



Wauwatosa, WI

Historic Preservation Commission

Meeting Agenda

7725 W. North Avenue
Wauwatosa, WI 53213

Wednesday, September 10, 2025

3:00 PM

Committee Room #2

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

NEW BUSINESS

1. Design Review/Certificate of Appropriateness – rear addition, 1621 Church Street [25-1332](#)

Attachments: [072925 - Liedhegner - Survey v1](#)
[081425 - Liedhegner - Historical Review Set v1](#)
[City Of Wauwatosa Historical Preservation Review Application](#)
[- Exterior Materials v1Origin](#)
[City Of Wauwatosa Historical Preservation Review Application](#)
[- Exterior Photos v1](#)

2. Design Review/Certificate of Appropriateness – Hart Park Bathroom, 7300 Chestnut Street [25-1333](#)

Attachments: [Hart Park Restroom Project Description](#)
[Restroom Plans with Elevations](#)
[Hart Park Comfort Station Materials Board \(2\)](#)
[Hart Park Comfort Station Materials Board](#)
[Hart Park Comfort Station Site-Plan](#)
[Site Map](#)
[Hart Park Comfort Station Working-Ex Site Photos](#)
[CSM 8886](#)

3. Review Sept. 17 neighborhood meeting agenda [25-1334](#)

NEXT MEETING DATE

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 #: 25-1332

Agenda Date: 9/10/2025

Agenda #: 1.

Design Review/Certificate of Appropriateness - rear addition, 1621 Church Street

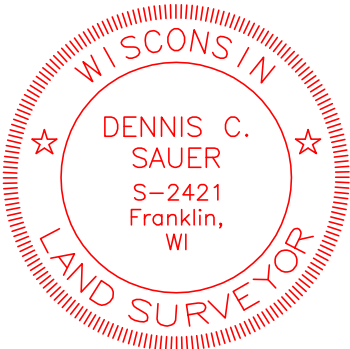
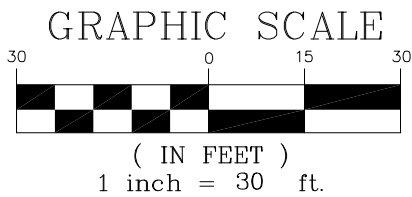
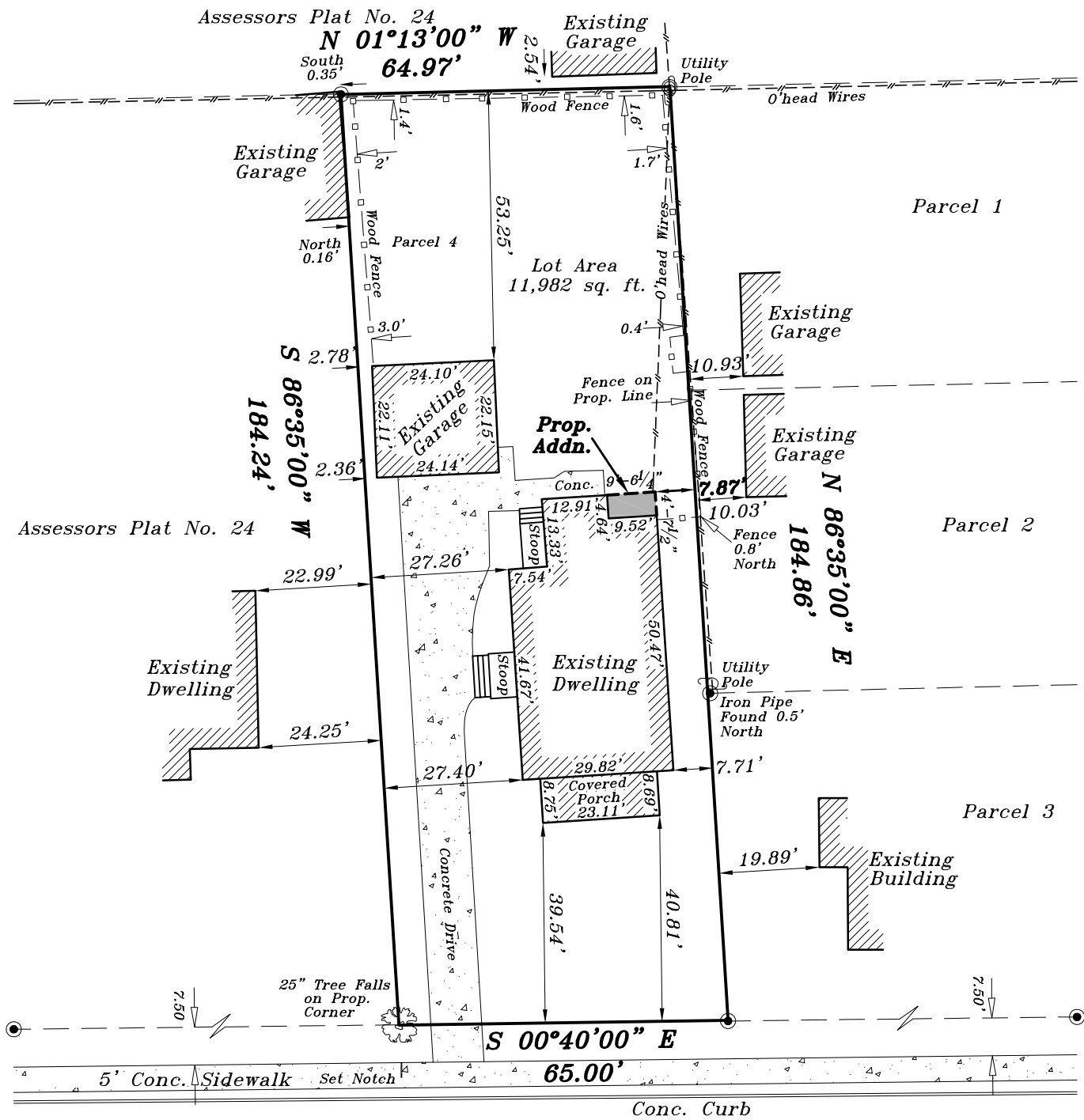
PLAT OF SURVEY

LOCATION: 1621 Church Street, Wauwatosa, Wisconsin

LEGAL DESCRIPTION: Parcel 4 in CERTIFIED SURVEY MAP NO. 1727, being a redivision of Lots 4,5 and 6, in the ASSESSOR'S PLAT No. 24, being a part of the Southeast 1/4 of Section 21, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

February 19, 2025
July 28, 2025 Added Proposed Addition (Not Staked)

Survey No. 115668



METROPOLITAN SURVEY
SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380

survey@metropolitansurvey.com
www.metropolitansurvey.com



- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer

Professional Land Surveyor S-2421



2 VIEW FROM NORTH
SCALE 1/8"=1'-0"



1 VIEW FROM SOUTH



3 VIEW FROM WEST
SCALE 1/8"=1'-0"

CL2

IMAGES

DATE: 14 AUG. 2025
DESCRIPTION: CHURCH ST ADDITION
REVIEW SET

1621 CHURCH ST
WAUWATOSA, WI 53213
PROJECT NUMBER: 2501



A L A I R

CUSTOM HOMES · RENOVATIONS



P E N & H A M M E R

CHURCH ST ADDITION

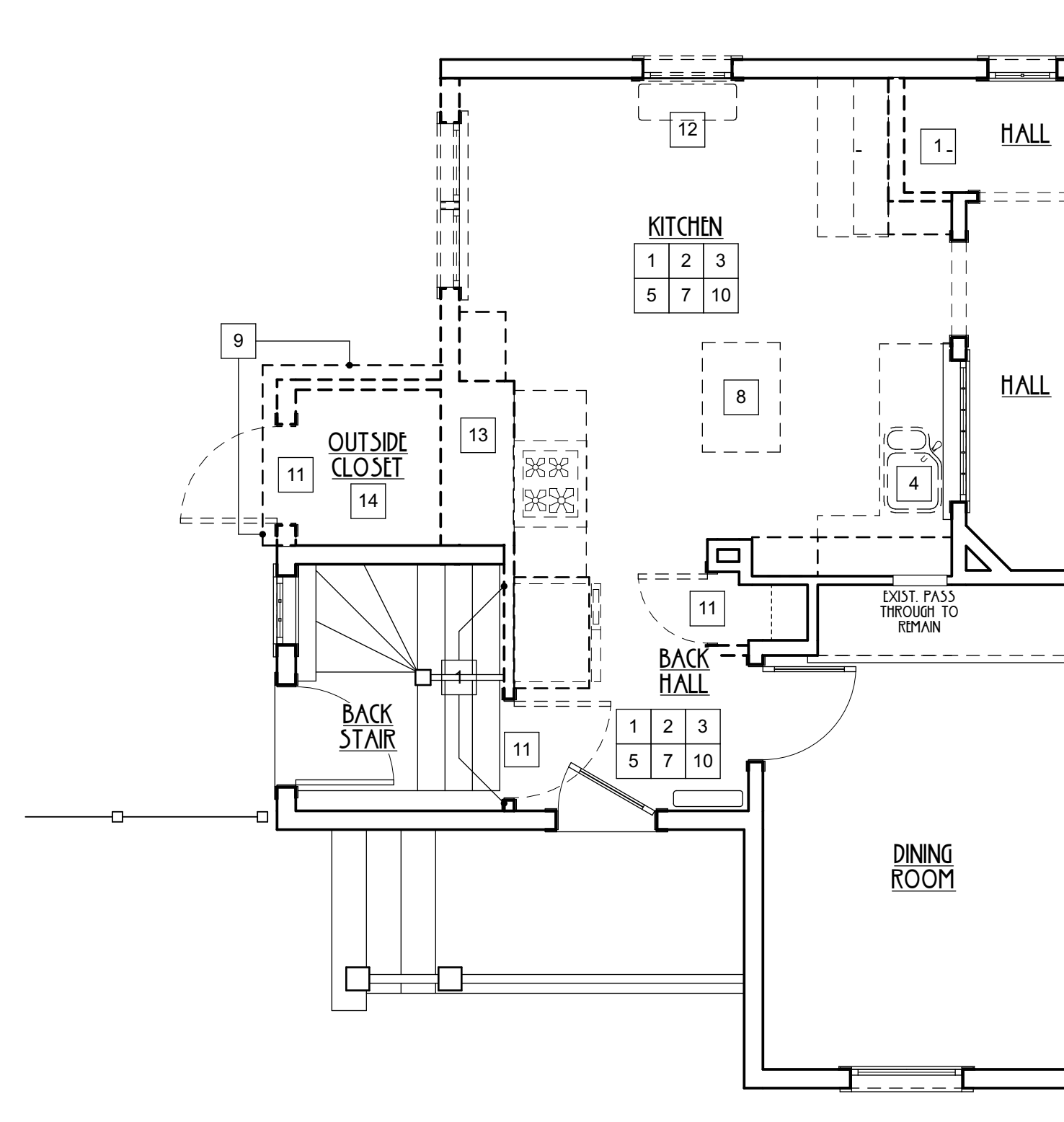
1621 CHURCH ST
WAUWATOSA, WI 53213
PROJECT NUMBER: 2501

DATE	DESCRIPTION
4 AUG. 2025	REVIEW SET

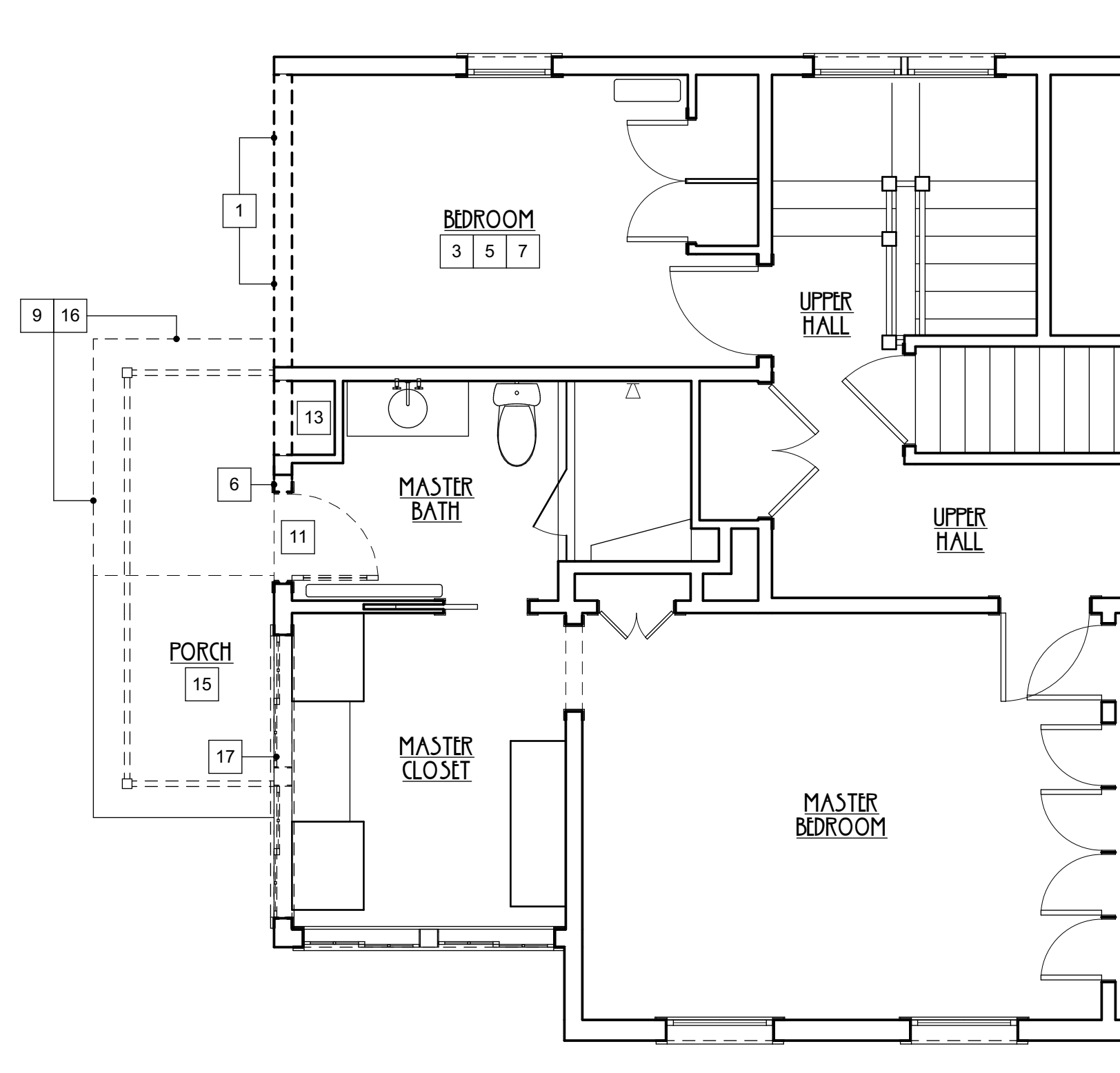
DEMOLITION PLANS

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D.



