

## PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review of a Certified Survey Map request to combine the properties at the Aldi distribution site.

Applicant(s): Adam Kastl, Aldi, Inc. and Richard Suckey, A M King

Address(es): 9150, 9210, 9260, 9342 and 9440 S. 13th St. (6th Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Adam Kastl, Aldi, Inc. and Richard Suckey, A M King, for the combination of multiple parcels at the Aldi distribution facility located at 9150, 9210, 9260, 9342 and 9440 S. 13th St., be approved with the following condition:

1. 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.

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Owner(s): ALDI, INC.

Tax Key(s): 876-9999-002, 876-9997-002, 876-9000-000, 876-9996-000 and 876-9995-003

Lot Size(s): 41.925 + 2.997 + 30.114 + 1.644 + 30.069 acres

Current Zoning District(s): M-1, Manufacturing FW, Floodway  
Rs-3, Single Family Residential

Overlay District(s):

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Industrial and Single-family Attached

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### Background:

The Plan Commission approved a building addition to the Aldi distribution center at its January 23, 2024 meeting. One of the conditions was that a Certified Survey Map to combine all five (5) parcels be applied for at the time of a future site modification. As was discussed in the previous agenda item, Aldi proposes to make a site modification with the large berm on the north end of the site, hence the application to combine all their properties with a CSM.


Altogether, the five (5) parcels will become a 105.3578-acre lot. The current western lot lines jog quite a bit out into S. 13<sup>th</sup> St. The proposed CSM shows that 2.4419 acres of land will be dedicated for public right-of-way, to Milwaukee County, as S. 13<sup>th</sup> St. is under the County's jurisdiction. A wetland delineation had been conducted in 2021, so no update is required as part of this review. Staff had shared technical review comments with the surveyor during the review period, and modifications were made and resubmitted in a timely manner.

When reviewing the proposal, it came to staff's attention that parcel at 9260 S. 13<sup>th</sup> St., is zoned RS-3, Single-family Residential. With the CSM combining all the parcels, we would end up with a split-zoned parcel if not for the rezoning of that parcel first. A public hearing for the rezone can be held as early as December 17, 2024. The CSM would be placed on the same Common Council agenda for consideration, after the rezone.

**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. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

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Respectfully prepared and submitted:



