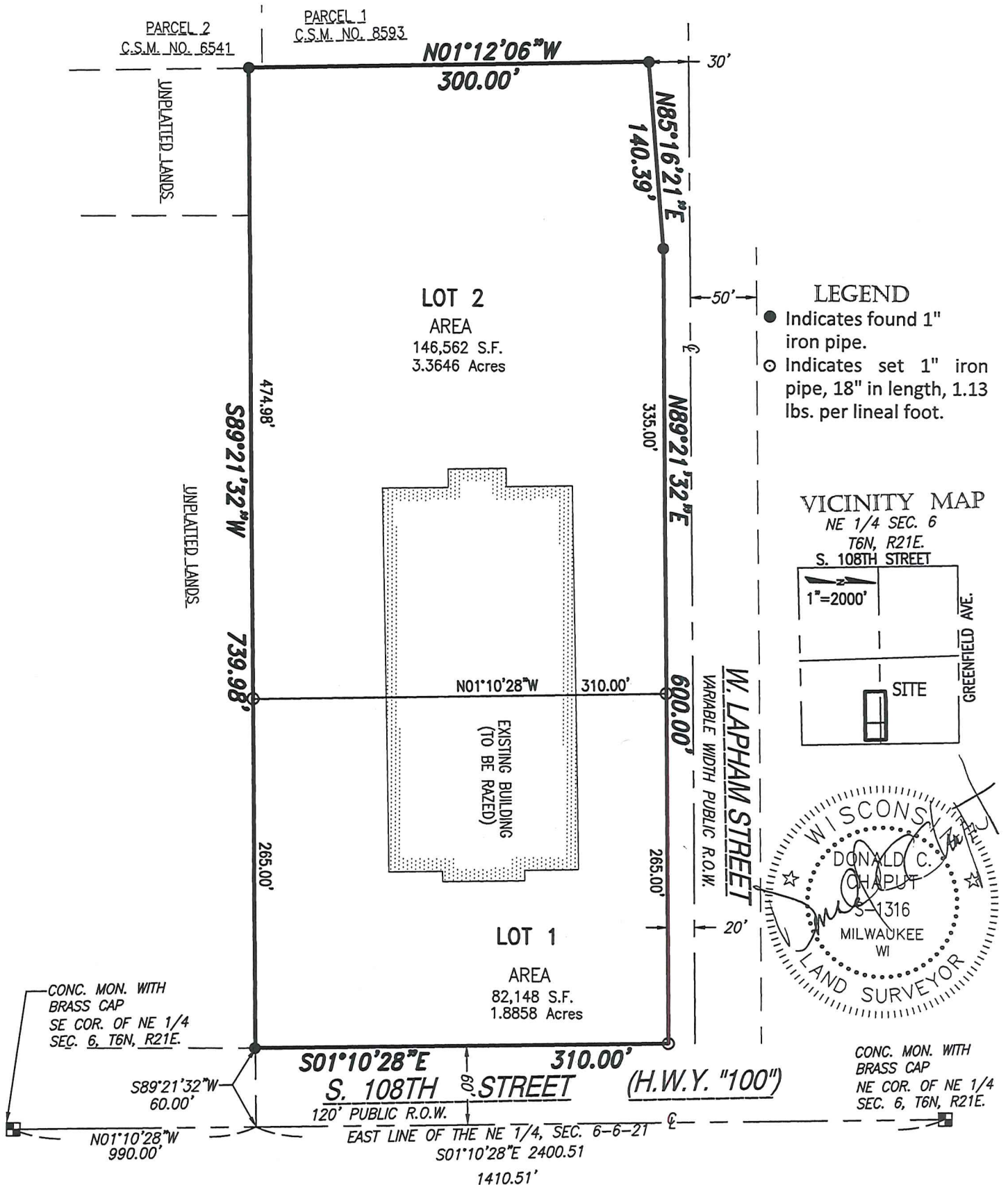
RECORDED:  
10/04/2018 11:43 AM  
JOHN LA FAVE  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00

# CERTIFIED SURVEY MAP NO. 9070

Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin

Subdivider:  
Michael Klumb  
Coast Car Wash, LLC  
S15W22095 Woods View Ct.  
Waukesha, WI 53186

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the East line of the NE 1/4, Sec. 6 bears N01°10'28"W.



