



## PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review of a Certified Survey Map request to divide the property at 1402 W. Hampstead Ln.

Applicant(s): John Thomsen, Highgate LLC

Address(es): 1402 W. Hampstead Ln. (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Thomsen, Highgate LLC, for the property at 1402 W. Hampstead Ln. be approved with the following condition:

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): Highgate LLC

Tax Key(s): 784-9036-000

Lot Size(s): Lot 7 = 1.4645 ac; Outlot 8 = 9.5694 ac (following reconfiguration)

Current Zoning District(s): B-4, General Business

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Mixed Use

### Background:

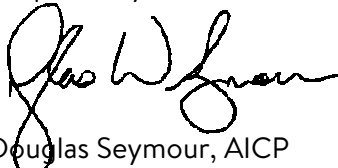
The Applicant is requesting recommendation of approval of a Certified Survey Map (CSM) dividing the property at 1402 W. Hampstead Ln. into one (1) development parcel and one (1) Outlot. This property is part of the Highgate PUD. Plan Commissioners will note that the CSM labels the lots as Lot 7 and Outlot 8, which are continuations of lot numbers from the previous CSMs.

While Lot 7 is intended for future commercial development, Outlot 8 will retain the wetlands, stormwater infrastructure, and cross-access easements for the development. Each of the proposed lots meets the minimum lot size and width requirements for the B-4, General Business zoning district and PUD requirements. Minor corrections, including the correct Plan Commission Secretary on Sheet 6, will be required prior to recording should the proposed CSM be recommended for approval.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map (CSM) with specified conditions, or that the Common Council not approve of the proposed CSM. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the criteria per Code/PUD upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. Disapproval may affect future commercial development plans for the proposed Lot 7.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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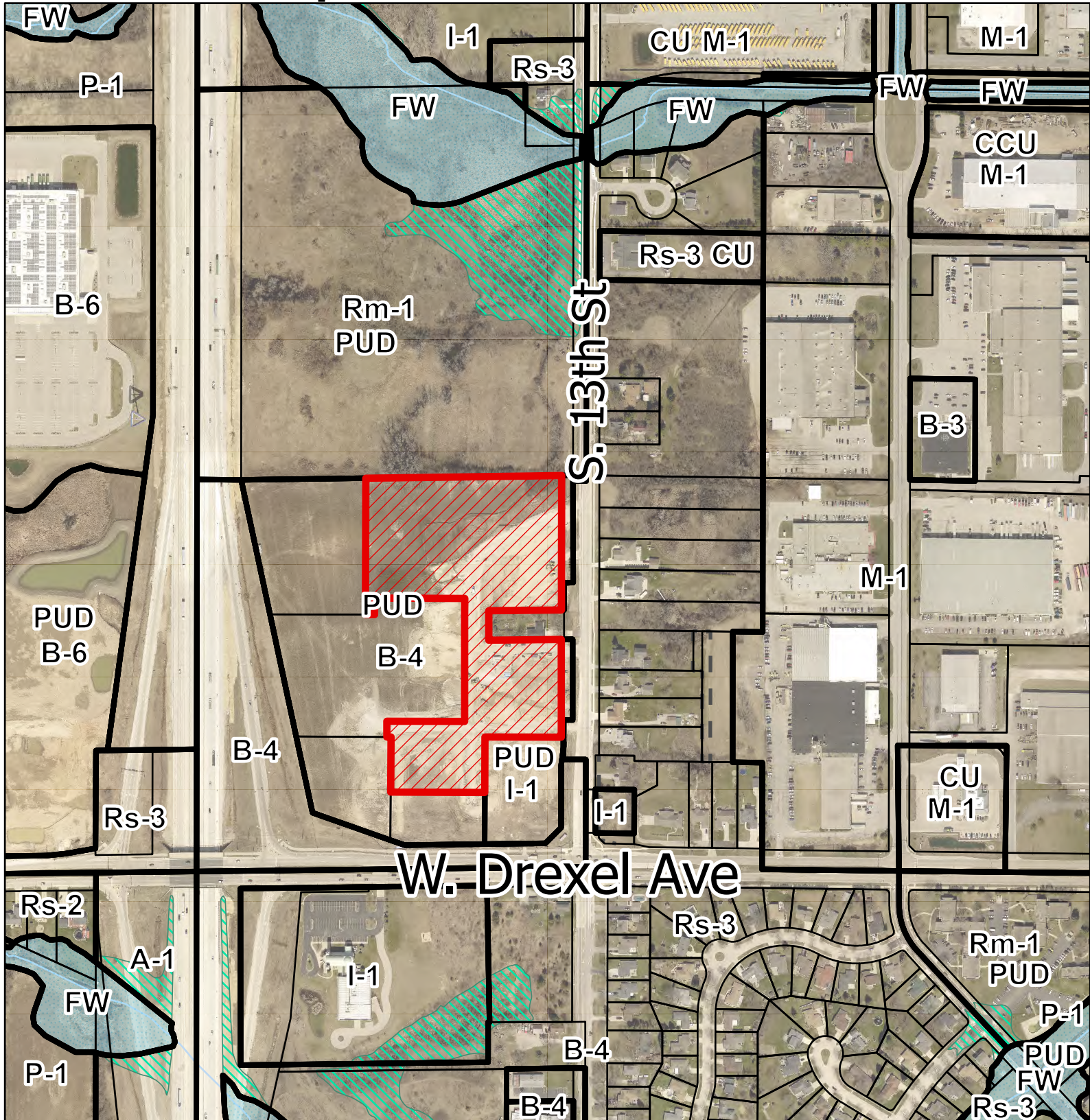
Attachments:

