



Wauwatosa, WI

Plan Commission

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, June 9, 2025

6:00 PM

Zoom Only:
<https://servetosa.zoom.us/j/83599194279>,
Meeting ID: 835 9919 4279

Regular Meeting

VIRTUAL MEETING INFORMATION

Members of the public may observe and participate in the meeting via Zoom only at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Request by Lisa Wood, Amundsen Davis, for a Land Division via [25-0752](#)
Certified Survey Map at 1300 Glenview Place

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0752

Agenda Date: 6/9/2025

Agenda #: 1.

Request by Lisa Wood, Amundsen Davis, for a Land Division via Certified Survey Map at 1300 Glenview Place

Submitted by:

Tammy Szudy

Department:

Development

A. Background/Options

The applicant is proposing a Certified Survey Map (CSM) to divide an existing 10.9-acre parcel located at 1300 Glenview Place into two (2) separate lots.

- Lot 1 will be approximately 1.18 acres in size and contains an existing masonry building.
- Lot 2 will be approximately 8.8 acres and contains a masonry/warehouse building, an additional masonry building, and a garage.

The proposed division is being requested in order to allow for separate ownership (possible future sale) of the newly created lot.

B. Staff Comments

Planning/Zoning Division

Thirty-seven (37) public notification letters related to the project were sent per City regulations

No new nonconformities are being created with land division.

The property is zoned Light Industrial and Planned Unit Development Overlay (M1/PUD). The PUD for the site is expired so zoning standards for the M1 zone are applicable to the site.

Building Division

No comments.

City Assessor's Office

No concerns.

City Clerk's Office

No comments.

Engineering Division

No comments.

Fire Department

No comments.

Health Department

No comments.

Police Department

No comments.

C. Recommendation

Staff recommends approval subject to:

1. Any technical corrections as identified by the Register of Deeds.
2. Per State Statute 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.



1300 Glenview

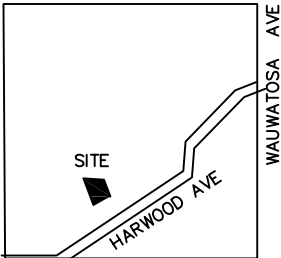
City of
Wauwatosa



CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2 AND 3 IN ASSESSOR'S PLAT NO. 25 AND PART OF LOTS 1 AND 23 AND ALL OF LOTS 22 AND 24 IN ASSESSOR'S PLAT NO.26, IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN

VICINITY MAP



SE 1/4 SEC. 21-7-21
1" = 2000'