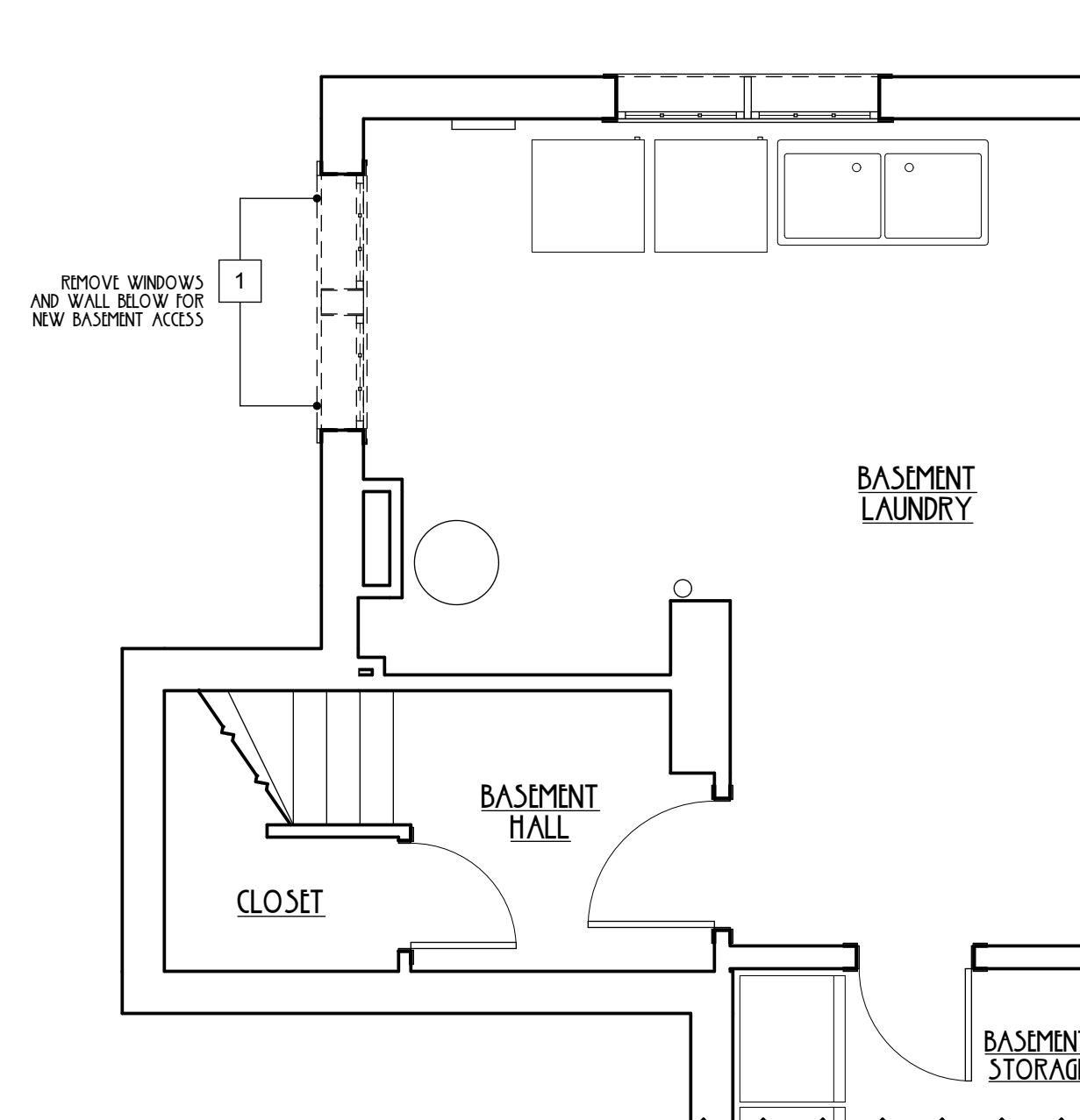
2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



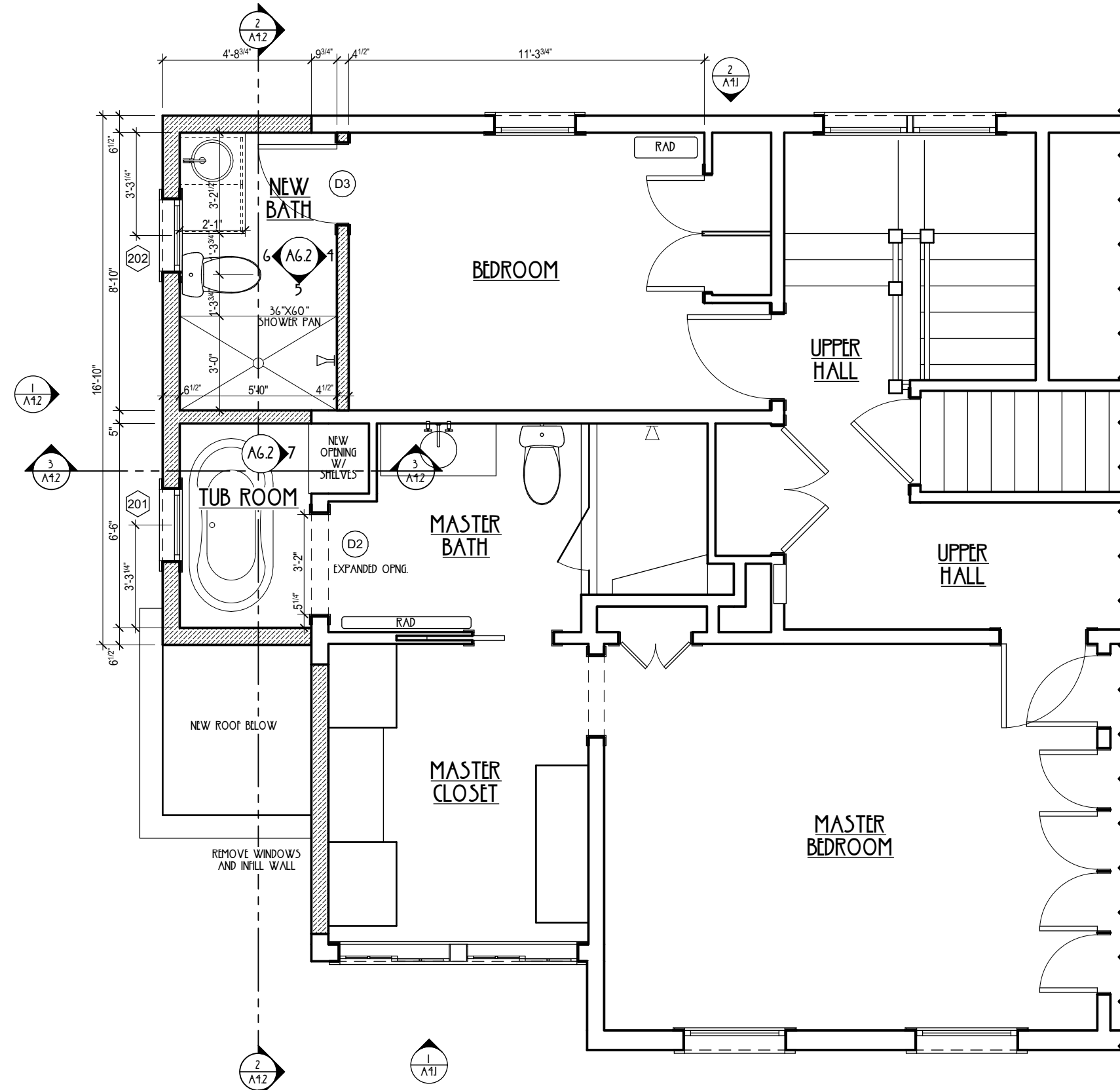
3 SECOND FLOOR DEMOLITION PLAN
SCALE 1/4" = 1'-0"

DEMOLITION NOTES

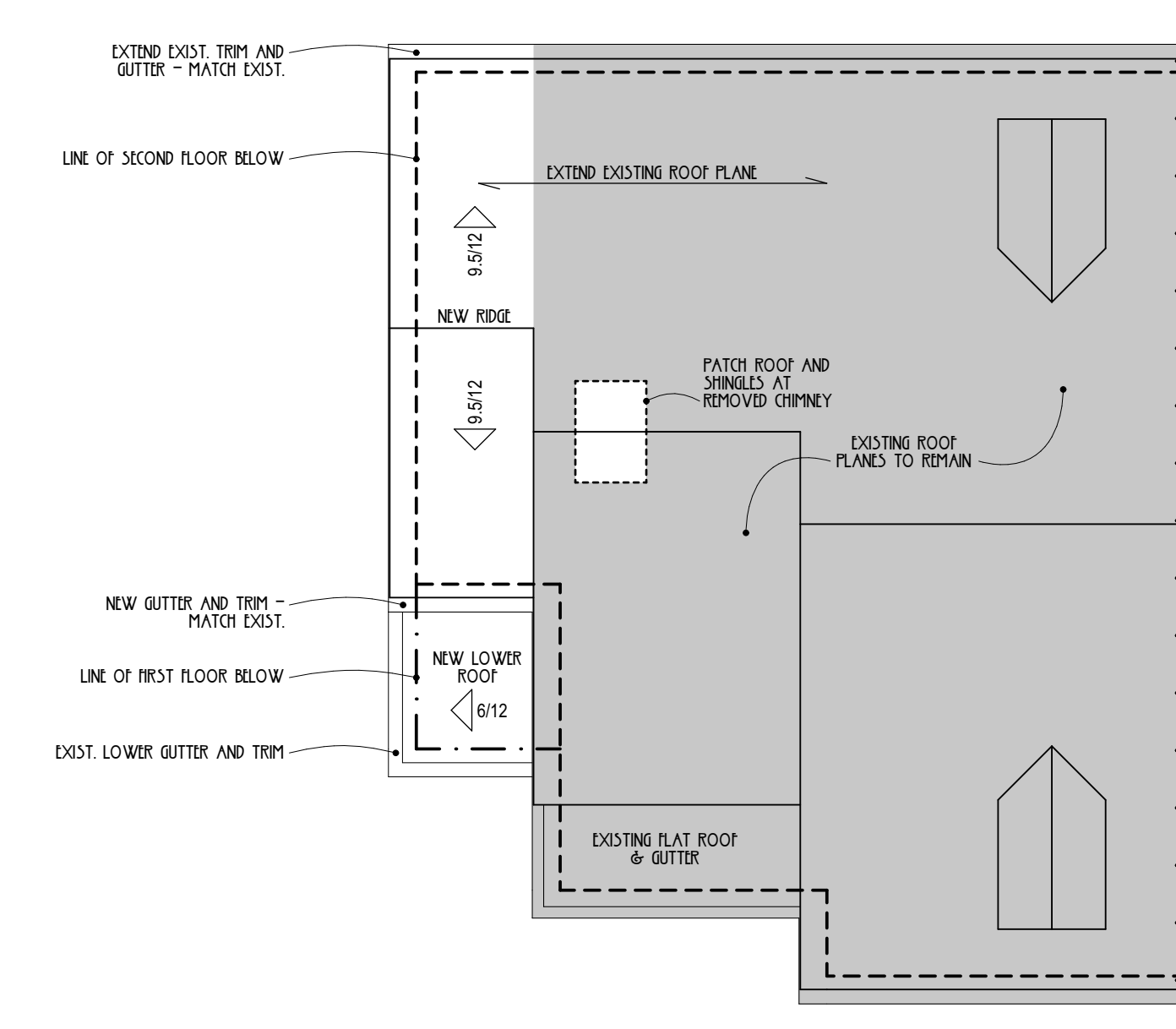
1	REMOVE WALLS AS INDICATED	13	REMOVE CHIMNEY ENTIRELY EXCEPT IN BASEMENT
2	REMOVE ALL CABINETS & COUNTERS	14	DEMOLISH OUTSIDE CLOSET AND OUTSIDE CLOSET FOUNDATIONS ENTIRELY
3	REMOVE DRYWALL ON WALLS AND CEILING AS REQUIRED FOR NEW ELECTRICAL AND PROPER DRYWALL FINISHING	15	REMOVE ALL PORCH RAILINGS
4	REMOVE PLUMBING FIXTURE	16	REMOVE PORCH STRUCTURE ABOVE OUTSIDE CLOSET
5	REMOVE ALL LIGHT FIXTURES, SWITCHES, AND OUTLETS NOT BEING RE-USED	17	REMOVE WINDOWS FOR WALL INFILL - CABINETS TO REMAIN
6	REMOVE PARTIAL WALL FOR NEW DOOR/WINDOW		
7	REMOVE HVAC GRILLS & DUCTWORK AS REQD FOR NEW CONSTRUCTION		
8	DEMOLISH ISLAND		
9	REMOVE PARTIAL ROOF OVERHANG - SEE EXT ELEV		
10	REMOVE ALL APPLIANCES		
11	REMOVE DOOR		
12	REMOVE RADIATOR		



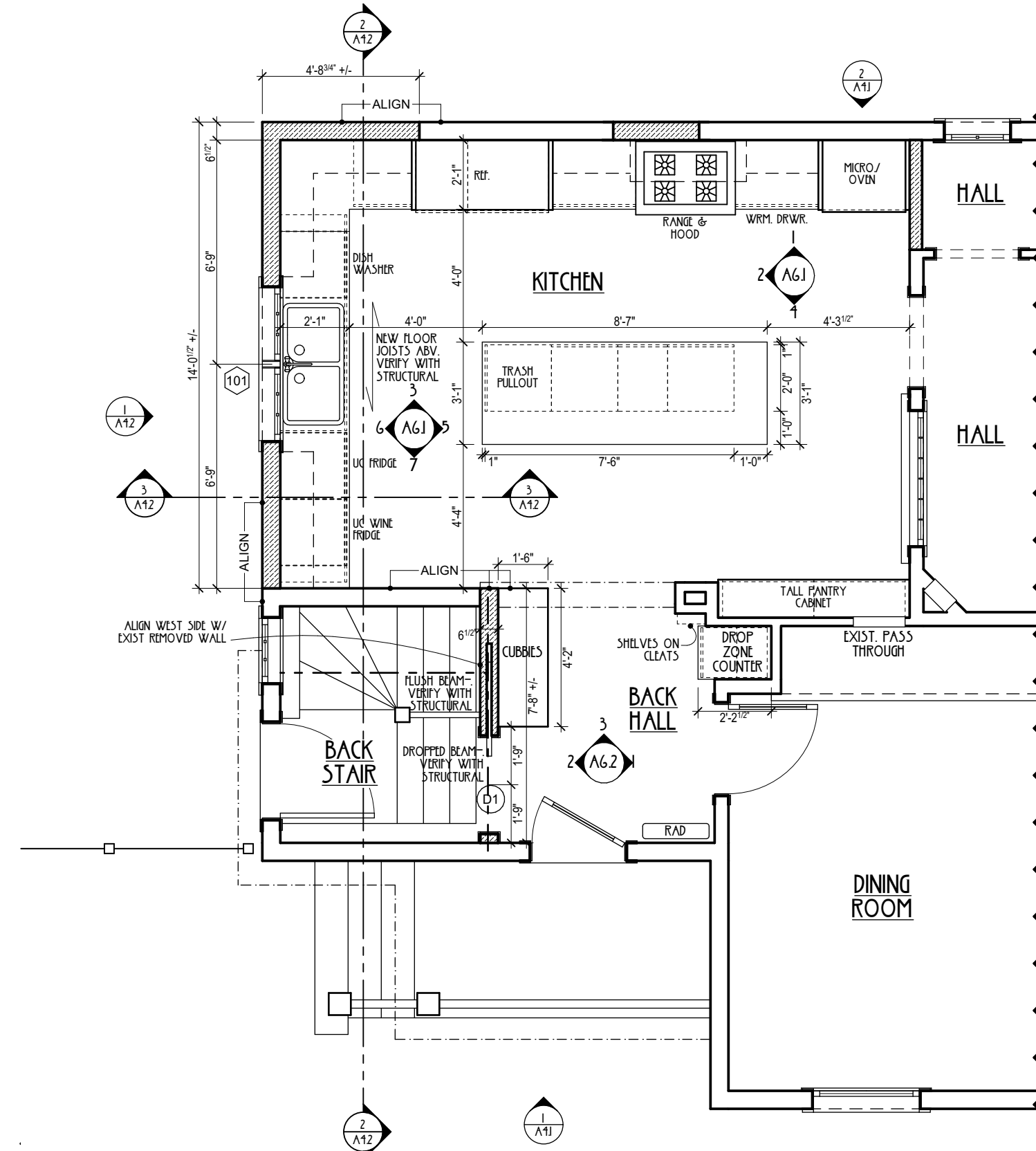
1 LOWER LEVEL DEMOLITION PLAN
SCALE 1/4" = 1'-0"



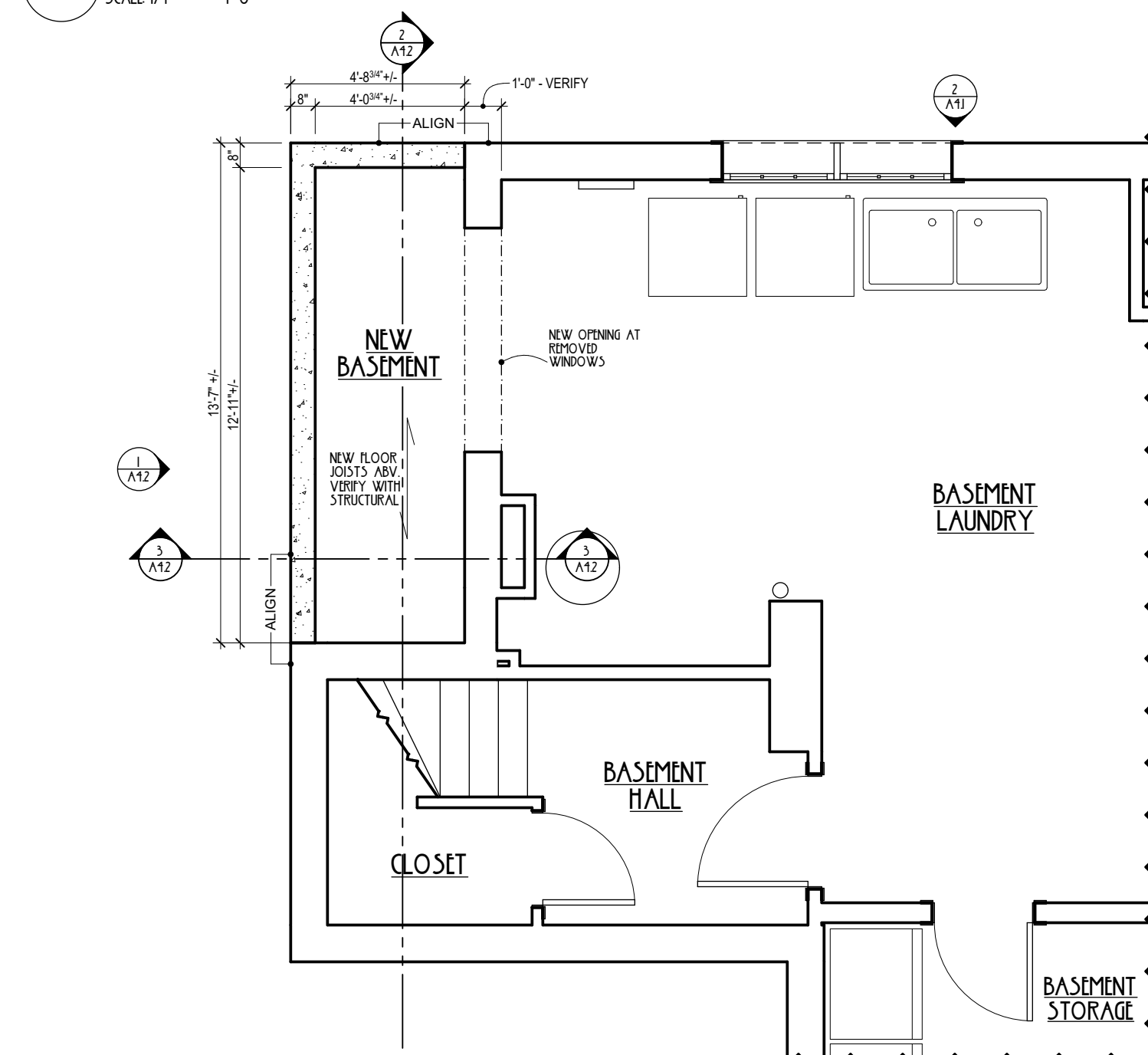
3 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