## CHAPUT LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Registered Land Surveyor S-1316

Date: February 21, 2018  
Rev. March 28, 2018  
Survey No. 2166-far  
Sheet 1 of 4 Sheets

# CERTIFIED SURVEY MAP NO. 9070

Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN  
:SS  
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section; thence North 01°10'28" West along the East line of said 1/4 Section 990.00 feet to a point; thence South 89°21'32" West 60.00 feet to a point on the West line of South 108th Street and the point of beginning of lands described hereinafter; thence continuing South 89°21'32" West 739.98 feet to a point on the East line of Parcel 2 of Certified Survey Map No. 6541; thence North 01° 12' 06" West along said East line 300.00 feet to a point on the South line of West Lapham Street; thence North 85° 16' 21" East along said South line 140.39 feet to a point; thence North 89°21'32" East along said South line 600.00 feet to a point on said West line; thence South 01° 10' 28" East along said West line 310.00 feet to the point of beginning.

Said lands as described contains 228,710 square feet or 5.2504 Acres.

THAT I have made the survey, land division and map by the direction of Coast Car Wash, LLC, subdivider.

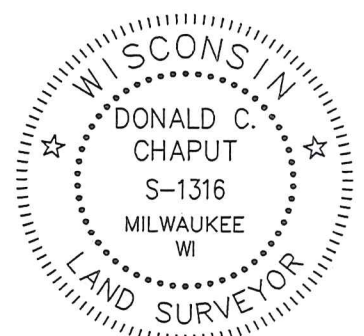
THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of West Allis in surveying, dividing and mapping the same.

March 28, 2018



DONALD C. CHAPUT  
REGISTERED LAND SURVEYOR S-1316



**CHAPUT**  
LAND SURVEYS

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Milwaukee, WI 53204

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Date: February 21, 2018  
Rev. March 28, 2018  
Survey No. 2166-far  
Sheet 2 of 4 Sheets

# CERTIFIED SURVEY MAP NO. 9070

Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

## OWNER'S CERTIFICATE

Michael Klumb, as member of Coast Car Wash, LLC, certifies that said company 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.

Coast Car Wash, 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.

Witness the hand seal of August, 10<sup>th</sup> day of 2018, 2018.  
Lauren Kucik

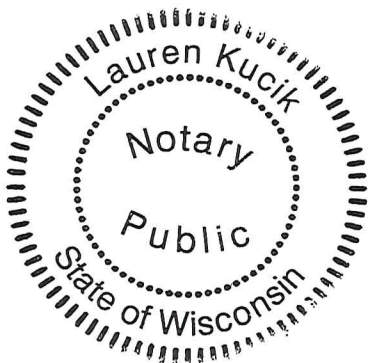
In the presence of:

Jean M. Gabe  
Witness

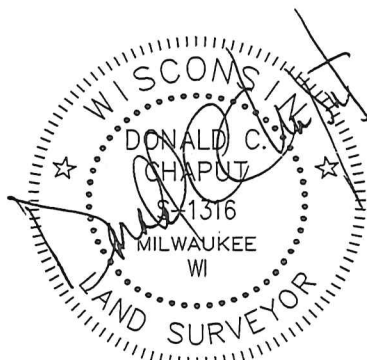
[Signature]  
Michael Klumb, Member  
Coast Car Wash, LLC

STATE OF WISCONSIN }  
                                  :SS  
MILWAUKEE COUNTY }

Personally came before me this 10 day of August, 2018, Michael Klumb, member of Coast Car Wash, LLC, to me known as the person who executed the foregoing instrument and acknowledged the same.



Lauren Kucik  
Notary Public  
State of Wisconsin  
My commission expires 9/2/19  
My commission is permanent.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

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www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Registered Land Surveyor S-1316

Date: February 21, 2018  
Rev. March 28, 2018  
Survey No. 2166-far  
Sheet 3 of 4 Sheets

# CERTIFIED SURVEY MAP NO. 9070

Part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of 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 part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, be and the same is hereby adopted.

Approved: 5-18-18

Adopted: 5-1-18

  
DAN DEVINE, MAYOR

  
STEVEN A. BRAATZ, JR.  
CITY CLERK

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of City of West Allis on this 25 day of April, 2018.

5-4-18  
DATE

  
DAN DEVINE, CHAIRMAN

5-4-18  
DATE

  
PLANNING MANAGER  
Steven J. Schaefer

## CERTIFICATE OF COUNTY TREASURER

I, David Cullen, being the duly appointed, qualified and acting County Treasurer of the County of Milwaukee, Wisconsin, do hereby certify that in accordance with the records in the office of the County Treasurer of the County of Milwaukee, there are no unpaid taxes or special assessments as of 9/20/2018 on the land included in this Certified Survey Map.