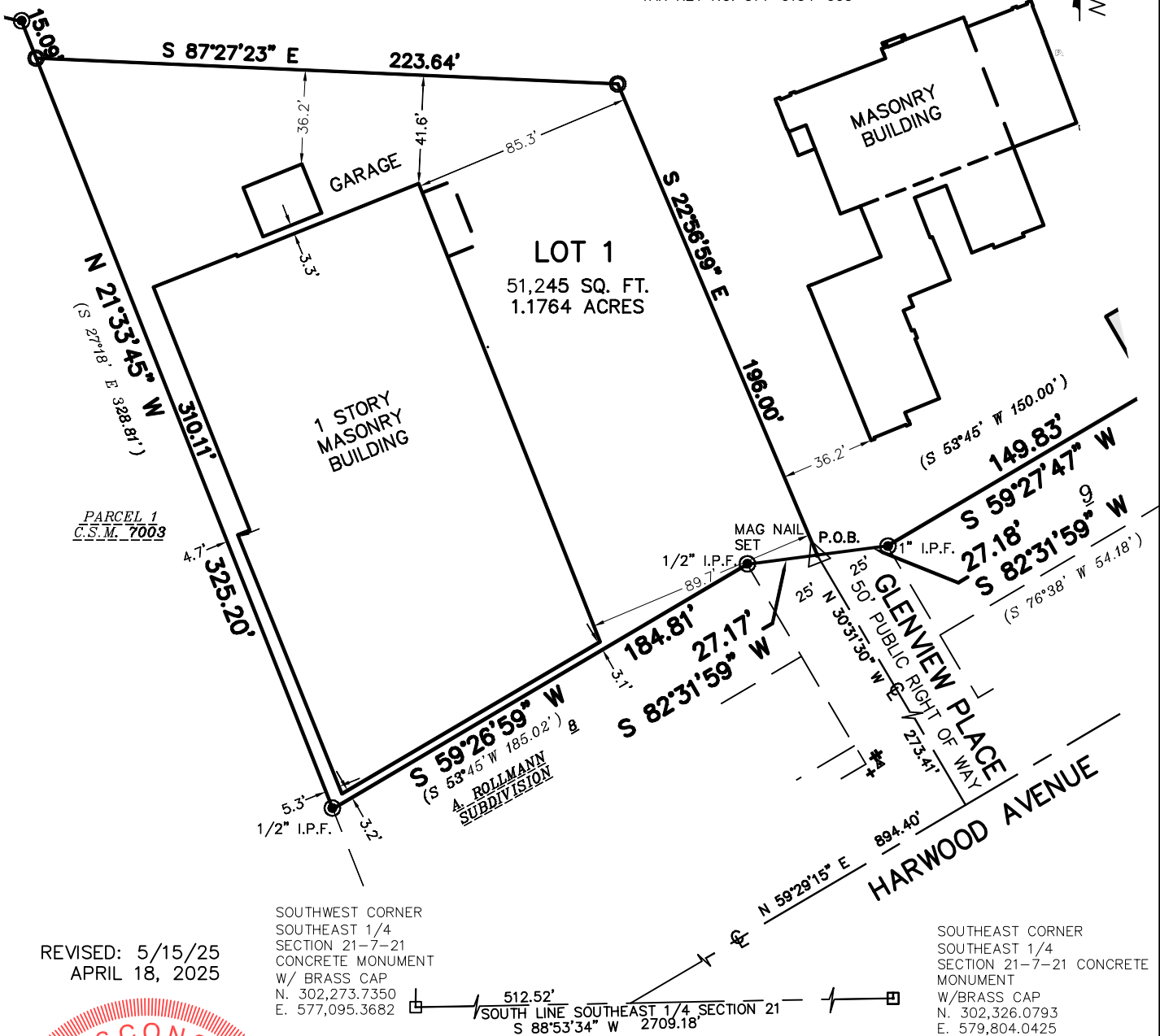
PREPARED FOR:
HOUSE 7, LLC
2880 N. 112TH ST.
WAUWATOSA, WI 53222

- INDICATES 1" IRON PIPE, FOUND UNLESS NOTED OTHERWISE
 - INDICATES 3/4" IRON ROD, SET WEIGHING 1.68 LBS PER LINEAR FOOT
- ALL BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM (MILWAUKEE COUNTY) BEARING OF S 88°53'34" E
- SEE SHEET 4 FOR LINE TABLE
- SEE SHEET 5 FOR EXISTING EASEMENT DETAILS
- SEE SHEET 6 FOR PROPOSED EASEMENT
- TAK KEY NO. 371-0154-005

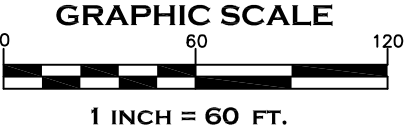
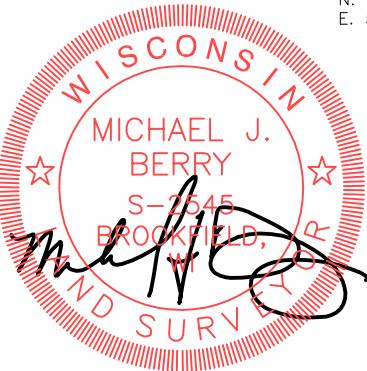