1 ROOF PLAN
SCALE 3/16" = 1'-0"



4 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"




2 LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



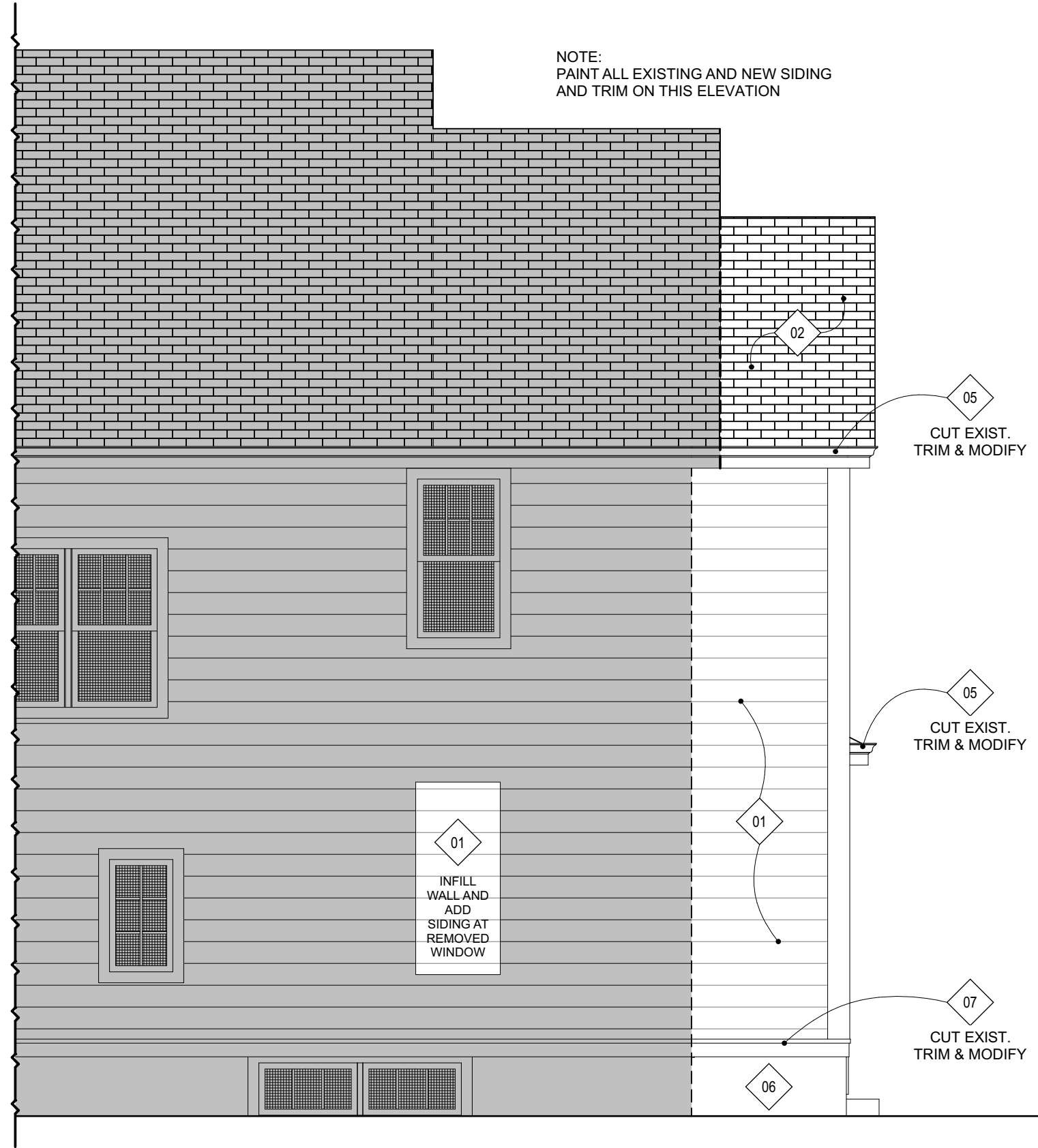


1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES			
01	NEW WOOD SIDING WITH CORNER BOARDS TO MATCH EXISTING	06	STUCCO OVER CEMENT BOARD, TEXTURE TO MATCH EXISTING
02	NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING	07	LOWER 2X TRIMS - MATCH EXISTING
03	NEW WINDOWS WITH TRIM TO MATCH EXISTING	 SHADED AREA INDICATES EXISTING MATERIALS TO REMAIN	
04	RAKE & TRIM TO MATCH EXISTING		
05	GUTTER AND RETURN WITH CROWN AND TRIM ON SOffit - MATCH EXISTING		


DOOR SCHEDULE			
MARK	DOOR		NOTES
	W	HT	
D1	2'-10"	6'-8"	POCKET DOOR
D2	3'-2"	6'-8"	
D3	2'-6"	6'-8"	EXIST DOOR REMOVED AND CONVERTED TO WIDENED C.O.

WINDOW SCHEDULE			
MARK	SIZE		NOTES
	WIDTH	HEIGHT	
101	4'-8"	4'-4"	DOUBLE WINDOW
201	2'-4"	3'-8"	
202	2'-4"	3'-6"	
X	2'-0"	2'-0"	



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

- | | | | |
|----|--|----|---|
| 01 | NEW WOOD SIDING WITH CORNER BOARDS TO MATCH EXISTING | 06 | STUCCO OVER CEMENT BOARD. TEXTURE TO MATCH EXISTING |
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| 04 | RAKE & TRIM TO MATCH EXISTING | | |
| 05 | GUTTER AND RETURN WITH CROWN AND TRIM ON SOFFIT - MATCH EXISTING | | |
-  SHADED AREA INDICATES EXISTING MATERIALS TO REMAIN

3 SECTION

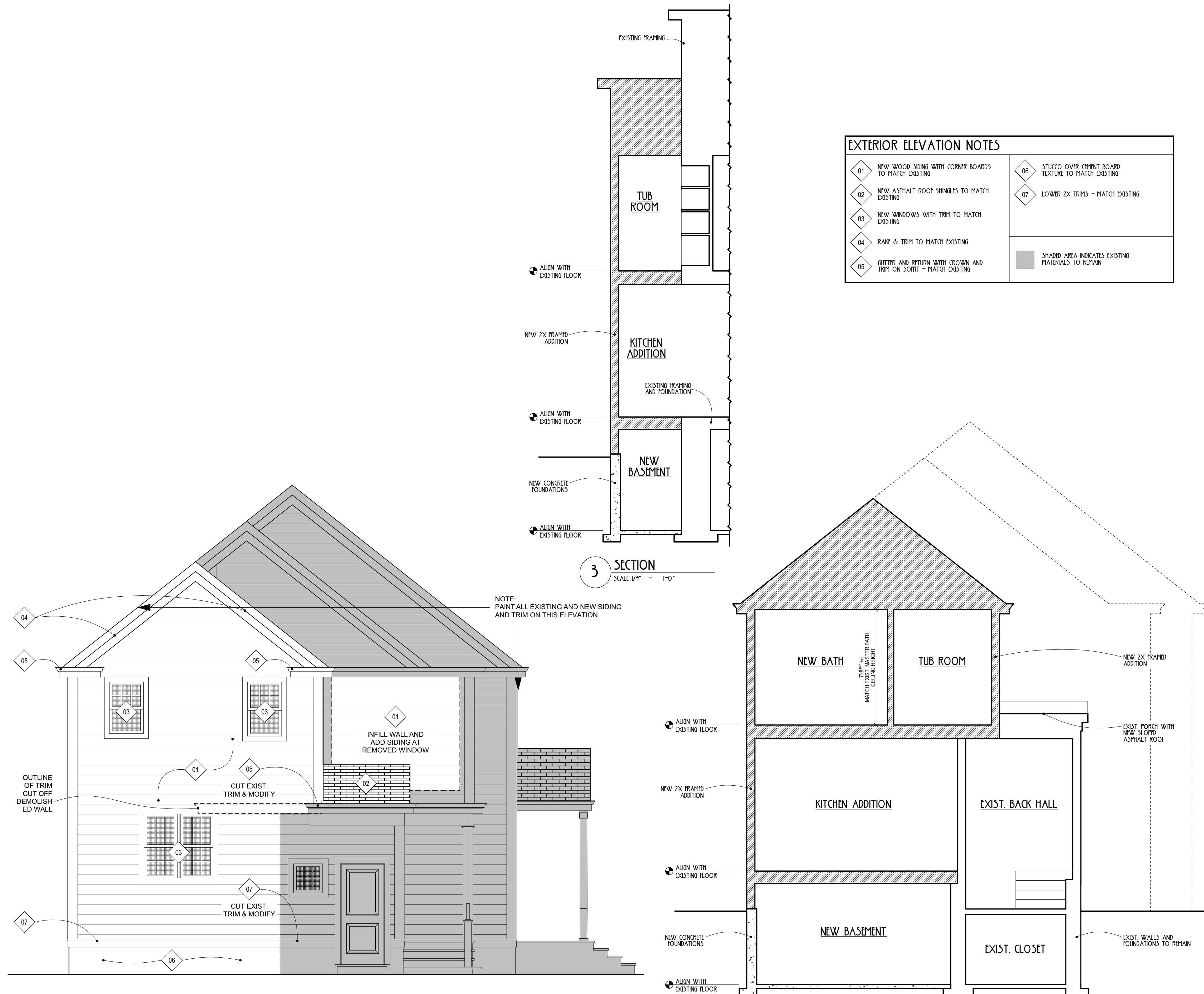
SCALE: 1/4" = 1'-0"

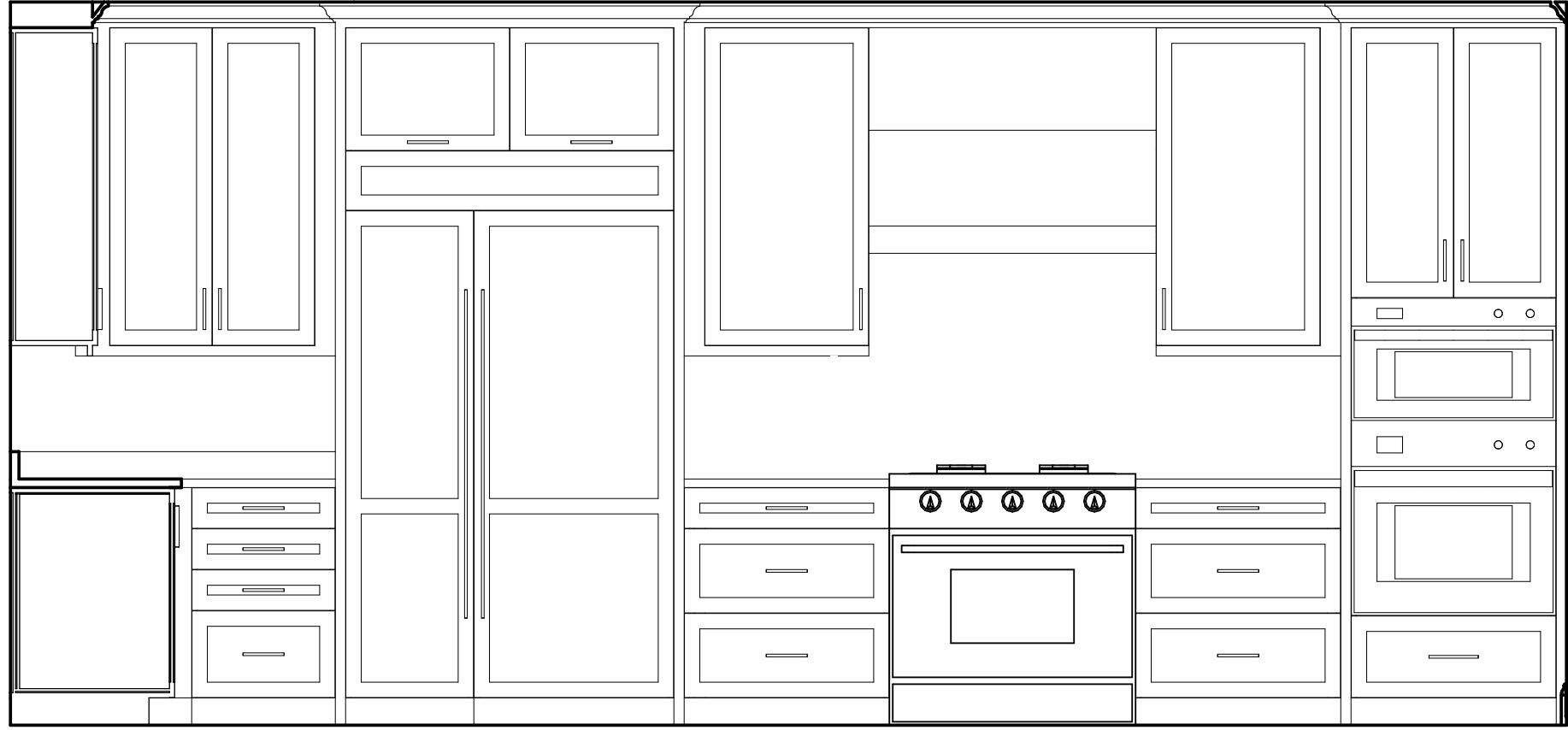
OVERALL SECTION

SCALE: 1/4" = 1'-0"

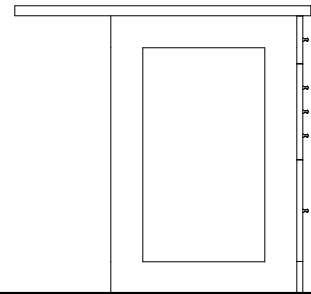
WEST ELEVATION

SCALE: 1/4" = 1'-0"

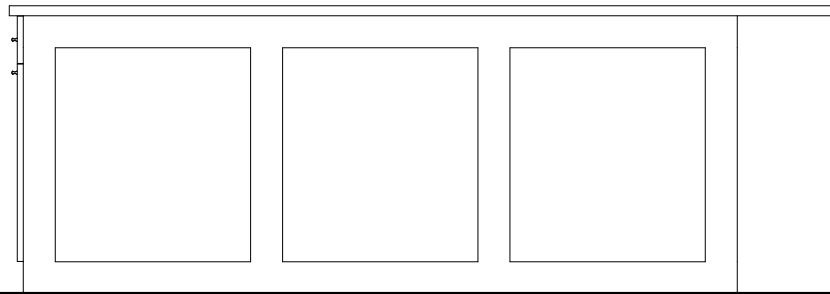




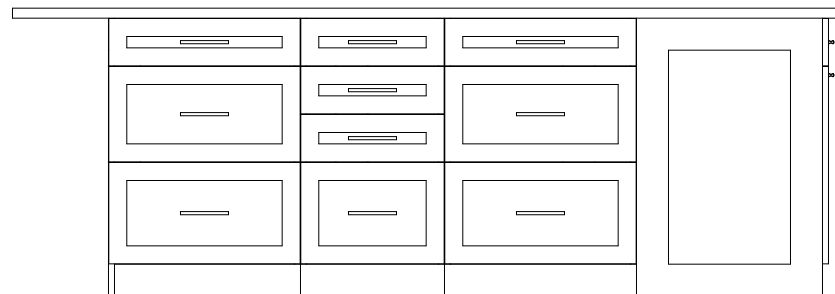
1 KITCHEN NORTH
SCALE 1/2" = 1'-0"