Location Map

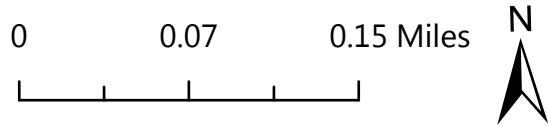
Proposed CSM (6 pages)

# Notification Map

## 1402 W Hampstead Lane



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



- Legend**
- Zoning
  - Official Street Map
  - Floodway
  - Flood Fringe
  - Parcels
  - 1402 W Hampstead Lane

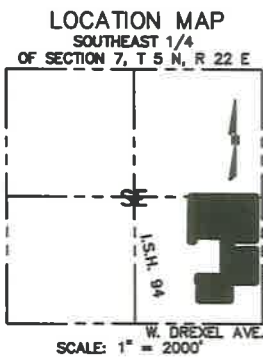
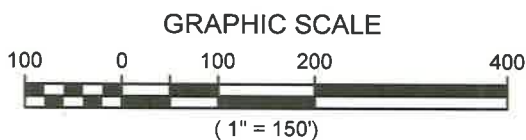
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Outlot 3 of Certified Survey Map No. 9236, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

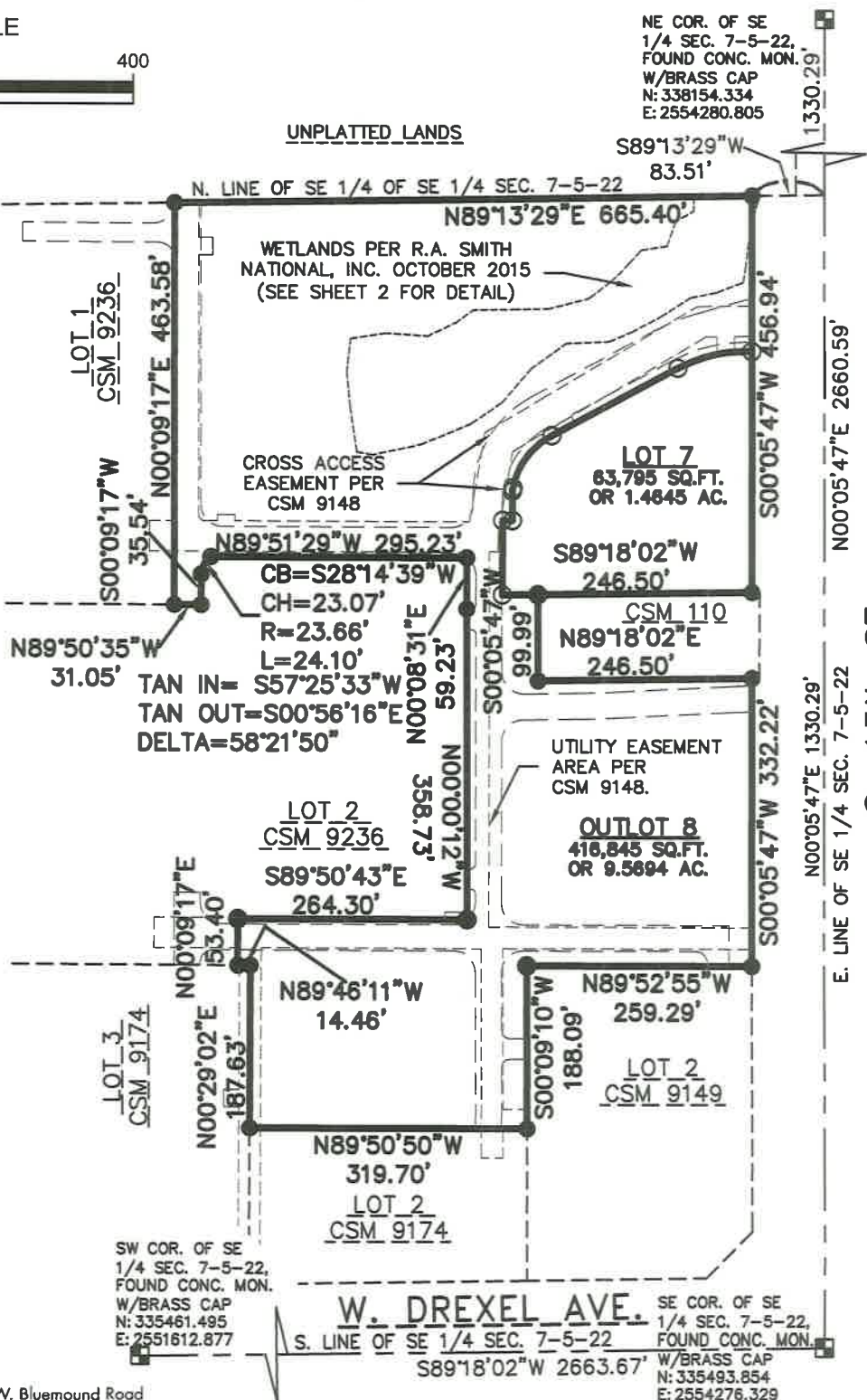
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

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

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 7, T 5 N, R 22 E, WHICH BEARS N00°05'47"E.



OWNER:  
HIGHGATE, LLC  
19035 W. CAPITOL DR. STE. 108  
BROOKFIELD, WI 53186

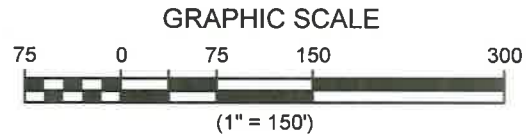
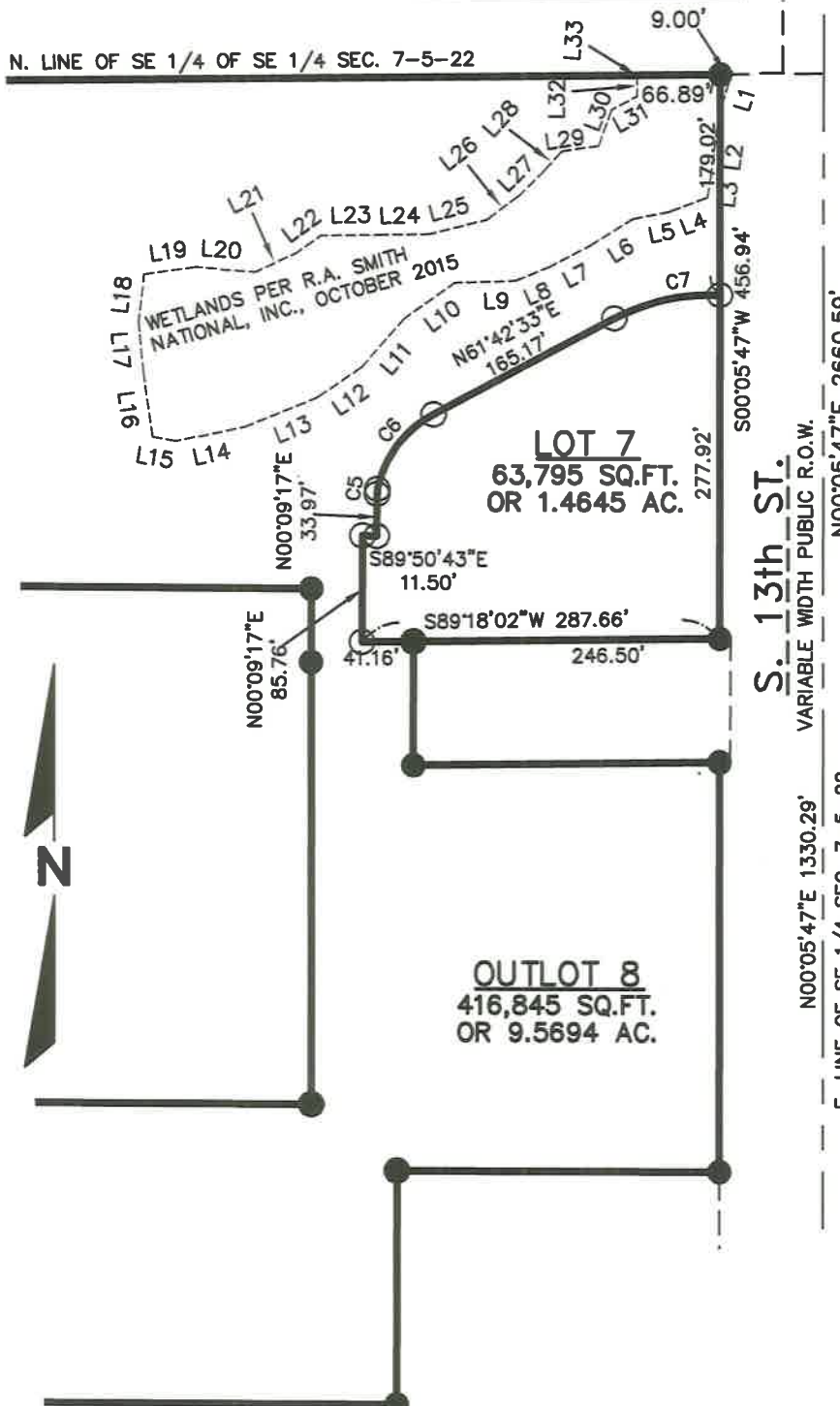