LOT 2

381,822 SQ. FT.
8.7654 ACRES



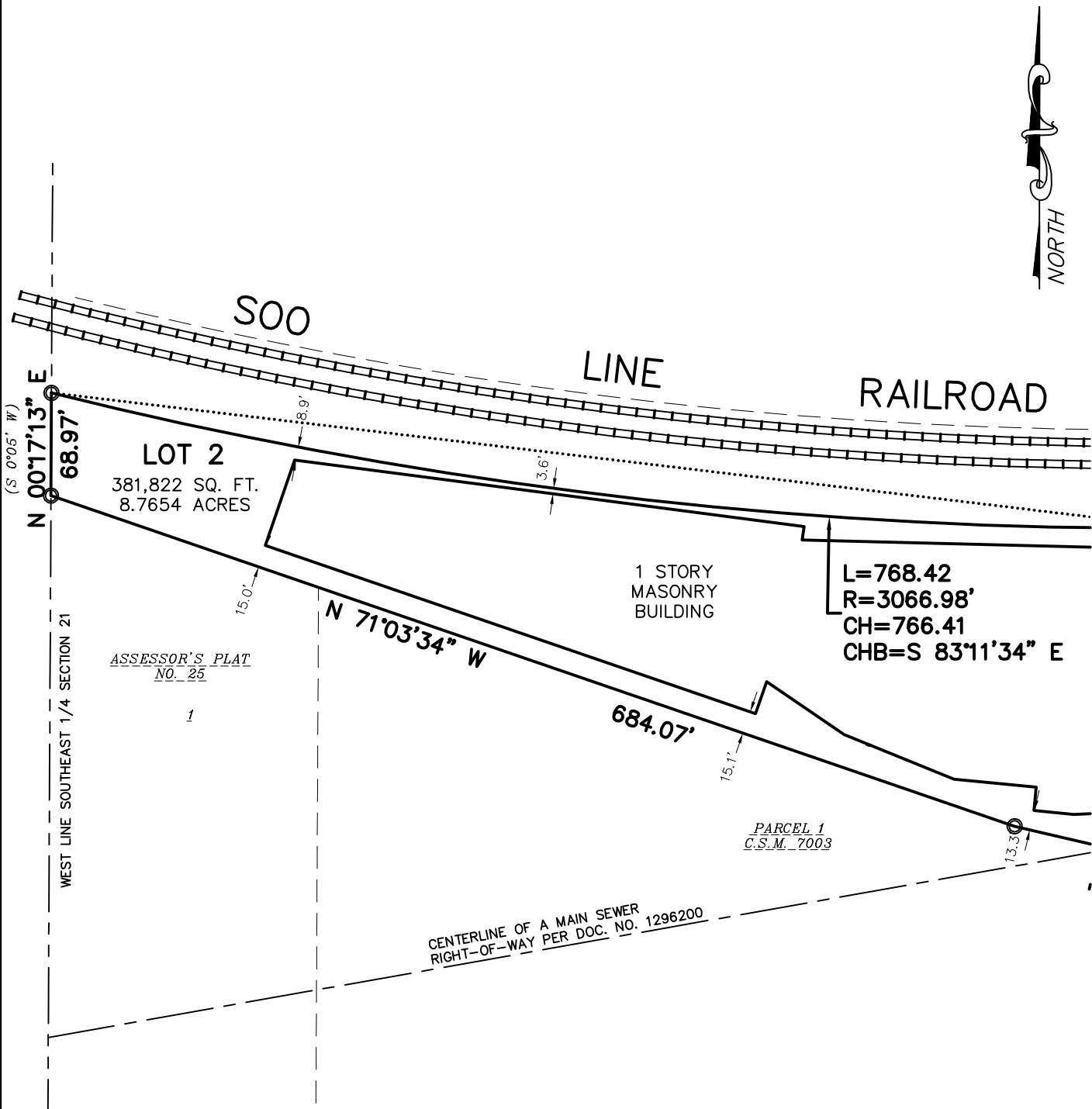
REVISED: 5/15/25
APRIL 18, 2025



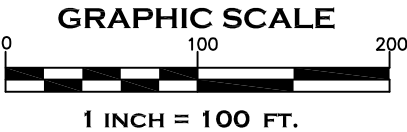
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