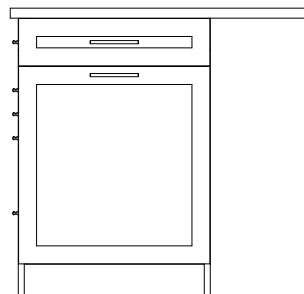
2 KITCHEN ISLAND SIDE
SCALE 1/2" = 1'-0"



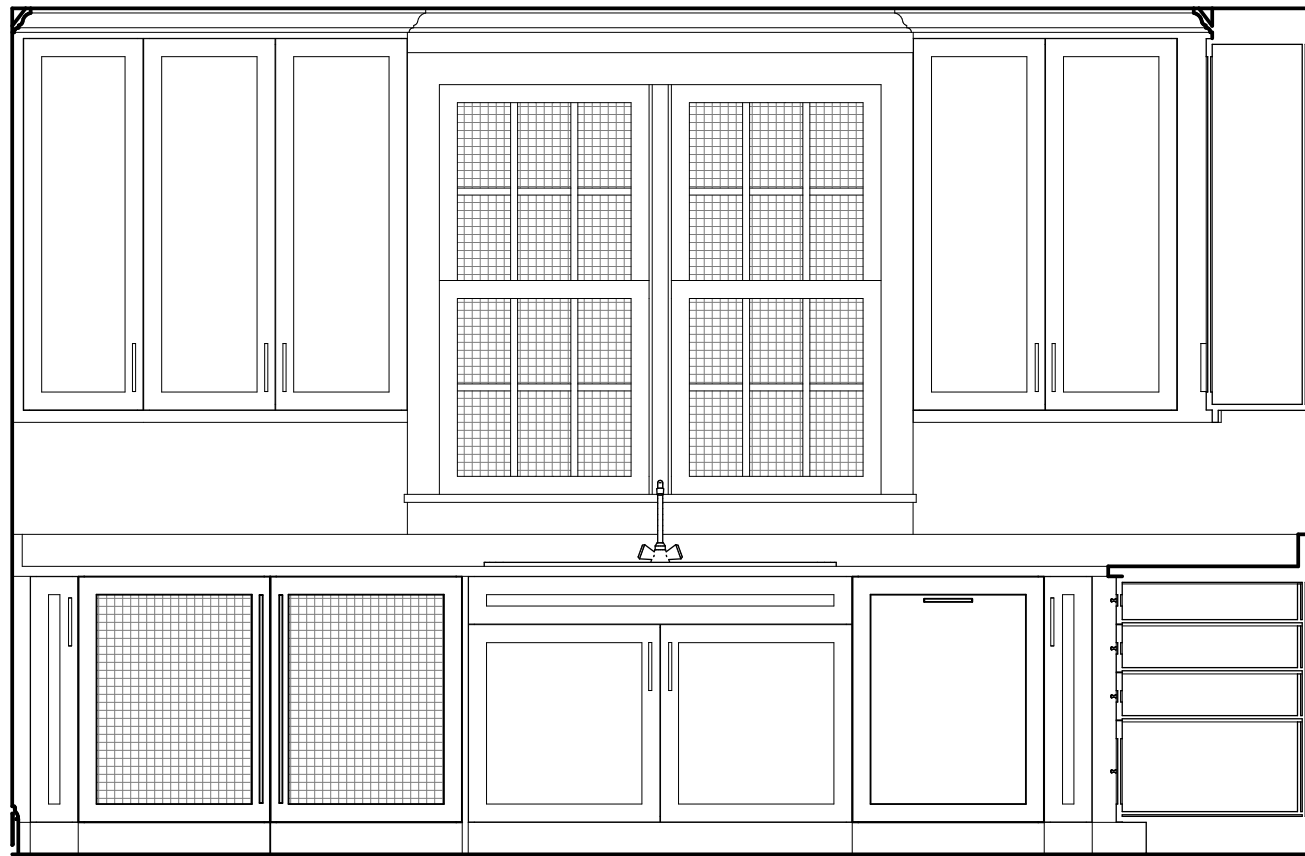
3 ISLAND BACK
SCALE 1/2" = 1'-0"



4 KITCHEN ISLAND FRONT
SCALE 1/2" = 1'-0"



5 ISLAND SIDE
SCALE 1/2" = 1'-0"



6 KITCHEN WEST
SCALE 1/2" = 1'-0"



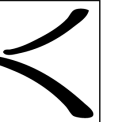
7 KITCHEN SOUTH
SCALE 1/2" = 1'-0"

INTERIOR ELEVATIONS

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DATE: 14 AUG. 2025
DESCRIPTION: CHURCH ST ADDITION
REVIEW SET

1621 CHURCH ST
WAUWATOSA, WI 53213
PROJECT NUMBER: 2501



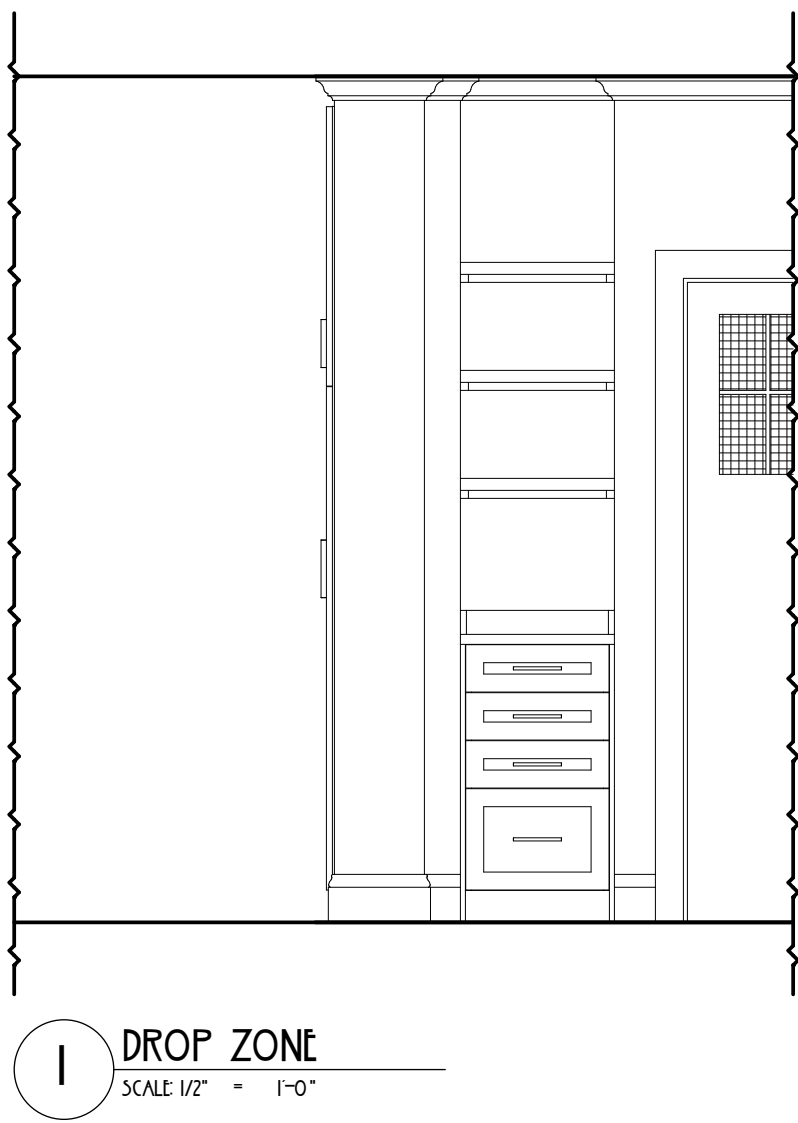
A L A I R

CUSTOM HOMES · RENOVATIONS



P E N &
H A M M E R

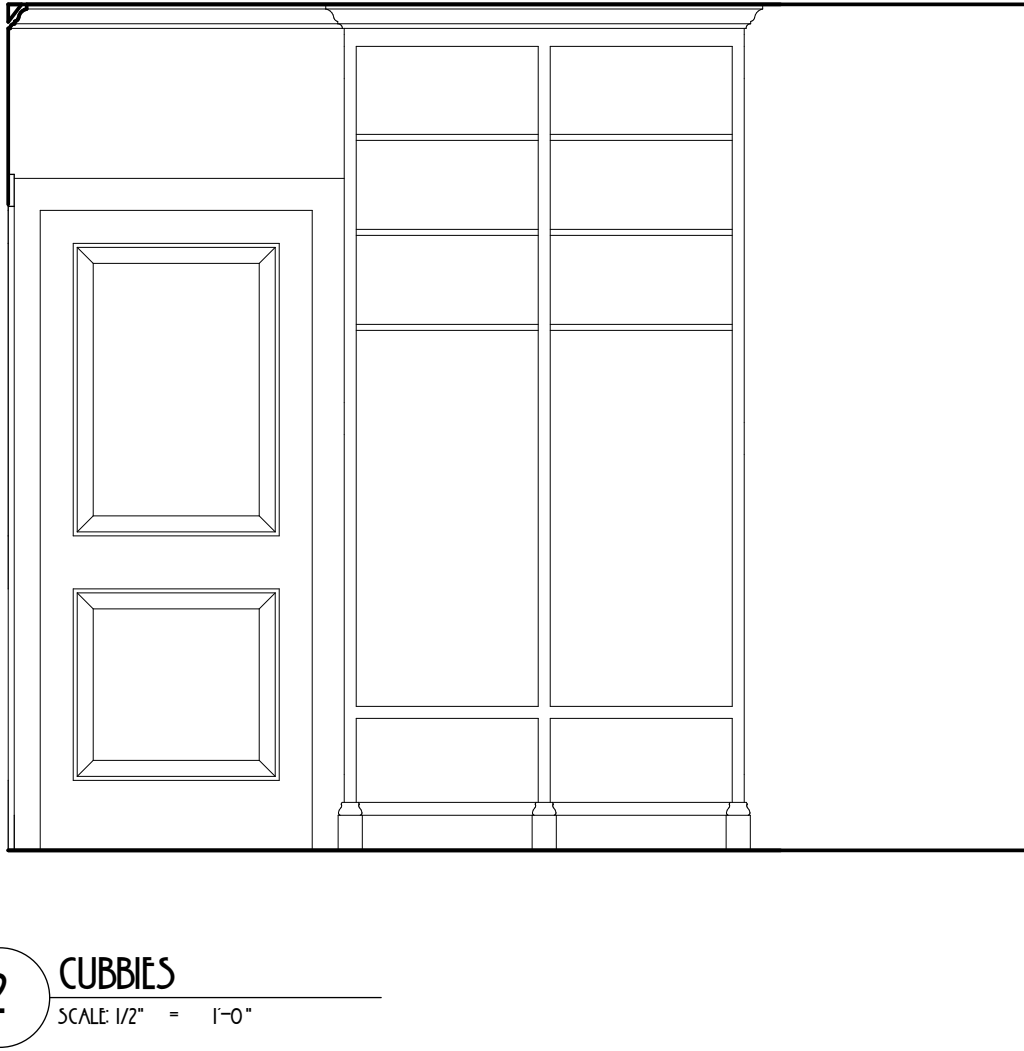
A61



1

DROP ZONE

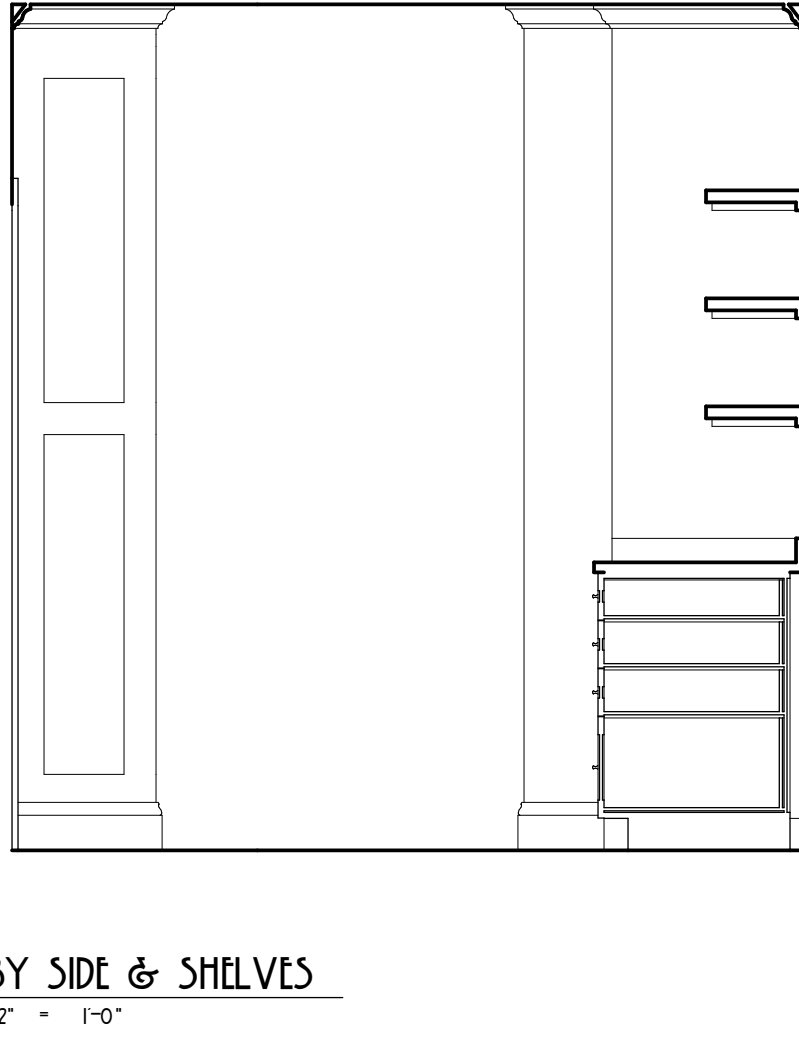
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2

CUBBIES

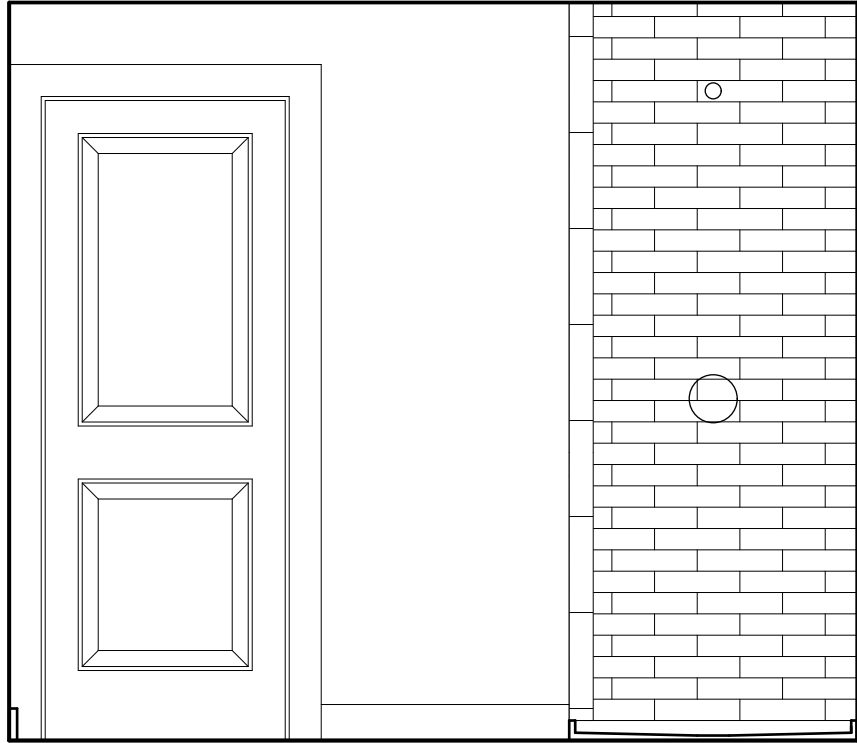
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3