S. 13th St.  
VARIABLE WIDTH PUBLIC R.O.W.

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## WETLAND AND INTERIOR LOT DETAILS



Wetland Line Table								
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S17°03'57"W	35.96	L12	S55°12'57"W	43.47	L23	N89°05'13"E	47.26
L2	S7°00'47"W	47.62	L13	S67°40'01"W	62.97	L24	N88°51'28"E	39.91
L3	S8°42'34"W	18.45	L14	S77°39'31"W	56.52	L25	N75°36'13"E	47.80
L4	S69°09'47"W	33.02	L15	N80°11'12"W	18.87	L26	N52°35'33"E	32.43
L5	S78°28'10"W	29.97	L16	N8°12'31"W	53.23	L27	N45°14'43"E	27.81
L6	S57°28'31"W	40.19	L17	N5°23'02"W	40.56	L28	N41°58'47"E	22.03
L7	S62°13'16"W	37.16	L18	N6°51'04"E	38.64	L29	N81°36'10"E	29.73
L8	S67°07'33"W	30.18	L19	N81°30'45"E	41.64	L30	N19°42'11"E	30.88
L9	S88°01'00"W	48.76	L20	S86°05'05"E	48.11	L31	N61°12'08"E	23.47
L10	S54°11'45"W	50.62	L21	N64°14'57"E	37.41	L32	N0°17'28"E	15.12
L11	S40°36'49"W	51.49	L22	N53°45'12"E	23.23	L33	N4°27'14"E	2.02

Curve Table						
Curve #	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C5	19.00	N6°04'30"E	3.92	N00°09'17.2"E	N11°59'42.1"E	011°50'25.0"
C6	89.50	N36°51'07"E	75.24	N11°59'42.1"E	N61°42'32.7"E	049°42'50.6"
C7	163.50	N77°13'18"E	87.46	N61°42'32.7"E	S87°15'55.8"E	031°01'31.5"

**raSmith** 16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 CREATIVITY BEYOND ENGINEERING [rasmith.com](http://rasmith.com)