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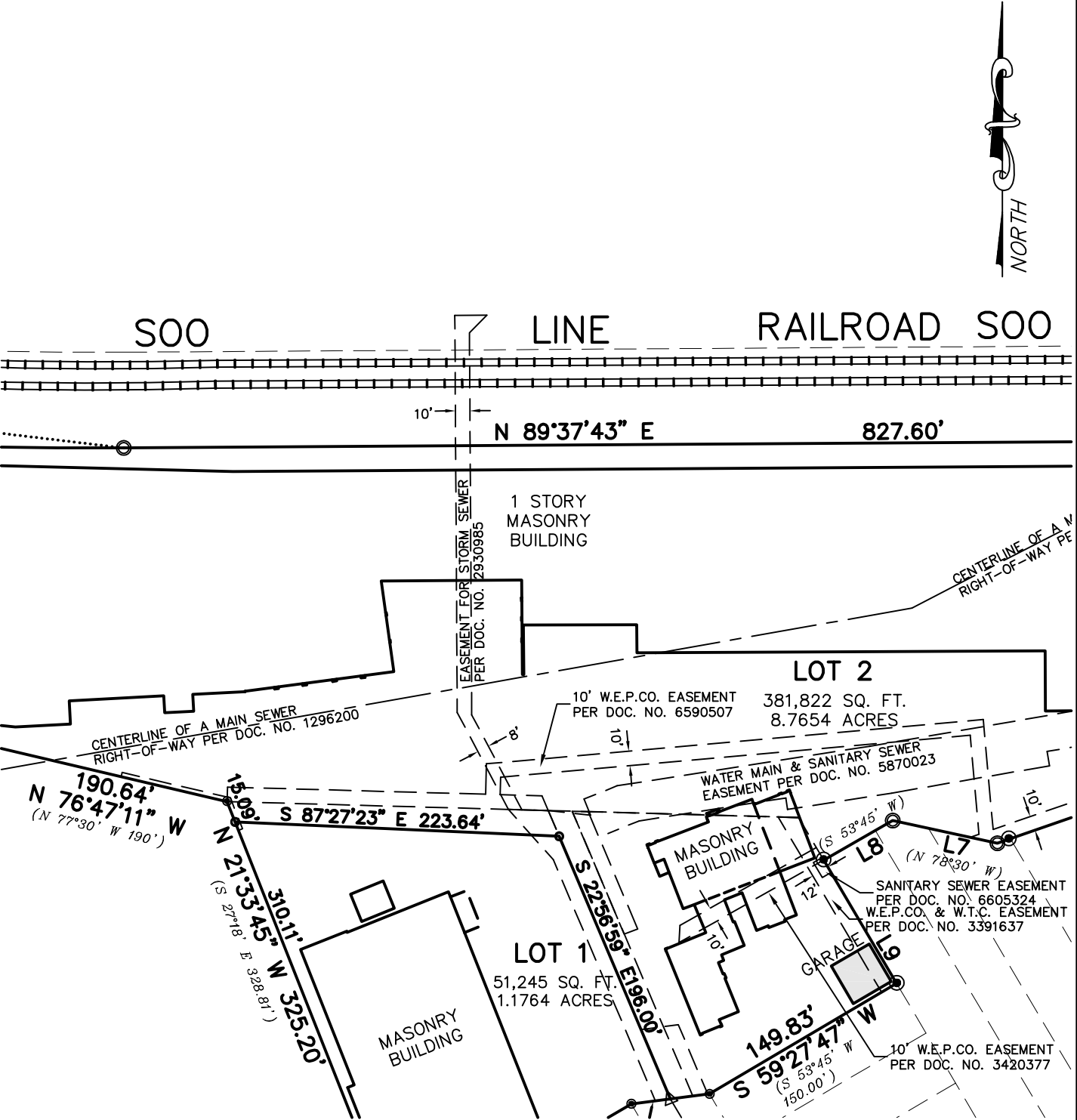


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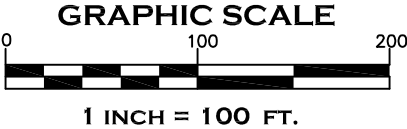