9/20/2018  
DATE

  
David Cullen, COUNTY TREASURER



## CERTIFICATE OF CITY TREASURER

I, Peggy Steeno, being the duly appointed, qualified and acting Finance Director/Comptroller/City 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 September 12, 2018 on any of the lands included in this Certified Survey Map.

9/12/18  
DATE

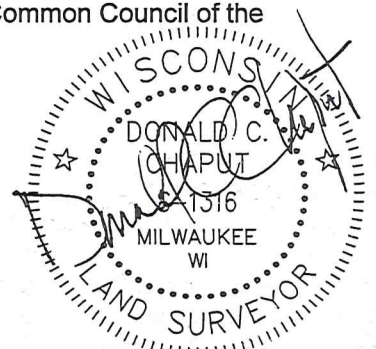
  
Peggy Steeno  
FINANCE DIRECTOR/COMPTROLLER/CITY TREASURER

## CITY CLERK'S CERTIFICATE

I, Steven A. Braatz, Jr., 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, Wisconsin on 10<sup>th</sup> day of September, 2018.

Date 9-10-18

  
STEVEN A. BRAATZ, JR.  
CITY CLERK



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Registered Land Surveyor S-1316

Date: February 21, 2018  
Rev. March 28, 2018  
Survey No. 2166-far  
Sheet 4 of 4 Sheets

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

OCT - 4 2018 OCT - 4 2018

date

John La Fave  
JOHN LA FAVE  
Register of Deeds



John F. Stibal  
Director  
Department of Development  
414.302.8460  
jstibal@westalliswi.gov

May 1, 2018

10-4-18  
Address Assignment: 10809 W Lapham St.

Mike Klumb  
Coast Car Wash  
S15 W22095 Woods View Court  
Waukesha, WI 53186

RE: Certified Survey Map to consolidate and re-divide the former AMF Bowling properties located at 10901 W Lapham St. and the 1600 Block of S. 108 St. (Tax Key Nos. 448-9979-005 & 448-9979-004)

Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St.

Site, Landscaping and Architectural Plans for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St., submitted by Mike Klumb, applicant for Coast Car Wash, LLC (Tax Key No. 448-9979-005)

Dear Mr. Klumb:

This letter is to inform you that the Plan Commission, at its meeting of April 25, 2018, approved the above-referenced item, subject to the following conditions.

(Items 1-7 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following:
  - (a) Additional landscaping is recommended internally and around the perimeter of the car wash site including perennial landscaping and trees (north, south, east and west); On the south side of the site a solid evergreen landscaping area, combined with that of a screen fence. Along the frontage of Hwy 100 a larger massing of perennial landscaping and trees is recommended around the sign and at the northeast and southeast corners of the property;
  - (b) Hwy 100 driveway being modified directionally to right turn exit only;
  - (c) on the south end of the site, reduce lane widths of the proposed (40-ft) wide internal east-west queuing/stacking drive lanes (as proposed 13-ft wide – reduce to 11-ft wide);
  - (d) site plan to show queuing/stacking on site;
  - (e) vacuum operational and design details being noted (sound level, pay per use, free, central vacuum or dual on board canister, lighting);
  - (f) architectural details and color specifics being provided on an updated set of elevations. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

C400  
8-27-18  
9.6.18

brick main bldg?  
storage bldg?

C400  
9.6.18  
shows  
32' bk

OK 2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

performance bond 3.  
\$159,941  
on file. OK

A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

4. A finalized Traffic Impact Analysis being submitted to and accepted by the Wisconsin Department of Transportation.

5. The Developer's schedule for implementation of the recommended improvements being provided to the Common Council. (w/ respect to WISDOT).

submitted to  
BINS

6. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department, at (414) 302-8414.

July 2, 2018 - 7.

Permit application for driveway modification/concrete work within Hwy 100 right-of-way contact Wisconsin Department of Transportation.

R. 2018-0312  
5-1-18  
+ to be recorded  
@ MKE Co.

8. Common Council approval of the Certified Survey Map and Special use (scheduled for May 1, 2018). Applicant's acknowledgement signature on the Special Use Permit Resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

9. Signage and updated lighting plan being provided for staff review and approval.

10. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

Please contact the Building Inspection and Neighborhood Services Department at 414-302-8400 for additional requirements for permit application information.

Sincerely,



Steven J. Schaer, AICP  
Manager, Planning and Zoning Division

cc: David Hochberg, AMF Bowling Centers, Inc., 222 W. 44 St., 4<sup>th</sup> Floor, New York NY 10036  
John F. Stibal, Director, Department of Development  
Ed Lisinski, Director, Department of Building Inspections and Neighborhood Services