



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner
Michal A. Dawson
Deputy Commissioner

January 8, 2004

To the Honorable Common Council
Zoning, Neighborhoods & Development Committee
City of Milwaukee

Dear Committee Members:

Attached is a final certified survey map listed as follows:

DCD #2336- Owner: River Crest LLC
Tax Key No's.: 355-1522-000 & -1524-000
Located south of East North Avenue and west of North Riverboat Road, in the 6th
Aldermanic District.

The purpose of this map is to create two parcels for condominium development in Redevelopment Area Beerline C. Approval of the above listed map is recommended, since it conforms to the requirements of Chapter 119 of the Subdivision Regulations of the City of Milwaukee, conditioned on the City of Milwaukee Treasurer's signature.

Sincerely,

John R. Hyslop
Manager – Planning Administration

Attachment

CSMZND.REF.2336.doc

809 North Broadway, Milwaukee, Wisconsin, Phone (414) 286-5900
Mailing Address: P.O. Box 324, Milwaukee, WI, 53201-0324
Internet Address: www.mkedcd.org Business Information: www.milwaukeebiz.com
T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504



Department of City Development

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Julie A. Penman
Commissioner
Michal A. Dawson
Deputy Commissioner

November 10, 2003

Mr. Jeffrey S. Polenske
City Engineer
Room 612 - Municipal Building
City of Milwaukee

Dear Mr. Polenske:

Transmitted for your review in accordance with the provisions of Chapter 119 of the Subdivision Regulations, is a copy of the final certified survey map located south of East North Avenue and west of North Riverboat Road, in the 6th Aldermanic District. The original map has been forwarded to the Mapping and Drafting Section.

The applicant is Rivers Crest LLC. The check for the engineering review fee will be deposited in the appropriate Department of Public Work's accounts through the Development Center.

Sincerely,

John R. Hyslop
Manager
Planning Administration

Attachments

cc: Marcia Lindholm (w/ attachments)

CSMCE.REF.vlk.doc/DCD#2336

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CITY OF MILWAUKEE FISCAL NOTE

A) DATE: November 10, 2003

FILE NUMBER: _____

Original Fiscal Note Substitute

SUBJECT: Certified Survey Map (DCD #2336) located south of East North Avenue and west of North Riverboat Road, in the 6th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): _____

Julie A. Penman, Commissioner/Department of City Development/5710

C) CHECK ONE: ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
 ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES: FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
 NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: DEPARTMENT ACCOUNT (DA) CONTINGENT FUND (CF)
 CAPITAL PROJECTS FUND (CPF) SPECIAL PURPOSE ACCOUNTS (SPA)
 PERM. IMPROVEMENT FUNDS (PIF) GRANT & AID ACCOUNTS (G & AA)
 OTHER (SPECIFY) _____

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN ANNUAL BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT SEPARATELY.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE

CERTIFIED SURVEY MAP NO. _____

Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

TAX KEY NO.'S 355-1522-000 AND 355-1524-000
ZONING: PD

NW CORNER, NE 1/4 SECTION 21-7-22

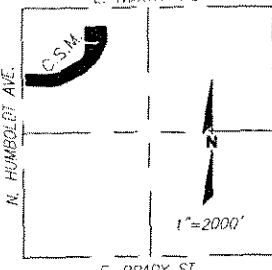
N. LINE OF THE NE 1/4 SEC. 21 N 89°04'24" E 2634.04'

NE CORNER, NE 1/4 SECTION 21-7-22

- INDICATES CONCRETE MONUMENT WITH BRASS CAP
- INDICATES SET 1.315" OUTSIDE DIAMETER IRON PIPE, 24" LONG, WEIGHING 1.68 LBS. PER LINEAL FOOT
- INDICATES FOUND 3/4" DIAMETER IRON ROD
- INDICATES FOUND 1" DIAMETER IRON PIPE
- |||| NO VEHICULAR ACCESS
- W.E. WATER EASEMENT TO THE CITY OF MILWAUKEE

VICINITY MAP

NE 1/4 OF SEC. 21, T7N, R22E.
E. NORTH AVE.



INTERIOR ANGLES

A	173°00'00"
B	176°14'56"
C	175°14'08"
D	170°47'23"
E	209°45'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.64'	S 46°25'26" W
L2	43.43'	S 53°25'26" W
L3	47.13'	S 65°40'26" W
L4	46.51'	S 69°25'30" W
L5	44.26'	S 74°11'22" W
L6	42.77'	S 83°23'59" W
L7	99.91'	N 32°30'18" W

CURVE TABLE

NUMBER	ARC=	RADIUS=	CHORD BRG.=	CHORD=	CI=	CI/2=
C1	230.50'	430.00'	N 74°51'47.5" E	227.75'	30°42'47"	15°21'23.5"
C2	150.60'	145.00'	N 29°45'12" E	143.92'	59°30'24"	29°45'12"

ANY AND ALL RIGHTS GRANTED TO THE CITY OF MILWAUKEE BY THE PEDESTRIAN ACCESS EASEMENTS AS SHOWN ON CERTIFIED SURVEY MAP NO. 6527 ARE RELEASED BY THE CITY OF MILWAUKEE.