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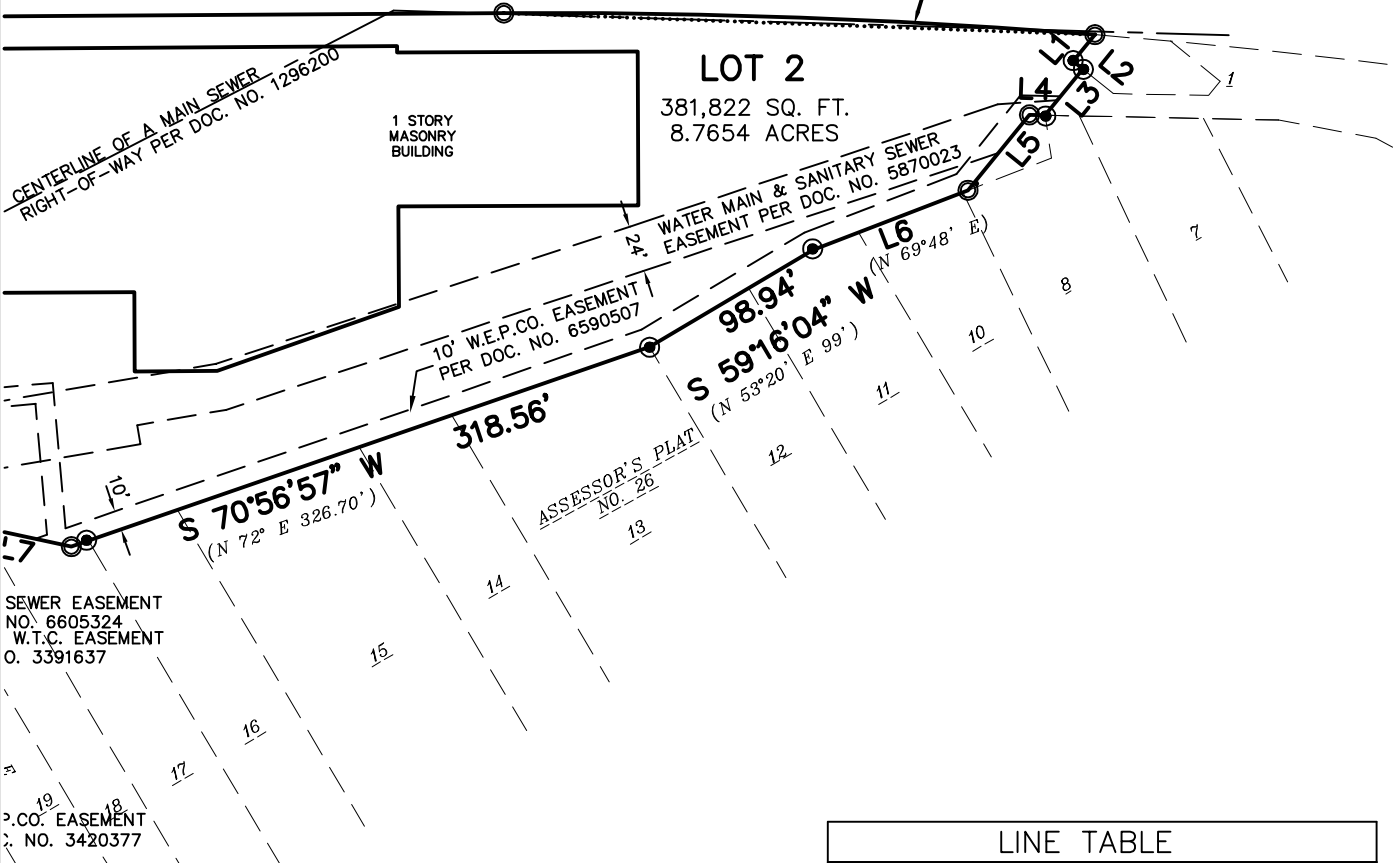
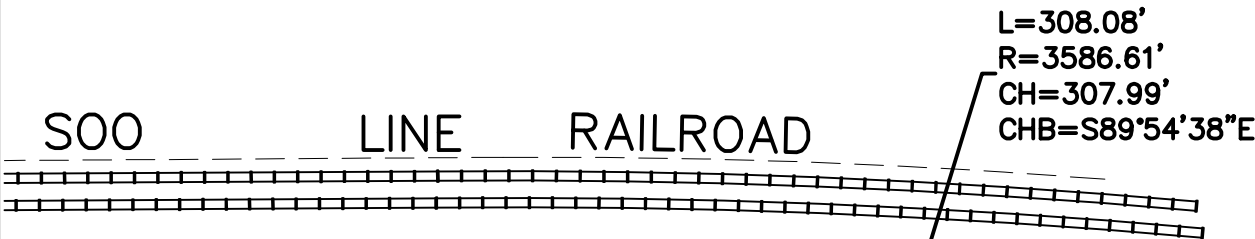


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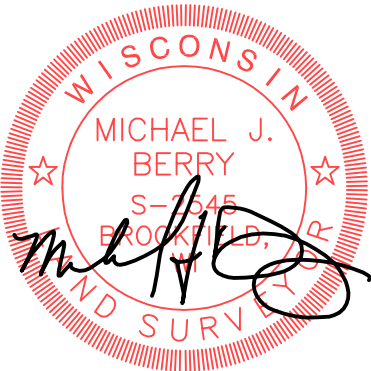