CUBBY SIDE & SHELVES

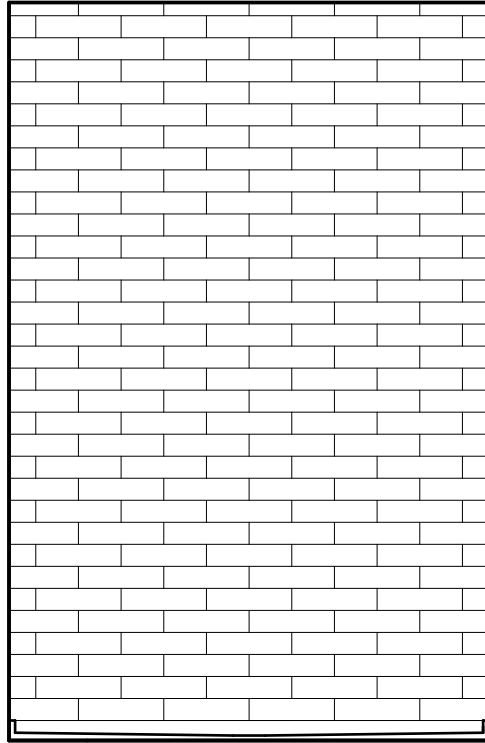
SCALE 1/2" = 1'-0"



4

SHOWER WALL

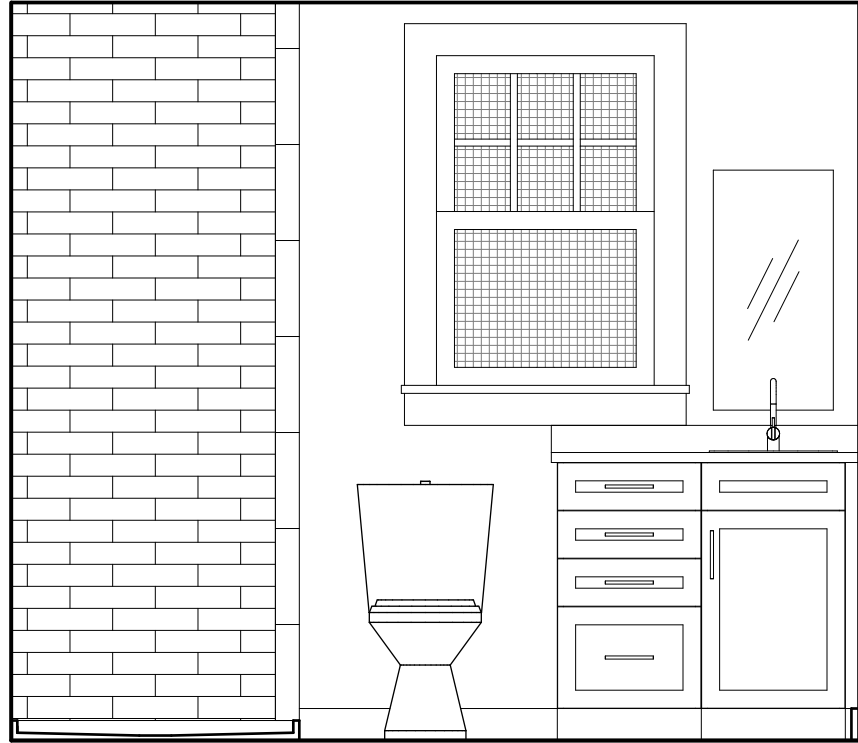
SCALE 1/2" = 1'-0"



5

SHOWER WALL

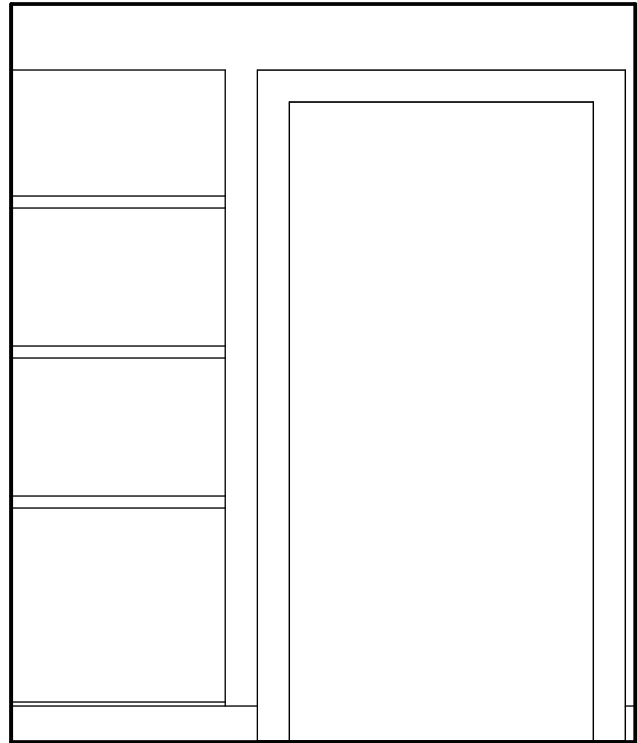
SCALE 1/2" = 1'-0"



6

TOILET WALL

SCALE 1/2" = 1'-0"



7

TUB ROOM

SCALE 1/2" = 1'-0"



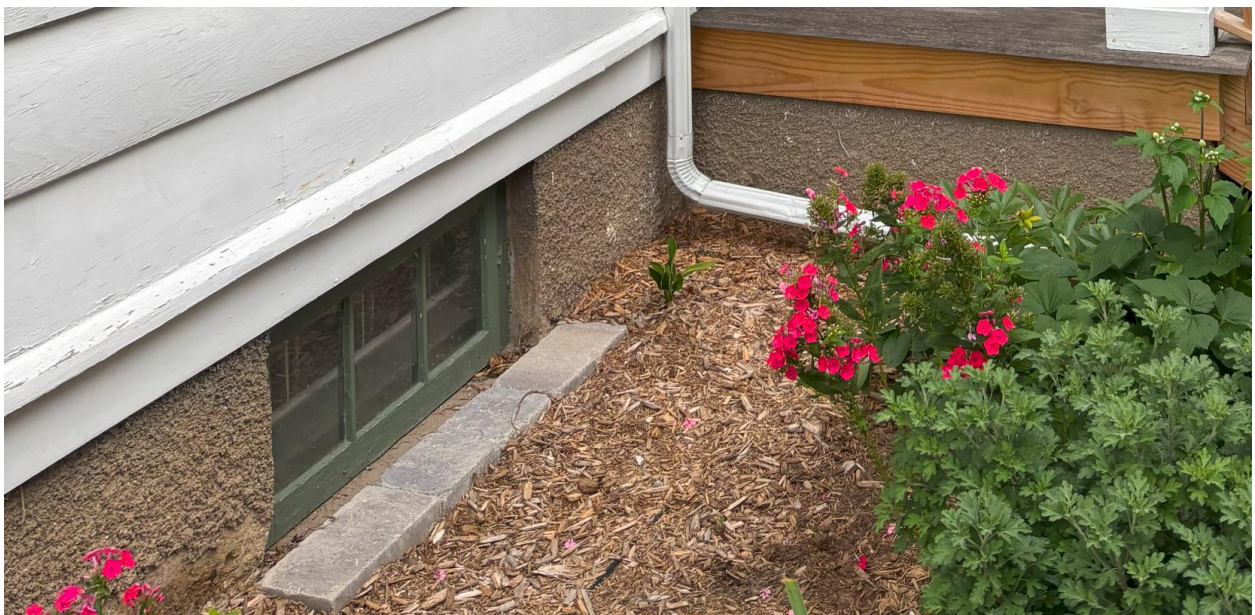
A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

Roofing:



Foundation Detail:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

Painted Wood Siding:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

Window Trim:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

Gable Details:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

Built-In Gutters & Downspouts:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

View from South:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

View from East:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

View from North:





A L A I R

City Of Wauwatosa
Historical Preservation Review Application
1621 Church St. Wauwatosa, WI 53213

View from West:





Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-1333

Agenda Date: 9/10/2025

Agenda #: 2.

Design Review/Certificate of Appropriateness - Hart Park Bathroom, 7300 Chestnut Street

Title: Construction of Restroom Building at Hart Park

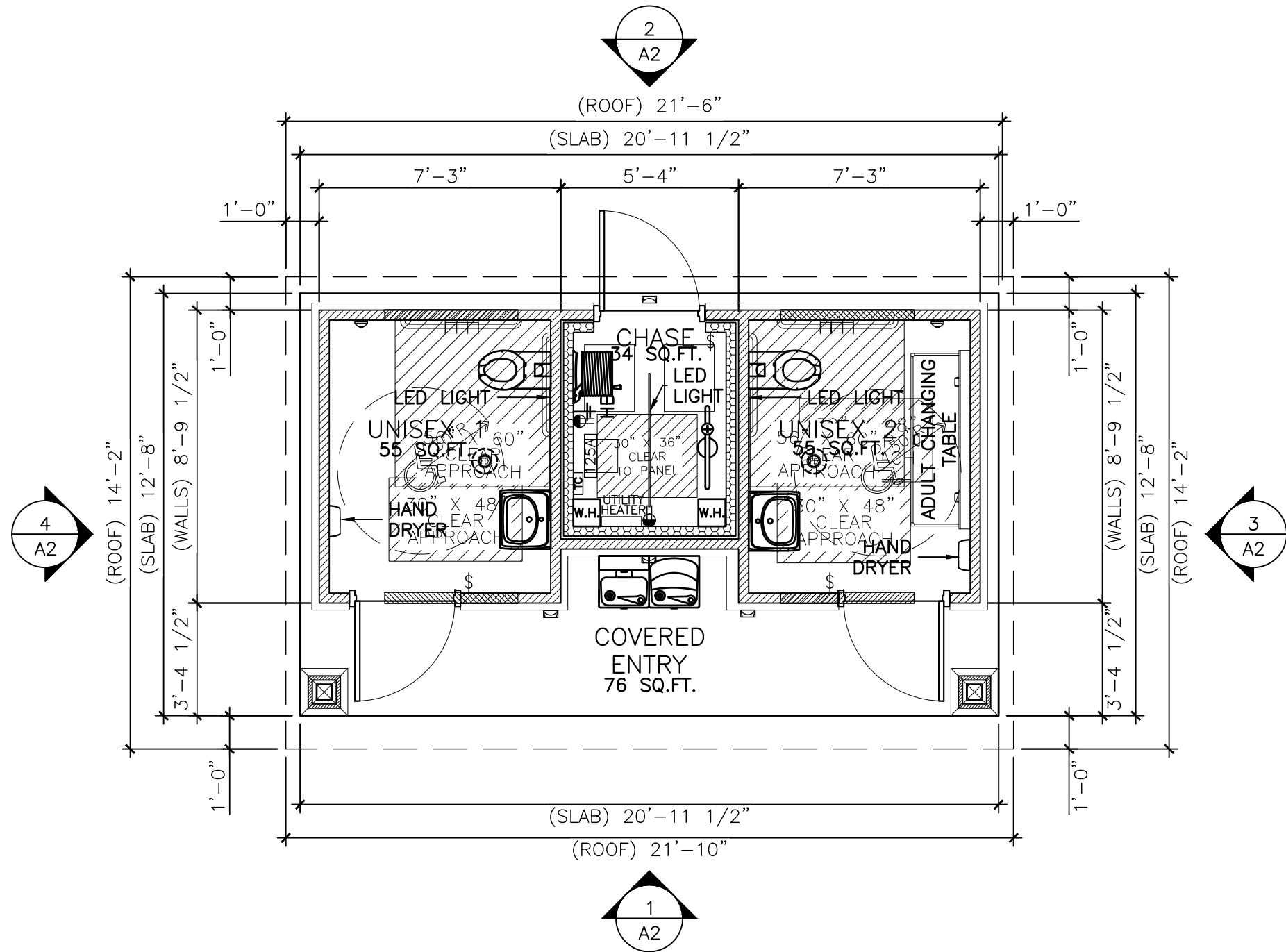
Issue: The City is planning construction of a restroom building at Hart Park. The building requires approval from the Board of Zoning Appeals and the Historic Preservation Committee.

Background: The City is planning a restroom building to serve the Western side of Hart Park. The proposed building is a single story prefabricated structure consisting of two single occupancy restrooms and a small utility chase. Amenities in this area of the park include the softball field, volleyball courts, and tennis/pickleball courts. The Oak Leaf trail also passes through the West end of Hart Park.

Historically, there has been a restroom to serve this area of the park but it was removed in 2020 due to its location in the floodway of the Menomonee River. Since its removal portable toilets have served the area and the parks department receives regular inquiries as to when the permanent restroom building will be replaced.

To comply with federal and local regulations the new building must be sited entirely out of the floodway and have a finished floor elevation of at least two feet above flood elevation. There are only two areas in Hart Park, West of 72nd Street, which satisfy this criteria. The first, which is the proposed site of the building, is located just south of Hart Park Lane between the upper tennis/pickleball courts and the softball field. This area was selected because it is relatively central to the amenities being served and is only just North from the original restroom removed in 2020. The second area is also just South of Hart Park Lane at the Western boundary of Hart Park. This area is considered less desirable as it is farthest away from the areas of service. Both of the possible building sites are within 100 feet of the nearest property line, which is shared with the Canadian Pacific Railway Company and will require a set-back variance to be granted by the Board of Zoning Appeals. The proposed building site is approximately 62' from the property line shared with CP. The next nearest private property is located on the North side of State Street approximately 200' from the proposed building site.

In addition to the floodplain regulations, Hart Park West of 72nd Street is also designated as a locally historic district. Since the proposed building site is within the historic district, approval of the building's form and exterior finishes will be required from the Historic Preservation Committee. Other structures within the historic district include the Muellner Building and the Parks Administration Building. The exterior finishes of the proposed restroom building have been selected to match the two existing buildings. This includes a lannon stone cladding, dark brown exterior trim and doors, and a dark brown steel roof similar to the one recently installed on the Muellner.



LEGEND

NON-INSULATED WALLS

BATT INSULATED WALLS

RFL

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A CorWorth company

1707 COLT CIRCLE,
MARBLE FALLS, TX 78654
(512) 222-5454

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MODEL #:

W202CEDF

TITLE

HART PARK

SITE:

WAUWATOSA, WI

SHEET DESCRIPTION:

FLOOR PLAN

SCALE:
1/4" = 1'-0"

DATE:
6/26/2025

DRAWN:
L.P.

PROJECT NO.

DRAWING NO.
A1

REVISION:

1		
2		
3		
REV.	REVISED BY.	DATE:

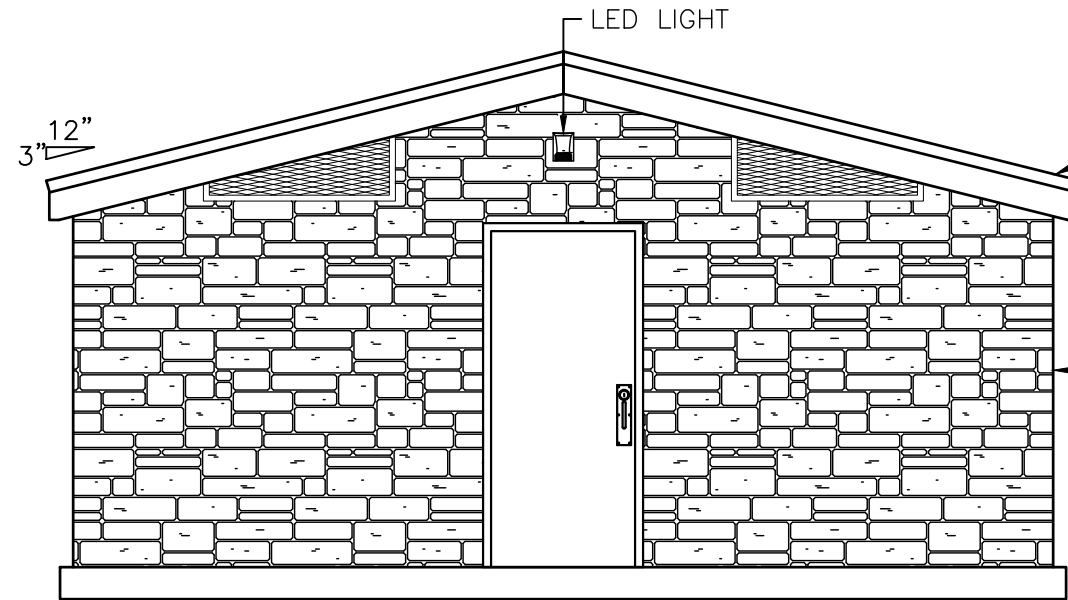
SEAL

RESERVED AREA FOR STATE APPROVAL STAMP

1

FLOOR PLAN 220 SQ.FT.
SLAB 265 SQ.FT.