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

A redivision of Outlot 3 of Certified Survey Map No. 9236, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
  :SS  
WAUKESHA COUNTY         }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Outlot 3 of Certified Survey Map No. 9236, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast corner of said Southeast 1/4 of Section 7; thence North 00°05'47" East along the East line of said Southeast 1/4 Section 1330.29 feet to a point; thence South 89°13'29" West 83.51 feet to a point on the West line of South 13th Street and the point of beginning; thence South 00°05'47" West along said West line 456.94 feet to the Northeast corner of Certified Survey Map No. 110; thence South 89°18'02" West 246.50 feet to the Northwest corner of said Certified Survey Map No. 110; thence South 00°05'47" West 99.99 feet to the Southwest corner of said Certified Survey Map No. 110; thence North 89°18'02" East 246.50 feet to the West line of South 13th Street; thence South 00°05'47" West along said West line 332.22 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 9149; thence North 89°52'55" West along the North line of said Lot 2, a distance of 259.29 feet to a point; thence South 00°09'10" West along the West line of said Lot 2, a distance of 188.09 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 9174; thence North 89°50'50" West along the North line of said Lot 2, a distance of 319.70 feet to a point on the East line of Lot 3 of Certified Survey Map No. 9174; thence North 00°29'02" East 187.63 feet to the Northeast corner of said Lot 3; thence North 89°46'11" West along the North line of said Lot 3, a distance of 14.46 feet to a point; thence North 00°09'17" East 53.40 feet to a point; thence South 89°50'43" East along the South line of Lot 2 of Certified Survey Map No. 9236, a distance of 264.30 feet to the Southeast corner of said Lot 2; thence North 00°00'12" West along the East line of said Lot 2, a distance of 358.73 feet to a point; thence North 00°08'31" East along said East line 59.23 feet to a point; thence North 89°51'29" West along the North line of said Lot 2, a distance of 295.23 feet to a point; thence Southwesterly 24.10 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 23.66 feet, and whose chord bears South 28°14'39" West 23.07 feet to a point; thence South 00°09'17" West 35.54 feet to a point; thence South 89°50'35" West along the North line of said Lot 2, a distance of 31.05 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 9236; thence North 00°09'17" East along the East line of said Lot 1, a distance of 463.58 feet to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 7; thence North 89°13'29" East along said North line 665.40 feet to the point of beginning.

Said lands contain 480,666 square feet or 11.0346 acres.

THAT I have made the survey, land division and map by the direction of HIGHGATE, LLC, owner.

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 Chapter 14 of the City of Oak Creek Municipal Code in surveying, dividing, and mapping the same.

DATE MARCH 21, 2023   (SEAL)  
ERIC R. STURM  
PROFESSIONAL LAND SURVEYOR S-2309

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

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CORPORATE OWNER'S CERTIFICATE

HIGHGATE, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code.

HIGHGATE, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

IN Witness Whereof, HIGHGATE, LLC has caused these presents to be signed by

\_\_\_\_\_, its Managing Member, this \_\_\_\_\_

day of \_\_\_\_\_, 2023.

\_\_\_\_\_

STATE OF WISCONSIN        }  
  :SS  
MILWAUKEE COUNTY        }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_, of the above named HIGHGATE, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be Managing Member and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



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CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing, and mapping of the land described in the foregoing affidavit of Eric R. Sturm, Surveyor, and does hereby consent to the certificate of said owner.

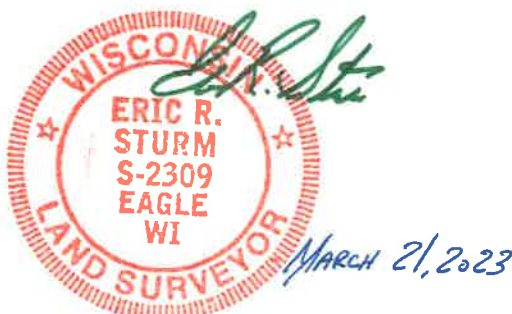
In witness whereof, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, and \_\_\_\_\_, its corporate seal to be hereunto affixed. this \_\_\_\_ day of \_\_\_\_\_, 2023.

STATE OF \_\_\_\_\_ }  
  :SS  
COUNTY OF \_\_\_\_\_ }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ and \_\_\_\_\_ of the (name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and the \_\_\_\_\_ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of \_\_\_\_\_  
My commission expires \_\_\_\_\_





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PLANNING COMMISSION OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR DANIEL BUKIEWICZ, CHAIRMAN

\_\_\_\_\_  
DOUGLAS SEYMOUR, SECRETARY

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
DANIEL BUKIEWICZ, MAYOR

\_\_\_\_\_  
CATHERINE ROESKE, CITY CLERK



MARCH 21, 2023

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,  
PROFESSIONAL LAND SURVEYOR S-2309