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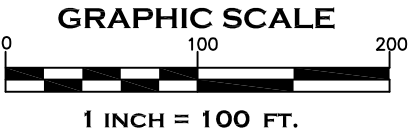
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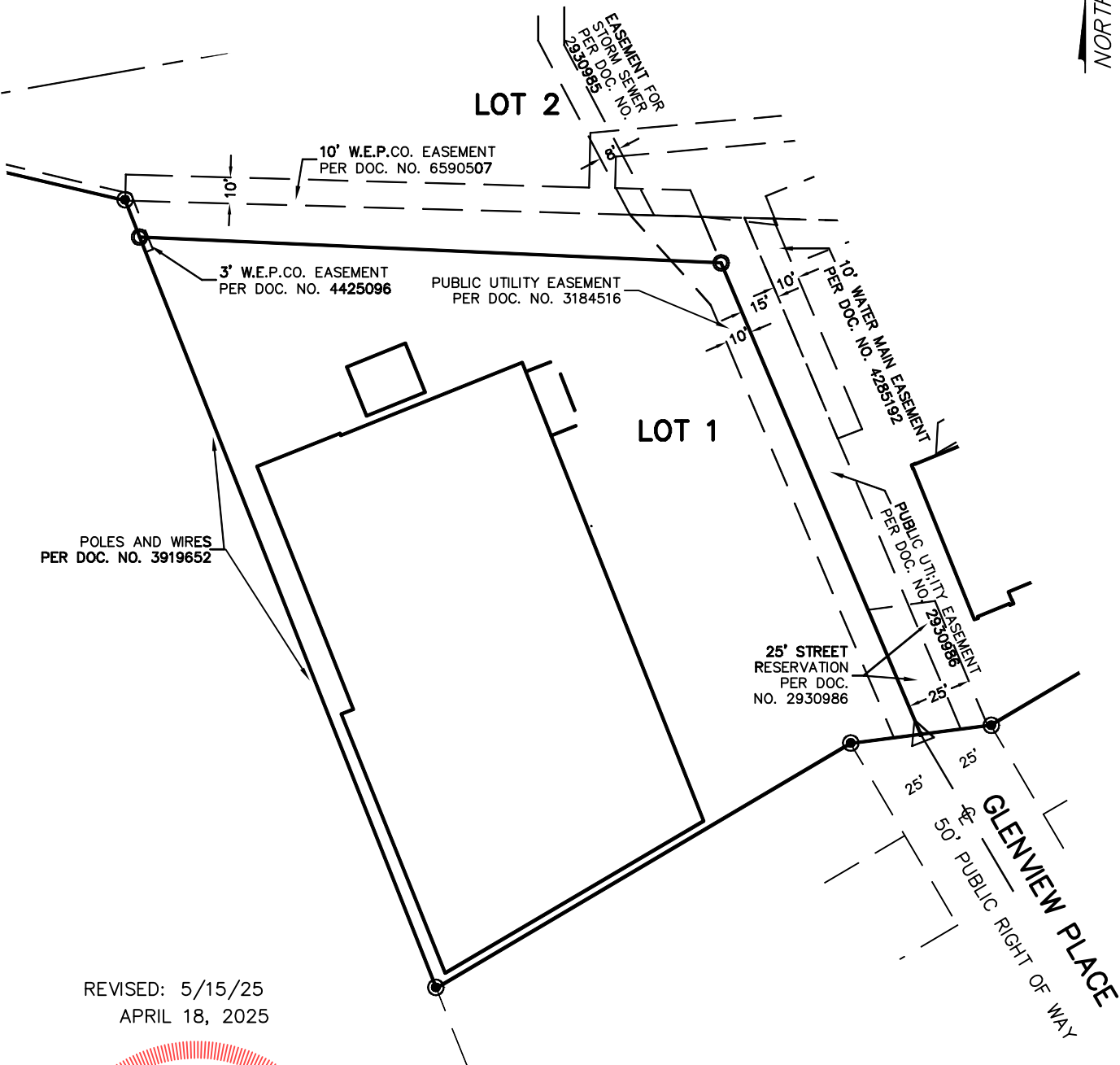
LINE TABLE		
LINE	LENGTH	BEARING
L1	17.79	S39°12'29"W
L2	6.47	S50°47'31"E
L3	31.12	S39°17'21"W
L4	8.14	N88°40'16"W
L5	50.67	S39°12'29"W
L6	86.47	S68°57'44"W
L7	73.83	N77°48'32"W
L8	54.80	S60°17'08"W
L9	98.75	S30°34'52"E



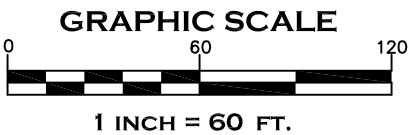
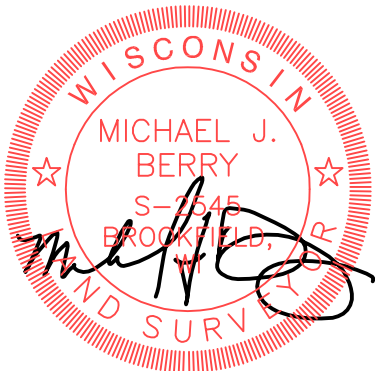
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EXISTING EASEMENTS