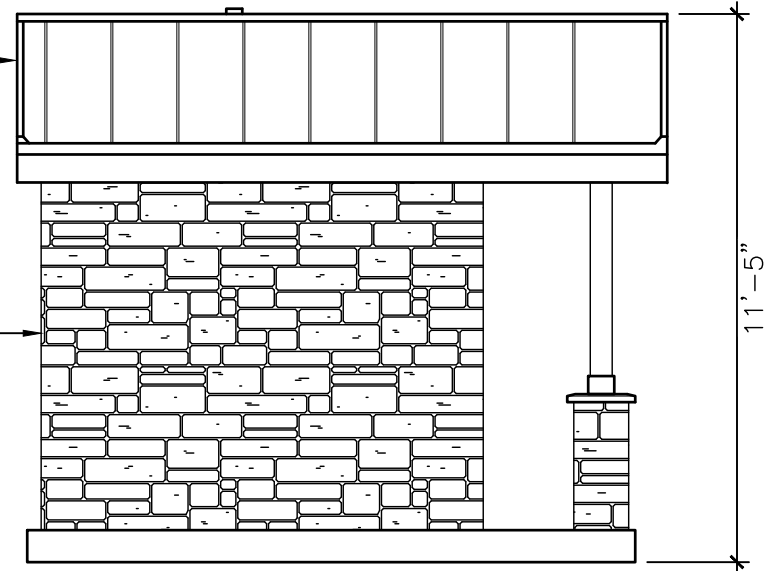
24



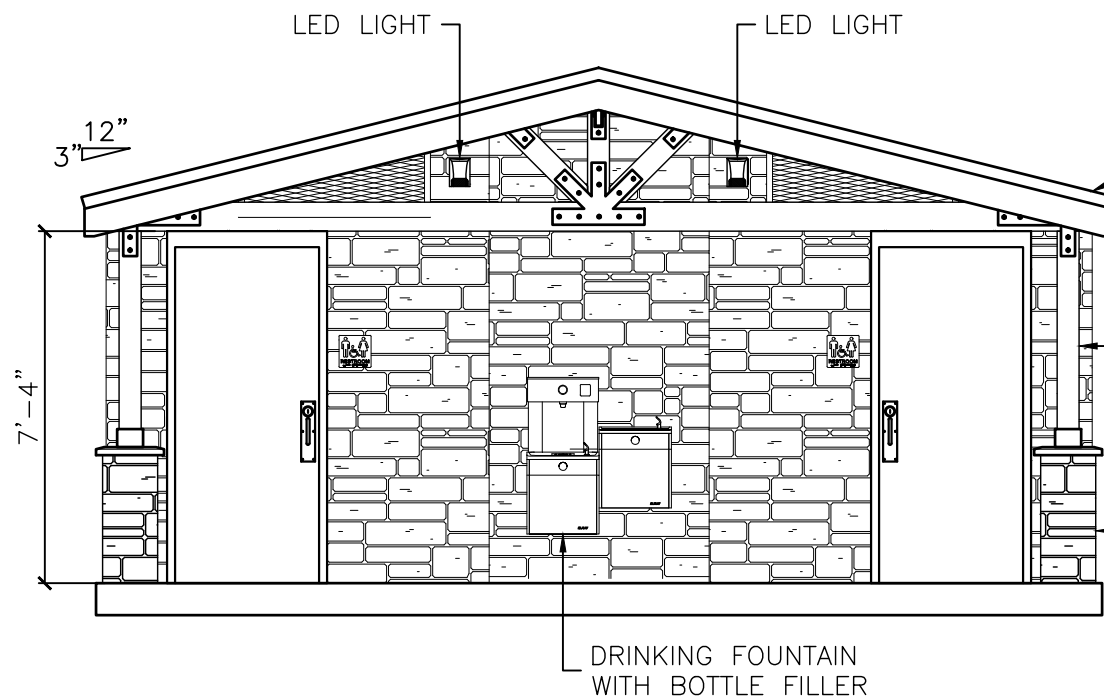
2 REAR ELEVATION

METAL ROOF

STONE VANNER



4 LEFT SIDE ELEVATION

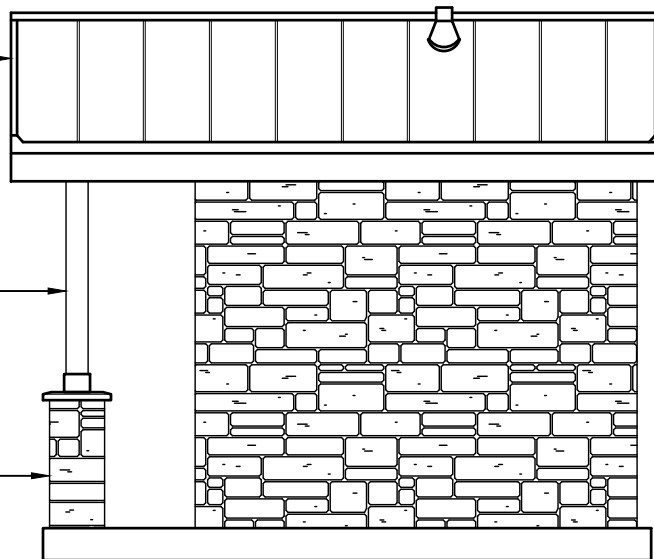


1 FRONT ELEVATION

METAL ROOF

6X6 POSTS
(TYPICAL)

STONE VANNER



3 RIGHT SIDE ELEVATION



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MODEL #: W202CEDF

TITLE
HART PARK

SITE:

WAUWATOSA, WI

SHEET DESCRIPTION:
ELEVATIONS

SCALE: 1/4" = 1'-0"	DATE: 6/26/2025	DRAWN: L.P.
PROJECT NO. ----	DRAWING NO. A2	REVISION:

1		
2		
3		
REV.	REVISED BY.	DATE:

SEAL

RESERVED AREA FOR STATE APPROVAL STAMP



RENDERING OF PROPOSED RESTROOM BUILDING



EXAMPLE OF STONE VENEER (HALQUIST 'FOREST')




EXAMPLE OF DECORATIVE CONCRETE BORDER



EXAMPLE OF NATIVE VEGETATED MAT



AESCULUS GLABRA 'JN SELECT'
EARLY GLOW BUCKEYE

CONTRACT:		<div>CITY OF WAUWATOSA</div> <div></div> <div>ENGINEERING SERVICES DIVISION</div>	DATE	DESCRIPTION
FILE NO:				
DRAWN BY:				
CHECKED BY:				
SCALE:				
C1.2			HART PARK COMFORT STATION	
			MATERIALS BOARD	




SITE FURNISHINGS: STATIONARY TABLES WITH CHAIRS

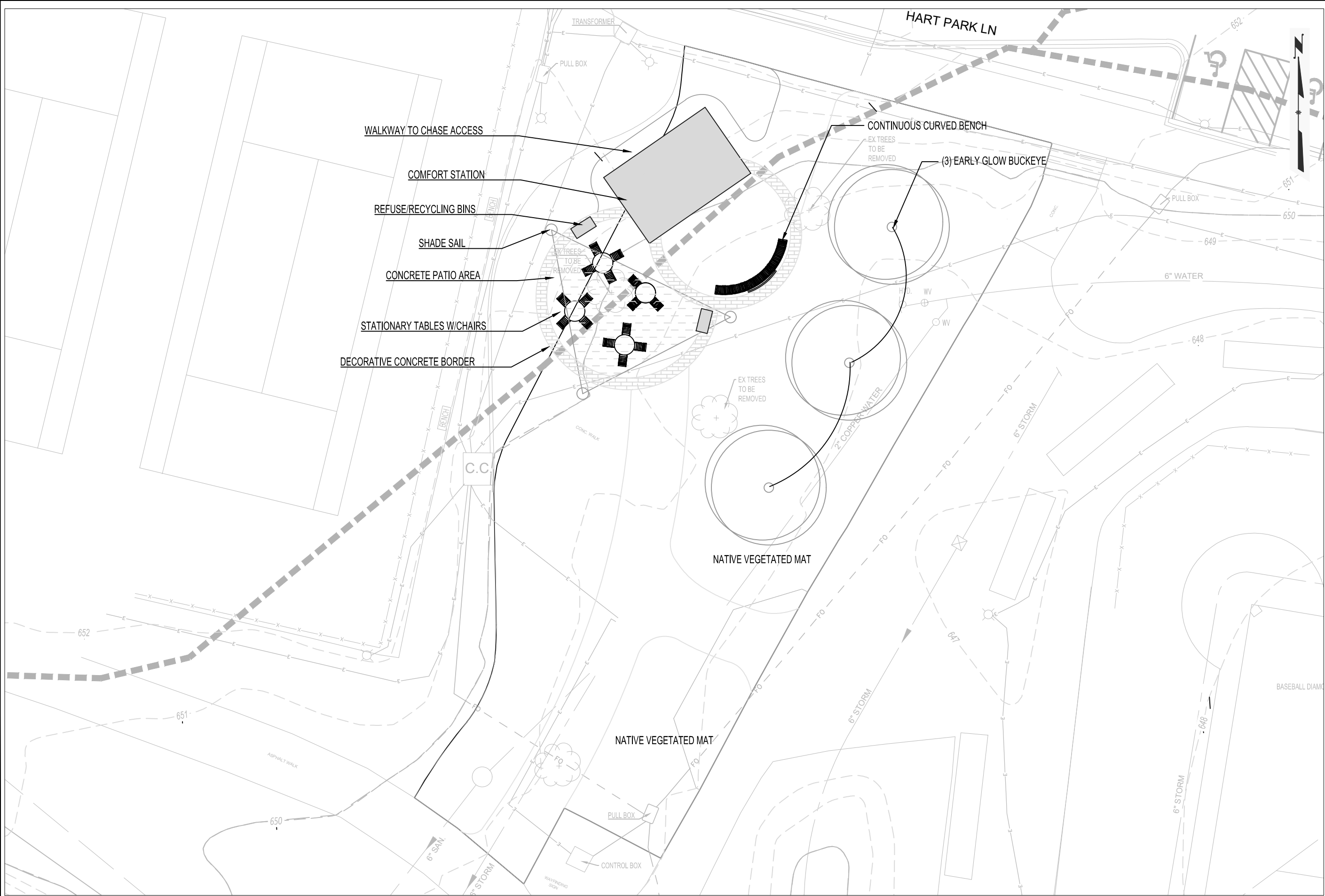


SITE FURNISHINGS: CURVED BENCH, PARTIAL BACK

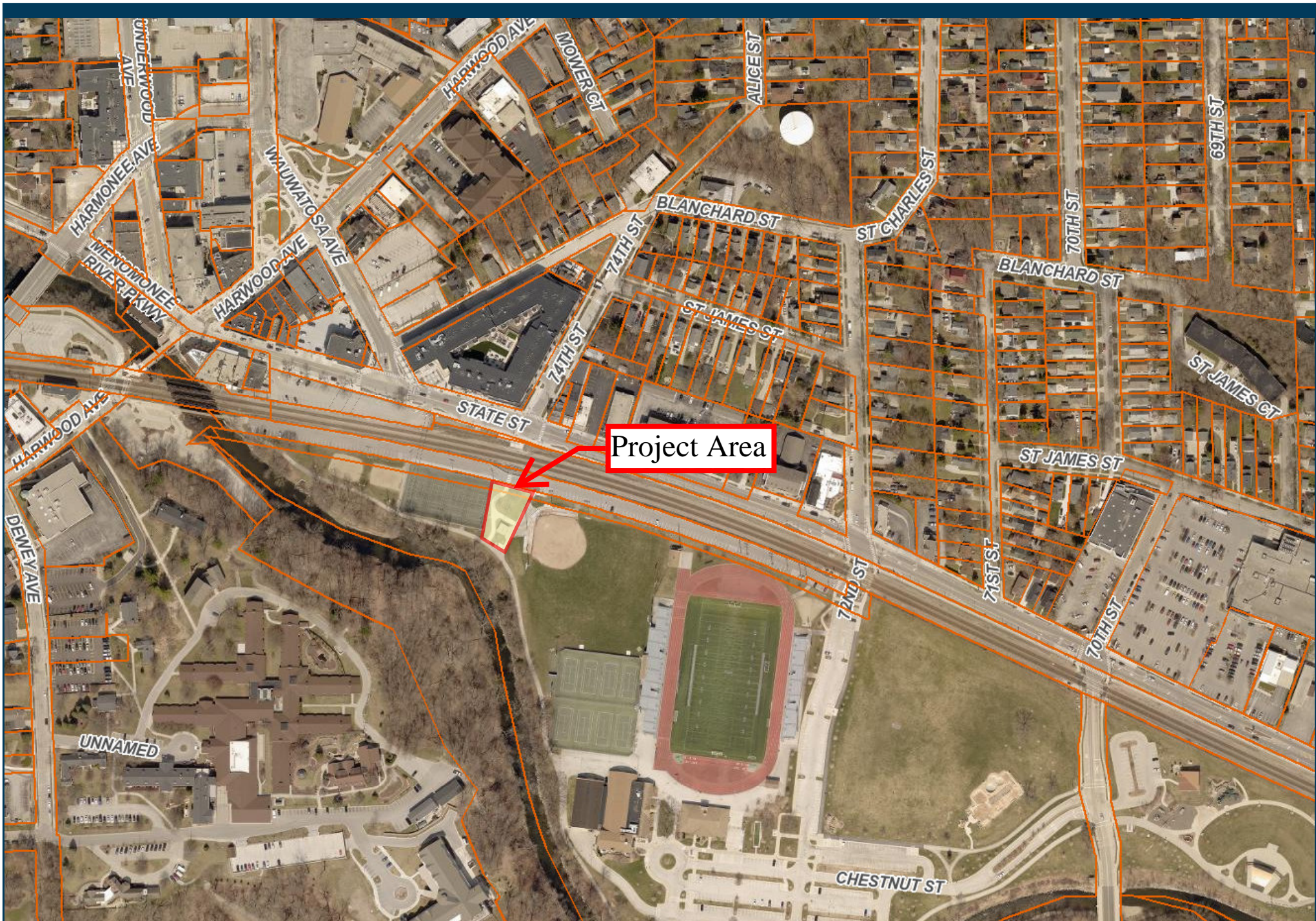


SITE FURNISHINGS: SHADE SAIL WITH LIGHTING

CONTRACT:		 <div>CITY OF WAUWATOSA ENGINEERING SERVICES DIVISION</div>	DATE	DESCRIPTION
FILE NO:				
DRAWN BY:				
CHECKED BY:				
SCALE:				
HART PARK COMFORT STATION				
MATERIALS BOARD				
C1.1				



CONTRACT:	DATE	DESCRIPTION
FILE NO:		
DRAWN BY:		
CHECKED BY:		
SCALE:		
C1.0		
HART PARK COMFORT STATION		
DRAFT PLAN		
CITY OF WAUWATOSA		
ENGINEERING SERVICES DIVISION		



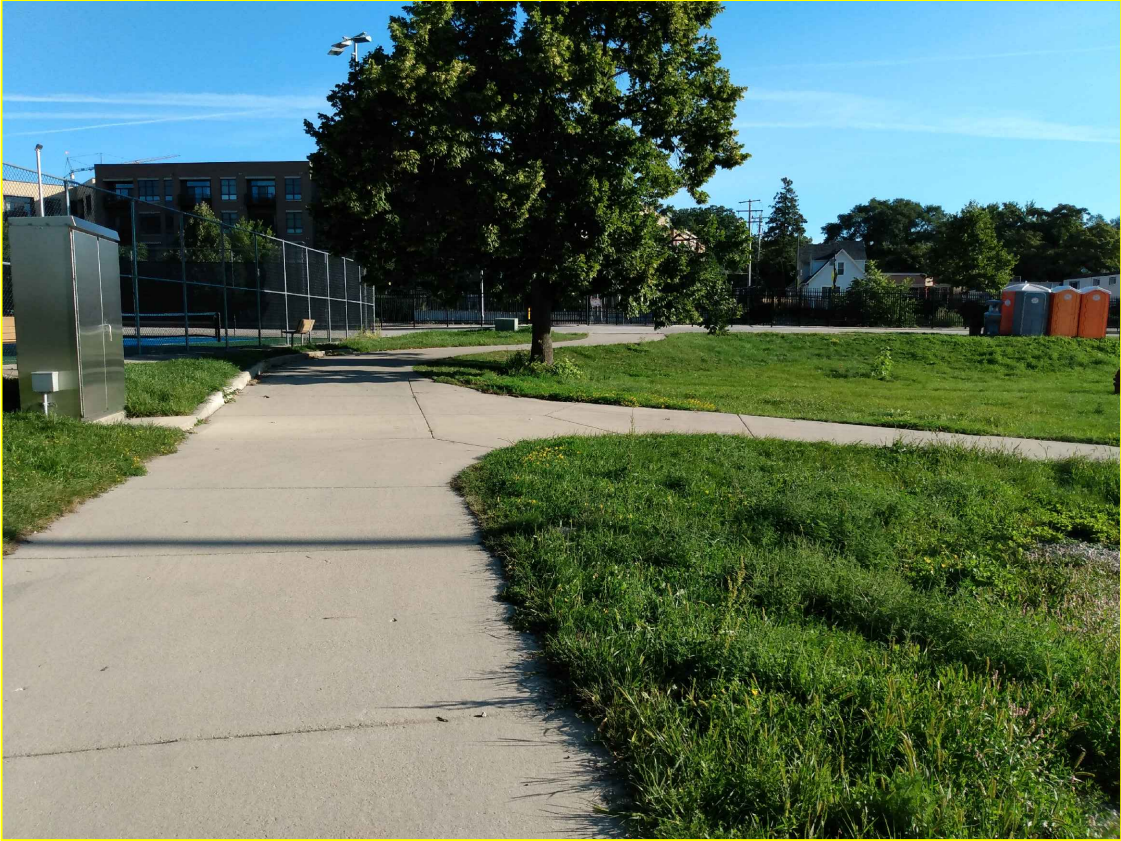
Hart Park Comfort Station

City of
Wauwatosa





VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH

CONTRACT:		CITY OF WAUWATOSA		DATE	DESCRIPTION
FILE NO:		ENGINEERING SERVICES DIVISION			
DRAWN BY:	SG				
CHECKED BY:					
SCALE:	NTS				
C1.3		HART PARK COMFORT STATION			
		EXISTING SITE PHOTOS			