National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-797-7373

16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsaec.com

5159482 \ CS301L15\ CS301L15 \ MHK
SHEET 1 OF 4 SHEETS

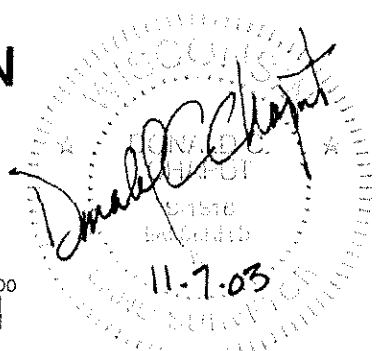
BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'22). THE NORTH LINE OF THE NE 1/4 OF SECTION 21 HAS A BEARING OF N 89°04'24" E (JANUARY, 1993 DATUM).

SW CORNER, NE 1/4 SECTION 21-7-22

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



DEPARTMENT OF CITY
IMPROVEMENT
CITY OF MILWAUKEE

NOV-14 2003

STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

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

THAT I have surveyed, divided and mapped Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:


COMMENCING at the Northwest corner of said Northeast 1/4 Section; thence North 89°04'24" East along the North line of said Northeast 1/4 Section 673.28 feet to a point; thence South along the Easterly line of North Commerce Street and its Northerly extension 214.07 feet to a South line of North Riverboat Road and the point of beginning of the lands to be described; thence East along said South line 197.64 feet to the Westerly line of South Riverboat Road; thence South 04°31'36" East along said Westerly line 125.45 feet to a point; thence South 24°03'24" West along said Westerly line and its southerly extension 226.86 feet to a point; thence South 47°40'26" West 135.53 feet to a point; thence South 46°25'26" West 47.64 feet to a point; thence South 53°25'26" West 43.43 feet to a point; thence South 62°25'28" West 144.97 feet to a point; thence South 65°40'26" West 47.13 feet to a point; thence South 69°25'30" West 46.51 feet to a point; thence South 74°11'22" West 44.26 feet to a point; thence South 83°23'59" West 42.77 feet to a point; thence North 89°46'49" West 264.18 feet to the East line of North Humboldt Avenue; thence North 00°18'59" West along said East line 97.00 feet to the Easterly line of North Commerce Street; thence South 89°46'49" East along said Easterly line 191.77 feet to a point; thence Northeasterly 230.50 feet along said Easterly line and the arc of a curve whose center lies to the Northwest, whose radius is 430.00 feet and whose chord bears North 74°51'47.5" East 227.75 feet to a point; thence North 59°30'24" East along said Easterly line 158.13 feet to a point; thence Northeasterly 150.60 feet along said Easterly line and the arc of a curve whose center lies to the Northwest, whose radius is 145.00 feet and whose chord bears North 29°45'12" East 143.92 feet to a point; thence North along said Easterly line 49.33 feet to the South line of East Garfield Avenue; thence East 145.50 feet to a point; thence North 60.00 feet to the North line of East Garfield Avenue; thence West along said North line 145.50 feet to the Easterly line of North Commerce Street; thence North along said Easterly line 130.76 feet to the point of beginning.

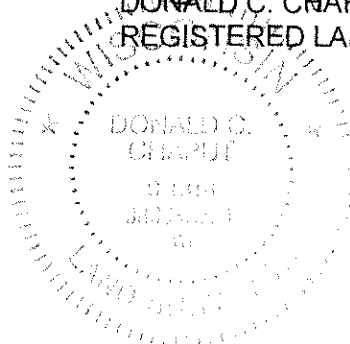
THAT I have made the survey, land division and map by the direction of RIVERS CREST LLC, as owner.

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 119 of the Milwaukee Code in surveying, dividing and mapping the same.

NOVEMBER 7, 2008
DATE


DONALD C. CHAPUT, (SEAL)
REGISTERED LAND SURVEYOR S-1316



CERTIFIED SURVEY MAP NO. _____

Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

RIVERS CREST LLC, as a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

IN consideration of the approval of the map by the Common Council of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

- A. That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.

THIS agreement shall be binding on the undersigned and assigns.

IN Witness Whereof RIVERS CREST LLC, has caused these presents to be signed by BARRY R. MANDEL, its MEMBER at MILWAUKEE, Wisconsin, this 11TH day of NOVEMBER, 2003

In the presence of:

RIVERS CREST LLC

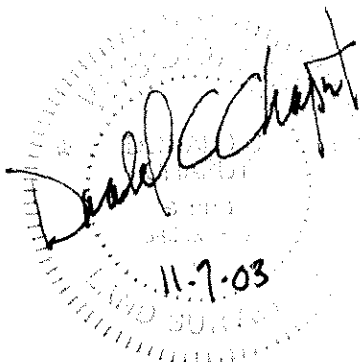
[Signature]

[Signature]

STATE OF WISCONSIN }
 }SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 11th day of November, 2003, BARRY R. MANDEL of the above named limited liability company, to me known as the MEMBER and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

[Signature] (SEAL)
Notary Public, State of Wisconsin
My commission expires 11/20/05
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

I, WAYNE F. WHITTOW, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

DATE

- COPY -

WAYNE F. WHITTOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

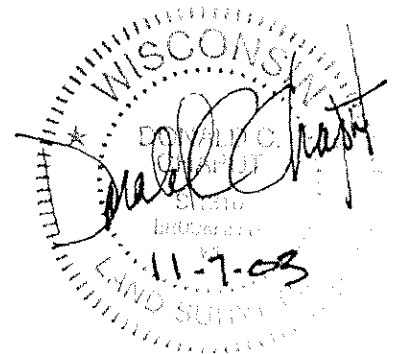
I certify that this Certified Survey Map was approved under Resolution File No. _____ adopted by the Common Council of the City of Milwaukee on _____.

- COPY -

RONALD D. LEONHARDT, CITY CLERK

- COPY -

JOHN O. NORQUIST, MAYOR



THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316