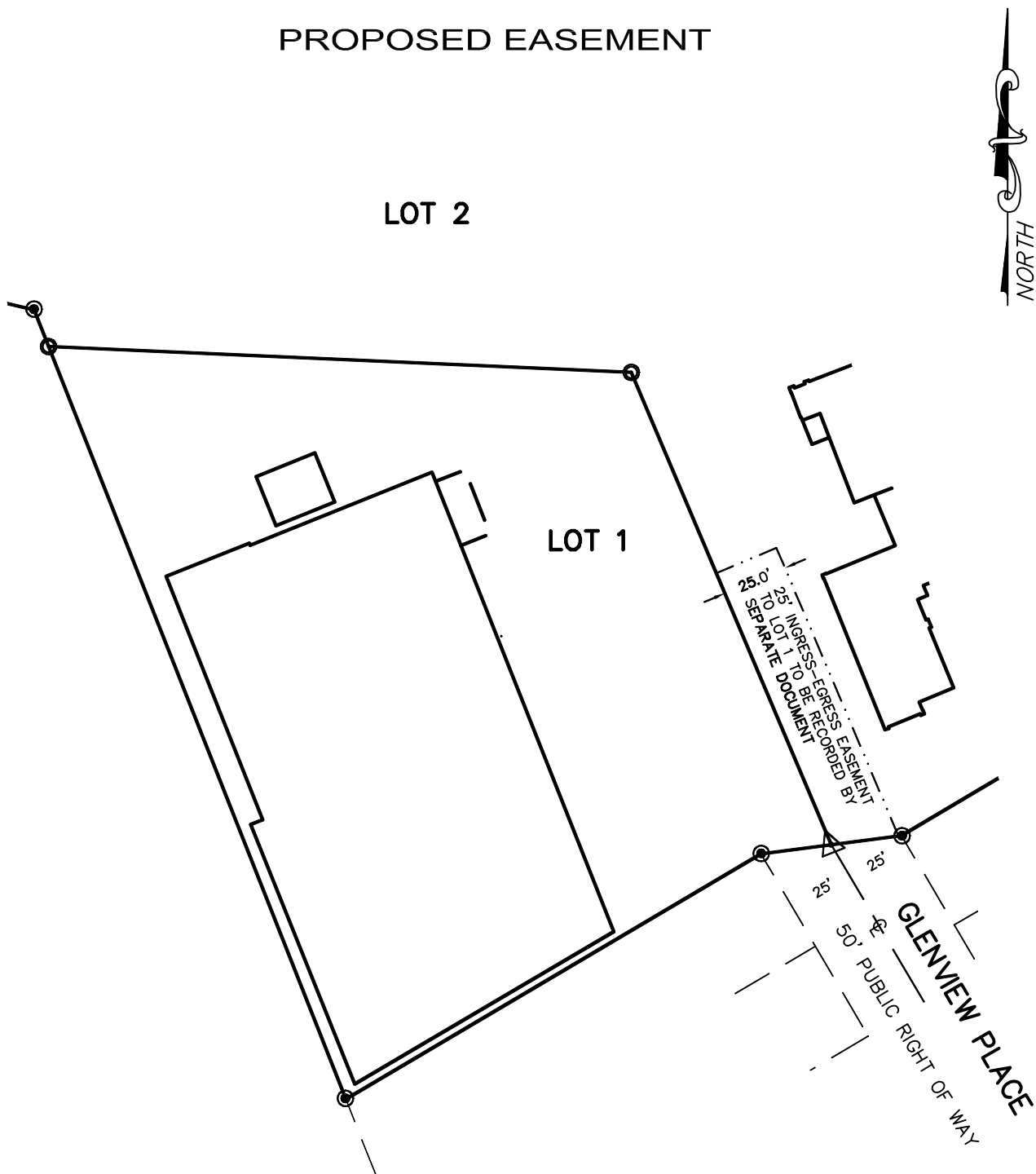
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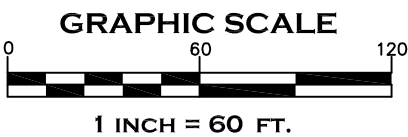
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PROPOSED EASEMENT