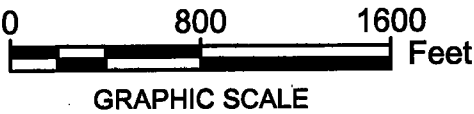
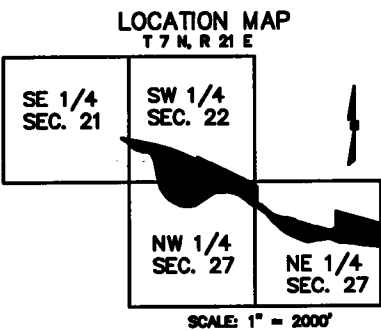
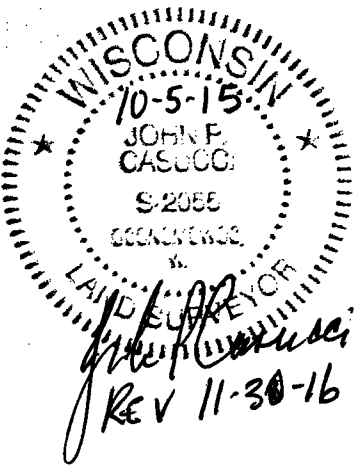
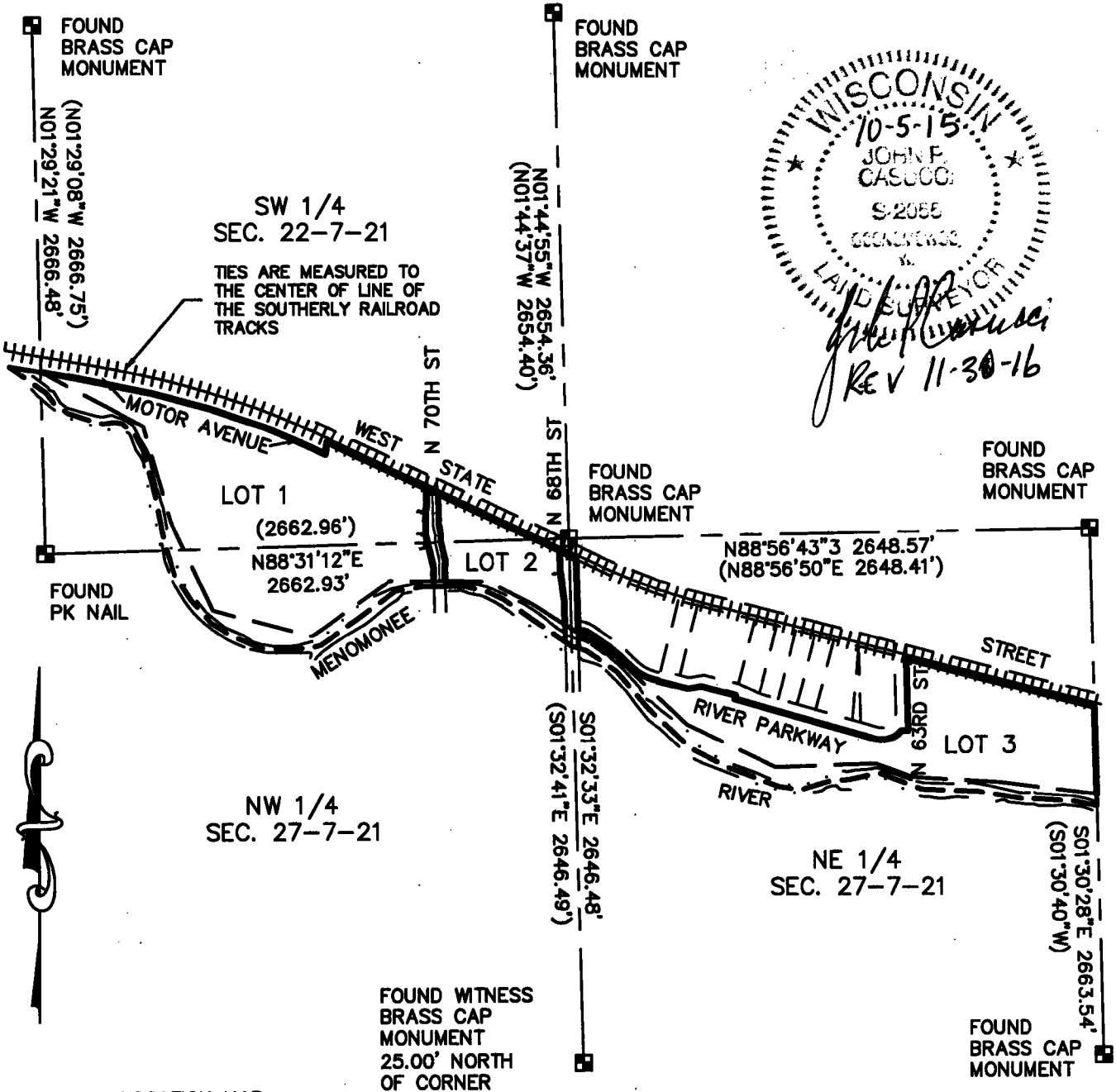
CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

SEE SHEET 2 FOR LISTING OF PLATTED LANDS BEING REDIVIDED

- (0.00) INDICATES REC'D DIMENSION
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- ▲ INDICATES SET MAG NAIL
- ✕ INDICATES SET CHISELED CROSS
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- (-) INDICATES RECORDED DIMENSION

① - DEDICATED TO THE CITY OF WAUWATOSA FOR STREET PURPOSES
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE NW 1/4 OF SECTION 27, T 7 N, R 21 E, WHICH BEARS N88°31'12"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



R.A. Smith National, Inc.
Beyond Surveying
and Engineering
16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA
S:\5166504\dwg\CS101L.dwg(SHEET 1)
SHEET 1 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Platted lands being re-divided:

Part of Block 1 and Blocks 2-7, Wellauer's Subdivision, together with vacated Alice, Sixty-Third, Sixty-Second, Sixty-first & Chestnut Streets adjoining said Blocks

Lots 1-5 of Gissinger's Subdivision, together with vacated North 72nd street adjoining said lots

Blocks 1-3 of J. Krafczyk's Subdivision, together with vacated Alley, North 71st St., North 72nd Street, Motor Avenue and Chestnut Streets adjoining said Blocks,

Part of Block 1 and all of Block 2 of L.C. & F.K. Rogers Addition, together with Vacated North 71st and Chestnut Streets adjoining said Blocks,

Assessor's Plat No. 17, together with vacated North 72nd Street,

Part of Lot 11, Block 1, and part of Lot 2 & 3, Block 2, Assessors Plat No. 32

Part of Parcel 1 and all of Parcels 2 & 3 of Certified Survey Map No. 1580, together with vacated North 71st St adjoining parcels 2 & 3 and that portion of vacated Motor Ave adjoining Parcel 2,

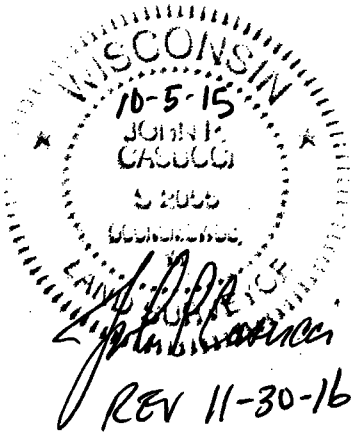
Part of Blocks 1 & 2 of Assessors Plat No. 16, together with vacated River Parkway (Motor Ave)

Part of Blocks 9 & 11, all of Block 10 of Aetna park together with vacated River Parkway (Motor Ave) and Chestnut Street.

Part of Lot 1, 5, 6, 7, 11, 12, 14 & 15 and all of Lot 2 in Block 1, Assessors Plat No. 33

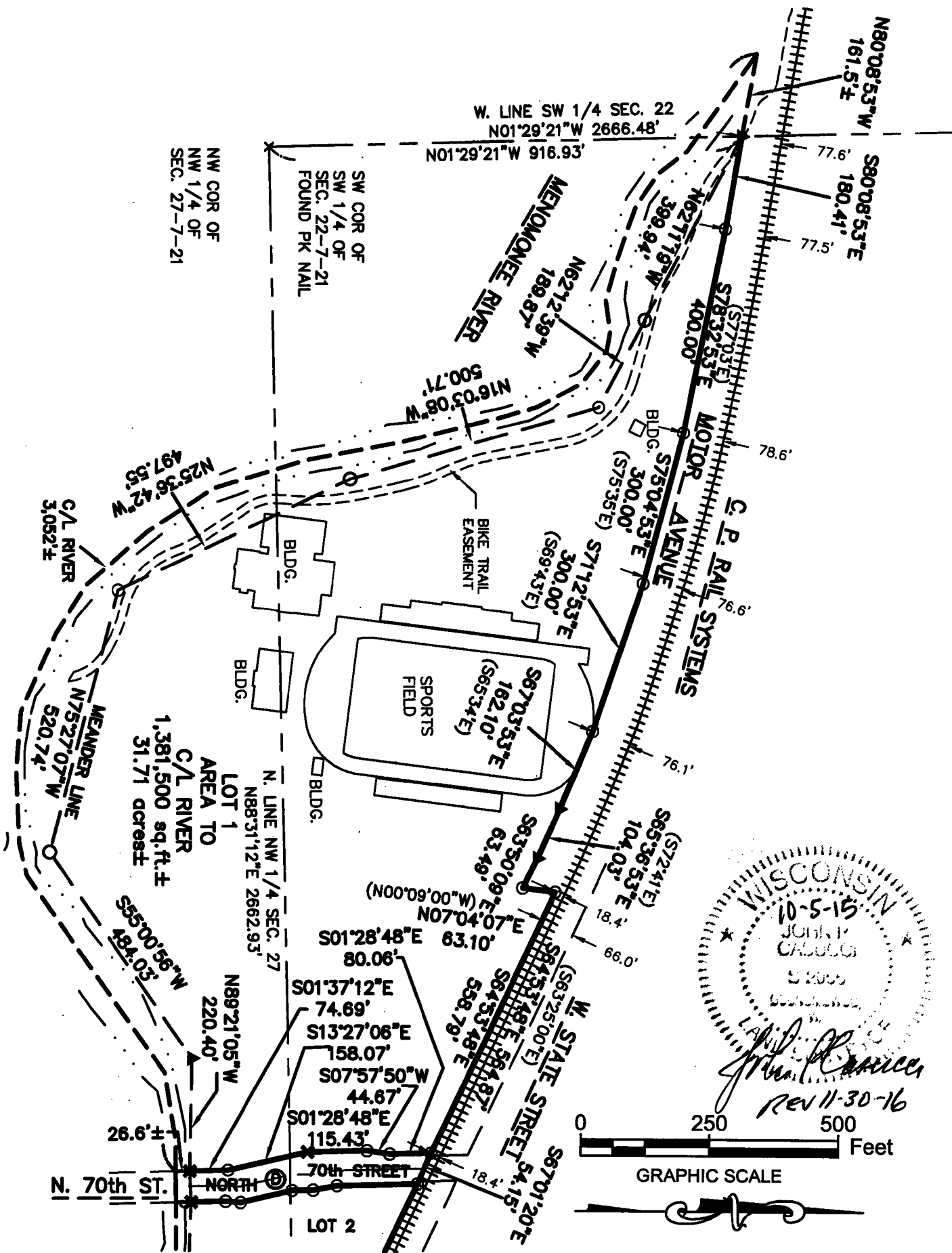
Lying north of the centerline of the Menomonee River in the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

DOC. # 10640314
RECORDED:
01/12/2017 12:07 PM
JOHN LA FAVE
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00



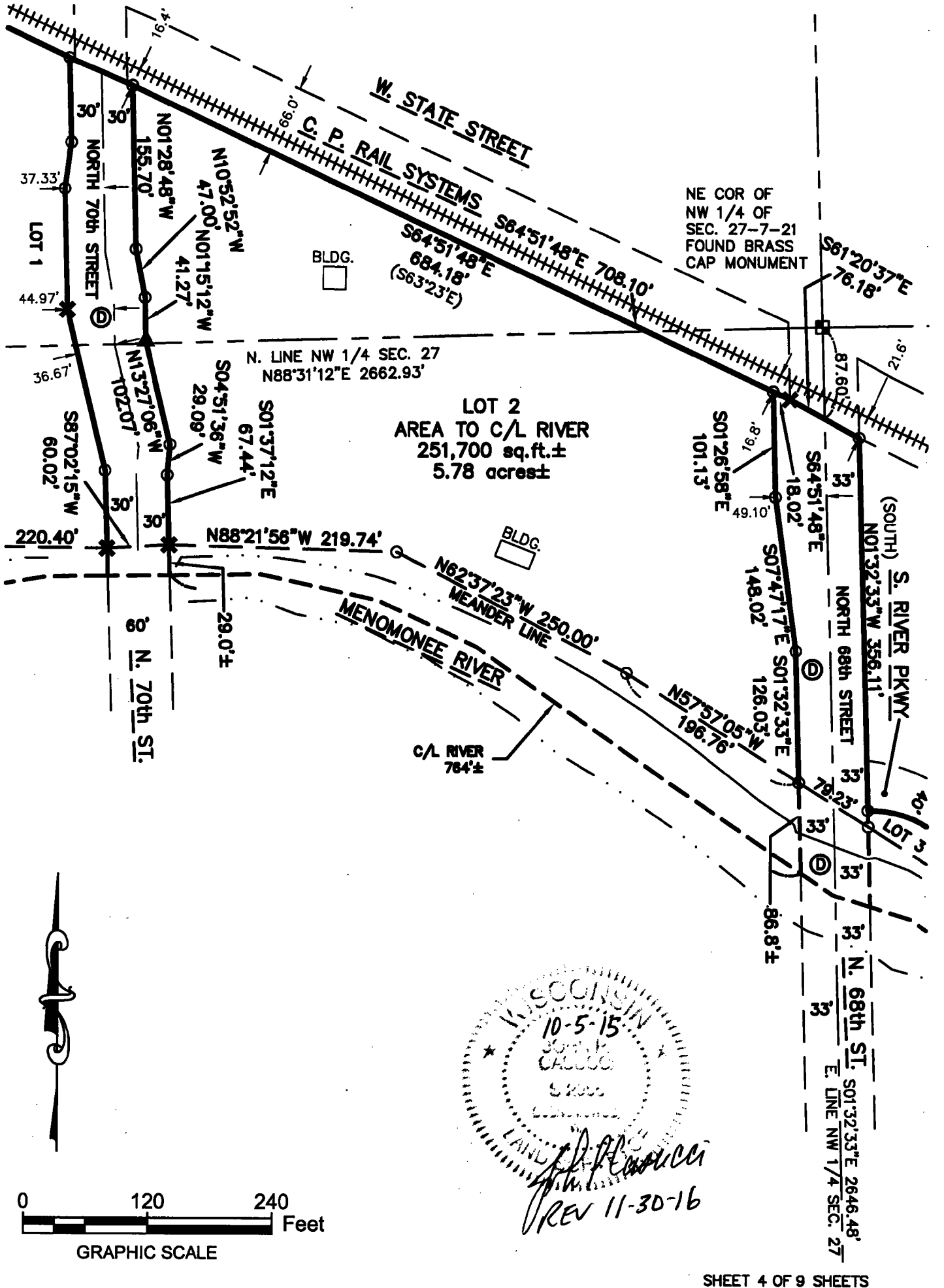
CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



