

PLAN COMMISSION REPORT

Proposal: Minor Land Division/Lot Line Adjustment

Description: Review of a Minor Land Division/Lot Line Adjustment request to combine the properties at 7101 & 7115 S. Pennsylvania Ave.

Applicant(s): Christopher Fink

Address(es): 7101 & 7115 S. Pennsylvania Ave. (1st Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Christopher Fink for the properties at 7101 & 7115 S. Pennsylvania Ave. be approved with the following conditions:

1. That the Common Council approval includes acceptance of the public right-of-way dedication.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Owner(s): Christopher Fink

Tax Key(s): 768-0002-000 and 768-0001-001

Lot Size(s): 0.677 ac (following consolidation)

Current Zoning District(s): B-2, Community Business

Overlay District(s): N/A

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Commercial

Background:

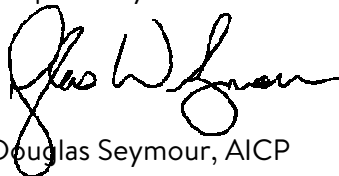
The Applicant is requesting approval of a Minor Land Division/Lot Line Adjustment to combine the properties at 7101 and 7115 S. Pennsylvania Ave. Both lots are currently located in the B-2, Community Business zoning

district, and will continue to meet the dimensional requirements following consolidation. Included on the map are the Official Map for future roads and the dedication of five (5) feet along Pennsylvania Avenue for public road purposes. Although not part of this request, an amendment to the Official Map for the area to reflect updated public right-of-way needs is likely forthcoming. One (1) revision is required to the signature page to include the acceptance of public right-of-way dedication in the Common Council approval.

Staff have no objections to the proposal with the conditions of approval recommended above.

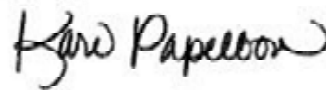
Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Disapproval would result in the existing configurations of the parcels to remain, and may affect future reuse/redevelopment proposals.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

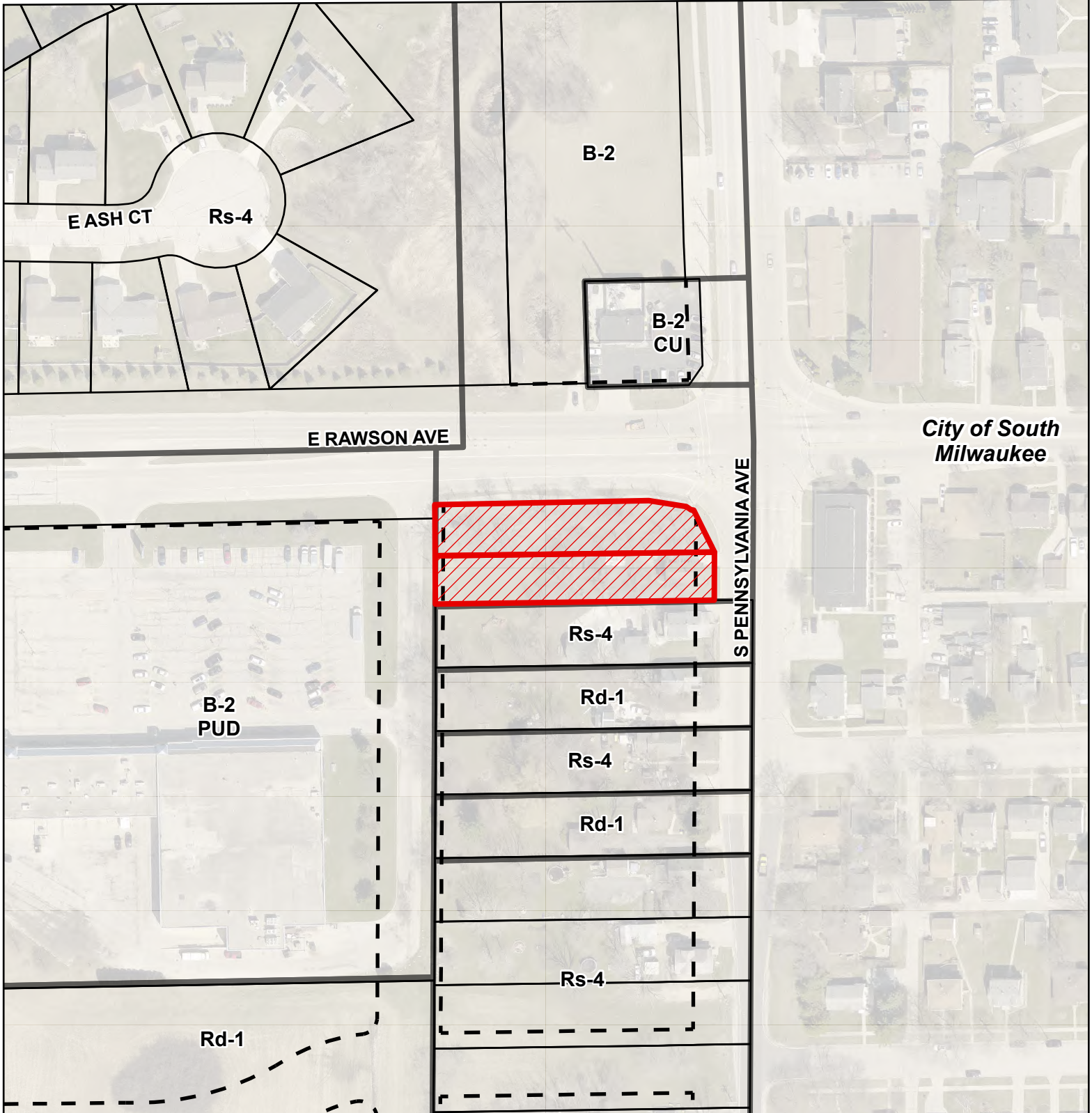
Attachments:

Location Map

Proposed CSM (4 pages)

LOCATION MAP

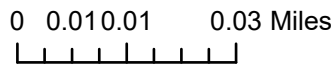
7101 & 7115 S. Pennsylvania Ave.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 7101 & 7115 S. Pennsylvania Ave.

CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF LOT 1 OF THE MAP OF "SOUTH VIEW", BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



SCALE 1" = 60'



NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11422 N. Paul Washington Rd., Mequon, Wisconsin, 53002
 (202) 241-0400 • FAX: (202) 241-0337
 www.northshoreengineering.com

S. PENNSYLVANIA AVE.

(RIGHT OF WAY VARIES)



NE CORNER OF THE NW 1/4 OF SECTION 10-5-22 CONC. MON. WITH BRASS CAP

EAST LINE OF THE NW 1/4 OF SECTION 10-5-22

(SOUTH) 50°18'21"W 2850.58' TOTAL

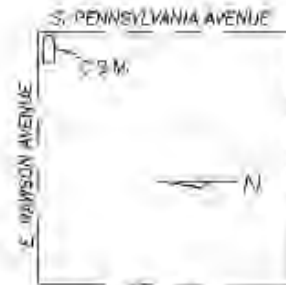
SE CORNER OF THE NW 1/4 OF SECTION 10-5-22 CONC. MON. WITH BRASS CAP

OWNER:
 CHRISTOPHER FINK
 7115 S. PENNSYLVANIA AVE
 OAK CREEK, WI 53154

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 11.13 LBS. PER LINEAL FOOT (SET)
- + - DENOTES CHISELED CROSS (FOUND)
- - DENOTES STEEL PIPE (FOUND)
- - DENOTES REBAR (FOUND)
- ↔ - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NW 1/4 OF SECTION 10-5-22, WHICH BEARS 30°18'21"W) (LAMB 2015 DATUM/NAD-83)



LOCATION MAP

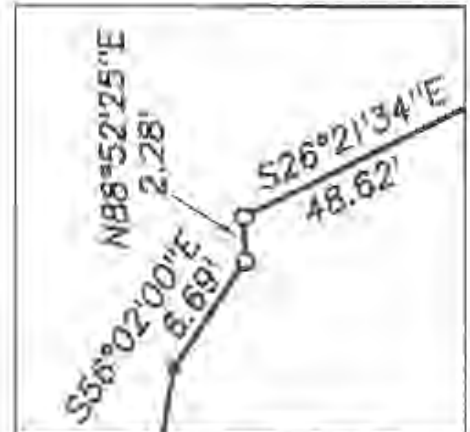
NORTHWEST 1/4 SEC. 10-5-22
 (SCALE 1"=2000')



NOTES:

1. CURRENT ZONING: B-2 (COMMUNITY BUSINESS)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.

10-11-2021
 REV. 11-1-2021
 REV. 3-13-2023



CORNER DETAIL - 1"=10'

CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF LOT 1 OF THE MAP OF "SOUTH VIEW", BEING A PART OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH,
RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,
WISCONSIN

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of Lot 1 of Map of SOUTH VIEW", being a part the Northeast 1/4 of the Northwest
1/4 of Section 10, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee
County, Wisconsin, bounded and described as follows:


Commencing at the Northeast corner of said Northwest 1/4 Section; thence $S0^{\circ}18'21"W$
along the East line of said 1/4 Section, 165.01 feet; thence $S88^{\circ}52'25"W$, 40.01 feet to a
point in the West right of way of S. Pennsylvania Avenue, said point also being the
Southeast corner of Lot 1 of the Map of South View and the point of beginning of lands
to be described; thence continuing $S88^{\circ}52'25"W$ along the South line of said Lot 1,
289.99 feet to the Southwesterly corner of said Lot 1 and a point in the East line of
Certified Survey Map No. 5370; thence $N0^{\circ}18'21"E$ along the West line of said Lot 1 and
the East line of Certified Survey Map No. 5370, 105.00 feet to a point in the South right
of way of W. Rawson Avenue; thence $N88^{\circ}52'25"E$ along said South right of way line,
221.52 feet; thence $N80^{\circ}37'46"E$ along said South right of way line, 39.27 feet; thence
 $S56^{\circ}02'00"E$ along said South right of way line, 6.69 feet; thence $N88^{\circ}52'25"E$ along
said South right of way line, 2.28 feet; thence $S26^{\circ}21'34"E$ along said South right of way
line, 48.62 feet to a point in the West right of way of S. Pennsylvania Avenue; thence
 $S0^{\circ}18'21"W$ along said West right of way line, 50.00 feet to the point of beginning.

Said lands containing 29,505 sq. ft. or 0.677 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Christopher
Fink, OWNER of said lands,

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 complied with Chapter 236.34 of the Wisconsin Statutes and Chapter 14 of
the City of Oak Creek Municipal Code in surveying, dividing and mapping the same.


James G. Schneider S-2127

10-11-2021



This instrument drafted by James G. Schneider

CERTIFIED SURVEY MAP NO _____

ALL THAT PART OF LOT 1 OF THE MAP OF "SOUTH VIEW", BEING A PART OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH,
RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,
WISCONSIN

OWNER'S CERTIFICATE

I, Christopher Fink, OWNER of said lands, do hereby certify: THAT I have caused the
lands described in the foregoing certificate of James G. Schneider, Surveyor, to be
surveyed, divided and mapped.

Witness

Christopher Fink

WITNESS the hand and seal of said OWNER on this _____ day of _____
20__.

STATE OF WISCONSIN)
MILWAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
Christopher Fink, to me known to be the person who executed the foregoing certificate
and acknowledged the same.

Notary Public

My Commission expires _____

CONSENT OF MORTGAGEE

FAIRWAY INDEPENDENT MORTGAGE CORPORATION, existing under and by virtue
of the laws of the State of Wisconsin, mortgagee of the above described land does
hereby consent to the surveying, dividing and mapping of the land described on this
Certified Survey Map and does hereby consent to the above certificate of Christopher
Fink, OWNER.

In witness whereof, the said FAIRWAY INDEPENDENT MORTGAGE CORPORATION
has caused these presents to be signed by _____, it's _____
_____ at _____, Wisconsin, this _____ day of
_____, 20__.

IN THE PRESENCE OF:

FAIRWAY INDEPENDENT
MORTGAGE CORPORATION

By: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
the above named by _____, to me known to be the person who
executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

10-11-2021

This instrument drafted by James G. Schneider



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ALL THAT PART OF LOT 1 OF THE MAP OF "SOUTH VIEW", BEING A PART OF THE
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RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,
WISCONSIN

CITY OF OAK CREEK PLANNING COMMISSION APPROVAL

Certified Survey Map accepted by the City of Oak Creek Planning Commission on this
_____ day of _____, 20_____.

Daniel Bukiewicz, Chairman

Kari Papelbon, Secretary

CITY OF OAK CREEK COMMON COUNCIL APPROVAL

Certified Survey Map approved by the City of Oak Creek Common Council on this
_____ day of _____, 20_____, by Resolution No. _____

Daniel Bukiewicz, Mayor

Catherine Roeske, City Clerk

10-11-2021
REV. 3-13-2023

This instrument drafted by James G. Schneider