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOTS 1, 2 AND 3 IN ASSESSOR'S PLAT NO. 25 AND PART OF LOTS 1 AND 23 AND ALL OF LOTS 22 AND 24 IN ASSESSOR'S PLAT NO.26, IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE S 88°53'34" E ALONG THE SOUTH LINE OF SAID 1/4 SECTION 512.52 FEET TO A POINT OF INTERSECT WITH THE CENTERLINE OF HARWOOD AVENUE; THENCE N 59°29'15" E ALONG SAID CENTERLINE 894.40 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF GLENVIEW PLACE; THENCE N 30°31'30" W ALONG SAID CENTERLINE 273.41 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 22, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 82°31'59" W ALONG SAID LINE 27.17 FEET; THENCE S 59°26'59" W ALONG SAID SOUTH LINE 184.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N 21°33'45" W ALONG THE WEST LINE OF SAID LOT AND LOT 23 325.20 FEET; THENCE N 76°47'11" W ALONG THE SOUTHERLY LINE OF SAID LOT 23 190.64 FEET TO A POINT ON THE EASTETERLY LINE OF SAID LOT 2 THENCE N 71°03'34" W 684.07 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION; THENCE N 00°17'13" E ALONG SAID WEST LINE 68.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY 768.42 FEET ALONG SAID SOUTH LINE AND THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 3066.98 FEET AND WHOSE CHORD BEARS S 83°11'34" E 766.41 FEET; THENCE N 89°37'43" E ALONG SAID SOUTH LINE 827.60 FEET; THENCE EASTERLY 308.08 FEET ALONG SAID SOUTH LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 3586.61 FEET AND WHOSE CHORD BEARS S 89°54'38" E 307.99 FEET; THENCE S 39°12'29" W 17.79 FEET; THENCE S 50°47'31" E 6.47 FEET; THENCE S 39°17'21" W 31.12 FEET; THENCE N 88°40'16" W 8.14 FEET; THENCE S 39°12'29" W 50.67 FEET; THENCE S 68°57'44" W 86.47 FEET; THENCE S 59°16'04" W 98.94 FEET, THENCE S 70°56'57" W 318.56 FEET; THENCE N77°48'32" W 73.83 FEET; THENCE S 60°17'08" W 54.80 FEET; THENCE S 30°34'52" E 98.75 FEET; THENCE S 59°27'47" W 149.83 FEET; THENCE S 82°31'59" W 27.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 433,067 SQUARE FEET OR 9.9418 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOUSE 7, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, TITLE 17 OF THE CITY OF WAUWATOSA MUNICIPAL CODE AND THE ORDINANCES OF MILWAUKEE COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 18TH DAY OF APRIL, 2025.
REVISED: 5/15/25


PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



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CORPORATE OWNER'S CERTIFICATE

HOUSE 7, LLC, A WISCONSIN LIMITED LIABILITY COMPANY EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WAUWATOSA.
IN WITNESS WHEREOF, HOUSE 7, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY HANSEN STORAGE COMPANY, MEMBER, AT _____, WISCONSIN, THIS _____DAY OF _____, 2025.

PETER J. HANSEN
PRESIDENT

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2025 PETER J. HANSEN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CONSENT OF MORTGAGE

OLD NATIONAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF HOUSE 7, LLC, AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, OLD NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN GRIFFITH AND ITS CORPORATE SEAL HEREUNTO AFFIXED, THIS _____DAY OF _____, 2025.

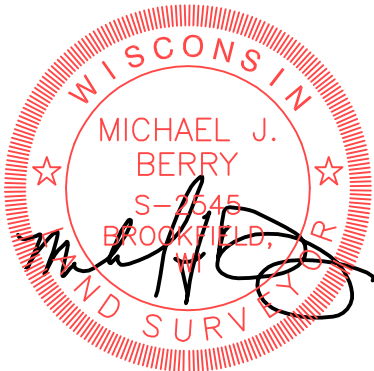
JOHN GRIFFITH
V.P. BUSINESS BANKING

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED JOHN GRIFFITH, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

REVISED: 5/15/25
APRIL 18, 2025



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PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAUWATOSA ON THIS _____ DAY OF _____,2025.

DENNIS MCBRIDE, MAYOR
CITY OF WAUWATOSA

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUWATOSA IN ACCORDANCE WITH THE RESOLUTION NO. _____, ADOPTED ON THIS ____ DAY _____, 2025.

DENNIS MCBRIDE, MAYOR
CITY OF WAUWATOSA

REVISED: 5/15/25
APRIL 18, 2025



Project Description

Land division – one lot into two lots