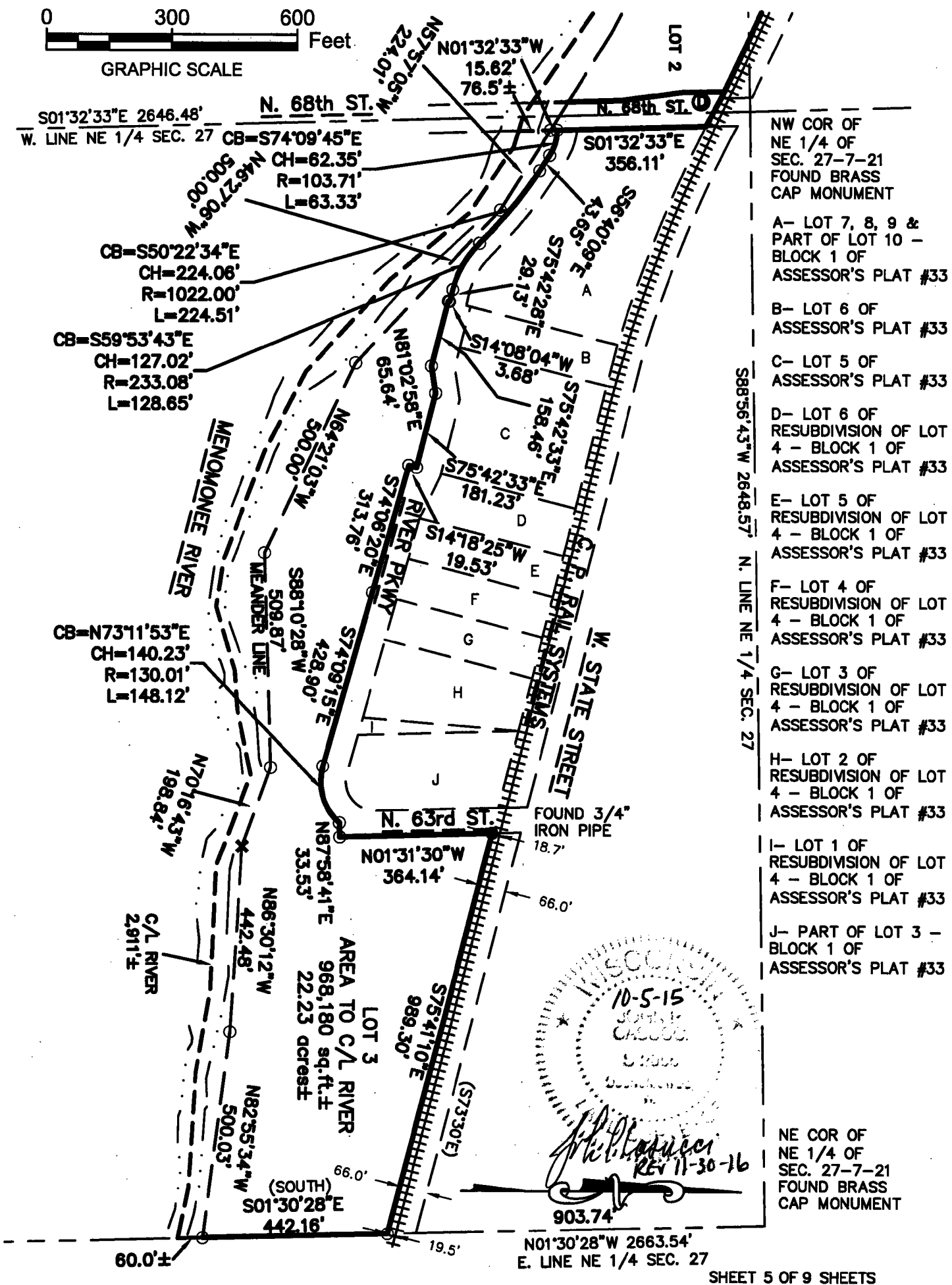
CERTIFIED SURVEY MAP NO. 8886

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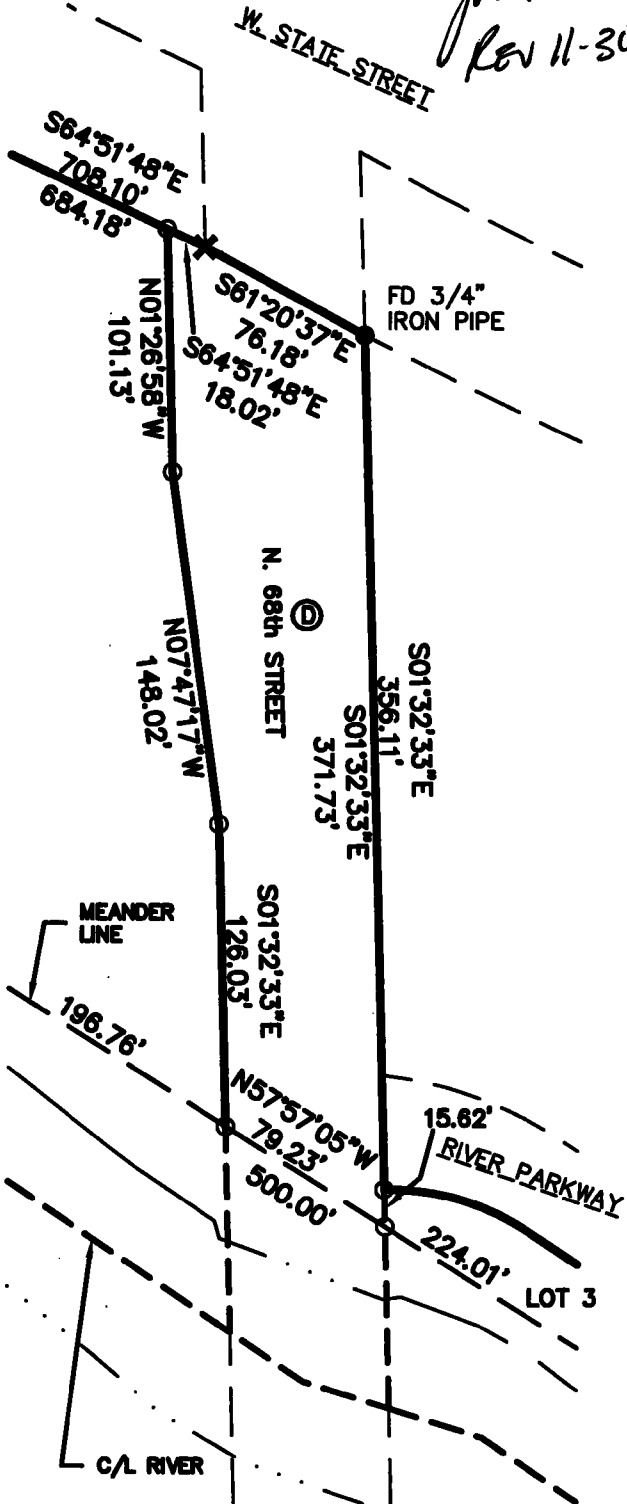
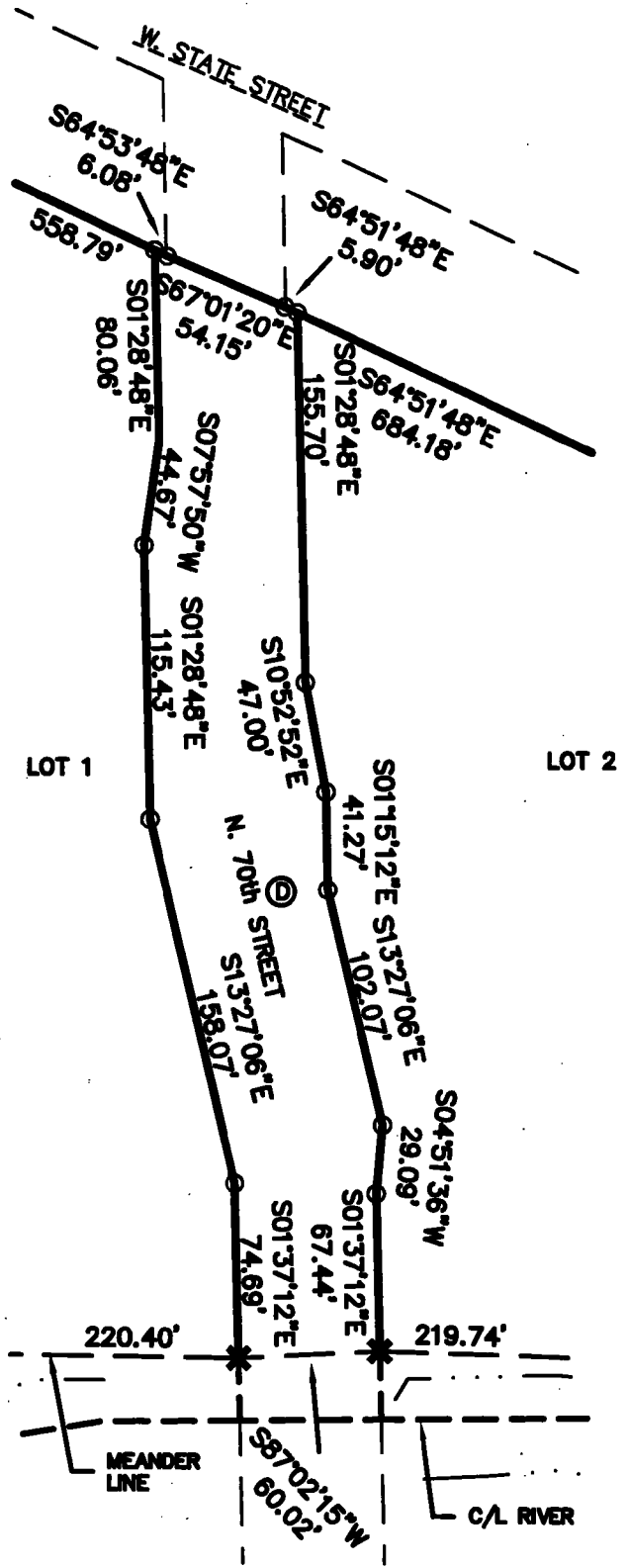
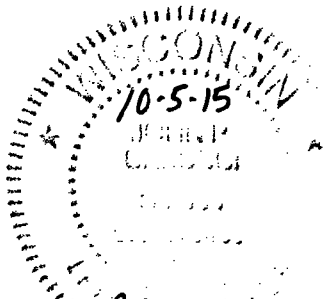
CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



CERTIFIED SURVEY MAP NO. 8886

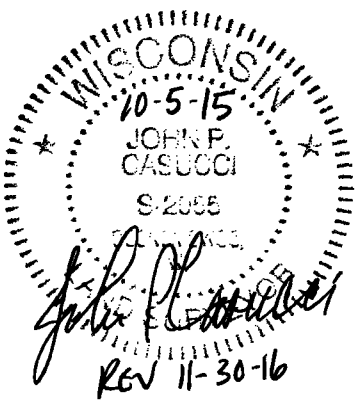
Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN} :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify: THAT I have surveyed, divided and mapped a part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin, which is bounded and described as follows: COMMENCING at the Southwest corner of the Southwest 1/4 of said Section 22; thence North 01°29'21" West along the West line of said 1/4 Section a distance of 916.93 feet to a point in the South line of Motor Avenue and the point of beginning of lands to be described: thence South 80°08'53" East along said South line 180.41 feet to a point; thence South 78°32'53" East along said South line 400.00 feet to a point; thence South 75°04'53" East along said South line 300.00 feet to a point; thence South 71°12'53" East along said South line 300.00 feet to a point; thence South 67°03'53" East along said South line 162.10 feet to a point; thence South 65°36'53" East along said South line 104.03 feet to a point; thence South 63°50'09" East along said South line 63.49 feet to a point in the East line of Motor Avenue; thence North 07°04'07" East along the East line of said Lane 63.10 feet to a point in the Southerly line of the C. P. Rail Systems right of way; thence South 64°53'48" East along said Southerly line 564.87 feet to a point; thence South 67°01'20" East along said Southerly line 54.15 feet to a point; thence South 64°51'48" East along said Southerly line 708.10 feet to a point; thence South 61°20'37" East along said Southerly line 76.18 feet to a point in the East line of North 68th Street; thence South 01°32'33" East along said East line 356.11 feet to a point in the Southerly line of River Parkway; thence Southeasterly 63.33 feet along said Southerly line and an arc of a curve whose center lies to the Southwest, whose radius is 103.71 feet and whose chord bears South 74°09'45" East 62.35 feet to a point; thence South 56°40'09" East along said Southerly line 43.65 feet to a point; thence Southeasterly 224.51 feet along said Southerly line and an arc of a curve whose center lies to the Southwest, whose radius is 1022.00 feet and whose chord bears South 50°22'34" East 224.06 feet to a point; thence Southeasterly 128.65 feet along said Southerly line and an arc of a curve whose center lies to the Northeast, whose radius is 233.08 feet and whose chord bears South 59°53'43" East 127.02 feet to a point; thence South 75°42'28" East along said Southerly line 29.13 feet to a point; thence South 14°08'04" West along said Southerly line 3.68 feet to a point; thence South 75°42'33" East along said Southerly line 158.46 feet to a point; thence North 81°02'58" East along said Southerly line 65.64 feet to a point; thence South 75°42'33" East along said Southerly line 181.23 feet to a point; thence South 14°18'25" West along said Southerly line 19.53 feet to a point; thence South 74°06'20" East along said Southerly line 313.76 feet to a point; thence South 74°09'15" East along said Southerly line 428.90 feet to a point; thence Northeasterly 148.12 feet along said Southerly line and an arc of a curve whose center lies to the Northwest, whose radius is 130.01 feet and whose chord bears North 73°11'53" East 140.23 feet to a point; thence North 87°58'41" East along said Southerly line 33.53 feet to a point in the East line of North 63rd Street; thence North 01°31'30" West along said East line 364.14 feet to a point in the Southerly line of the C. P. Rail Systems right of way; thence South 75°41'10" East along said Southerly line 989.30 feet to a point in the East line of the Northeast 1/4 of said Section 27; thence South 01°30'28" East along said East line 442.16 feet to a point on a meander line for the Menomonee River; thence North 82°55'34" West along said meander line 500.03 feet to a point; thence North 86°30'12" West along said meander line 442.48 feet to a point; thence North 70°16'43" West along said meander line 198.84 feet to a point; thence South 88°10'28" West along said meander line 509.87 feet to a point; thence North 64°21'03" West along said meander line 500.00 feet to a point; thence North 46°27'06" West along said meander line 500.00 feet to a point; thence North 57°57'05" West along said meander line 500.00 feet to a point; thence North 62°37'23" West along said meander line 250.00 feet to a point; thence North 88°21'56" West along said meander line 219.74 feet to a point; thence South 87°02'15" West along said meander line 60.02 feet to a point; thence North 89°21'05" West along said meander line 220.40 feet to a point; thence South 55°00'56" West along said meander line 484.03 feet to a point; thence North 75°27'07" West along said meander line 520.74 feet to a point; thence North 25°36'42" West along said meander line 497.55 feet to a point; thence North 16°03'08" West along said meander line 500.71 feet to a point; thence North 62°12'39" West along said meander line 189.87 feet to a point; thence North 62°11'19" West along said meander line 399.94 feet to the point of beginning.

Including those lands which lie between the meander line and the center line of the Menomonee River. Said lands contain 2,665,530 square feet or 61.19 acres more or less.



CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

THAT I have made the survey, land division and map by the direction of the CITY OF WAUWATOSA, 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 the Land Division and Ordinances of the City of Wauwatosa in surveying, dividing and mapping the same.

OCTOBER 5, 2015
DATE
REV 11-30-16

WISCONSIN
JOHN P. CASUCCI
S-2055
OCCONOMOWOC, WI
LAND SURVEYOR

John P. Casucci (SEAL)
JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CORPORATE OWNER'S CERTIFICATE

CITY OF WAUWATOSA, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of the City of Wauwatosa Municipal Code.

CITY OF WAUWATOSA, 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 Wauwatosa

WITNESS the hand and seal of CITY OF WAUWATOSA, has caused these presents to be signed by Kathleen Ehley, its Mayor,

this 20th day of December, 2014.

CITY OF WAUWATOSA

Kathleen Ehley
KATHLEEN EHLEY, MAYOR

STATE OF WISCONSIN}

MILWAUKEE COUNTY } :SS

PERSONALLY came before me this 20th day of December, 2014 the above named Kathleen Ehley, to me known to be the person who executed the foregoing instrument, and to me known to be such Mayor of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

Melanie A. Marzahl (SEAL)
Notary Public, State of Wisconsin
My commission expires 5/12/2018

WISCONSIN
MELANIE A. MARZAH
STATE OF WISCONSIN

Sheet 8 of 9 Sheets

CERTIFIED SURVEY MAP NO. 8886

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 22, the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 27 and the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 27, all in Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Wauwatosa on this 9th day of May, 2016

Kathleen Ehley
KATHLEEN EHLEY, CHAIRPERSON

Tamara Szudy
TAMARA SZUDY, SECRETARY

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Wauwatosa in accordance with the Resolution adopted on Tuesday, this 17th day of May, 2016

Carla A. Ledesma
CARLA LEDESMA, CITY CLERK





Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-1334

Agenda Date:

Agenda #: 3.

Review Sept. 17 neighborhood meeting agenda