Kristi Laine  
Community Development Director

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**Attachments:**

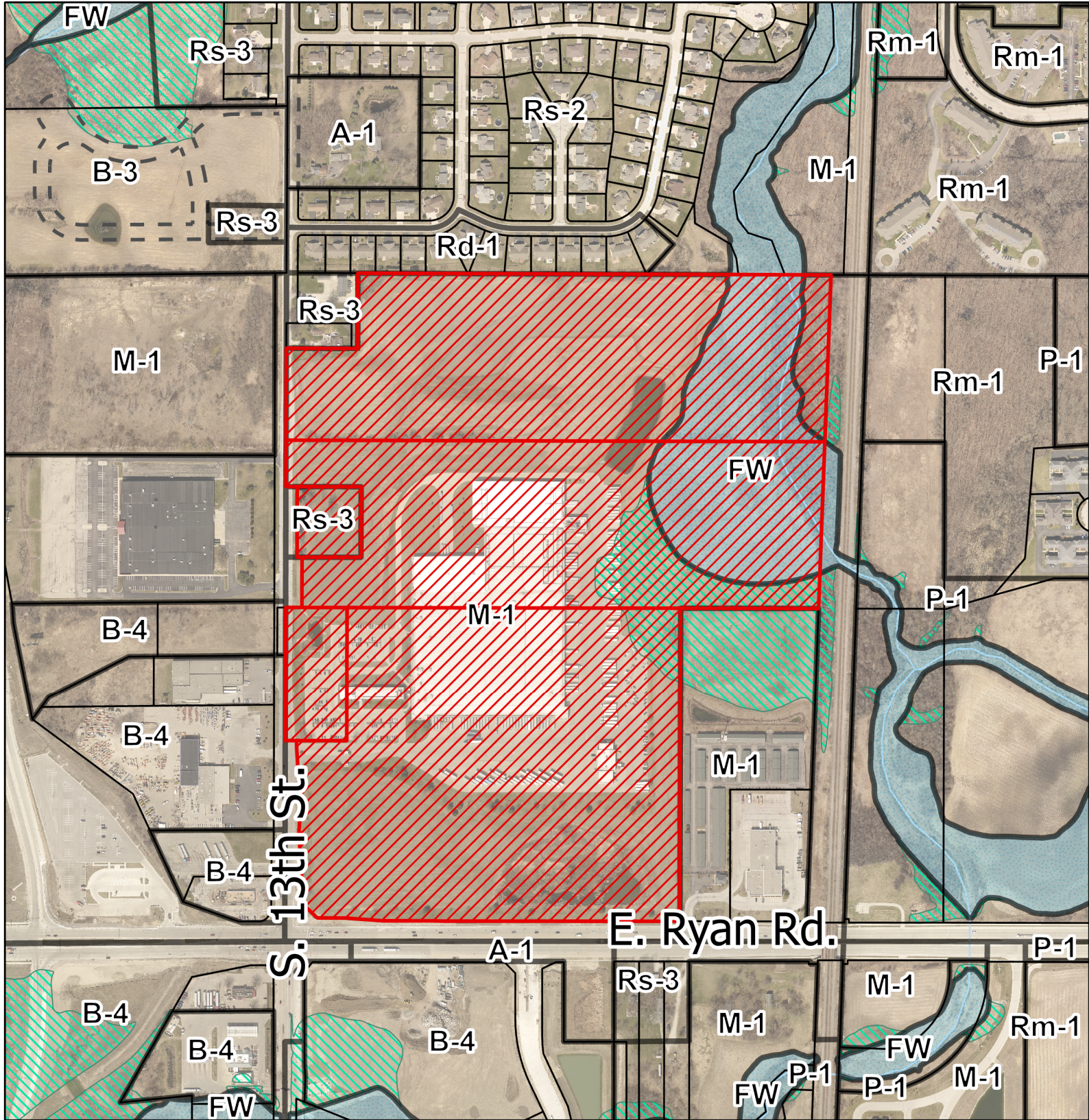
Location Map

Existing five (5) parcel layout & zoning (2 pages)

Proposed CSM (7 pages)

# Location Map

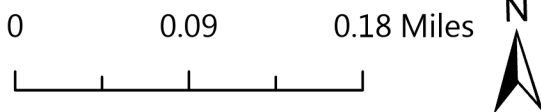
## 9150, 9210, 9260, 9342, & 9440 S. 13th St.



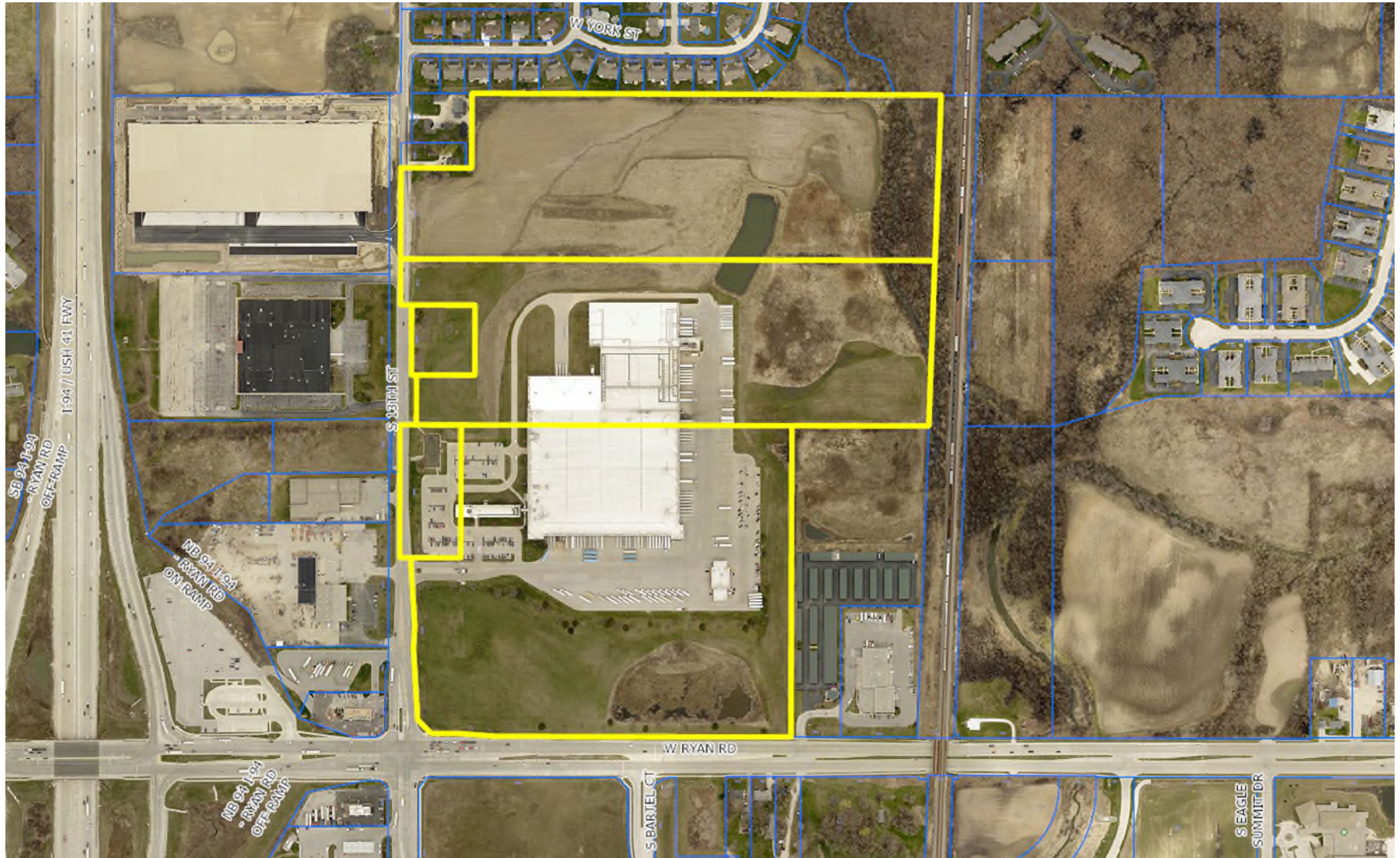
This map is not a survey of the actual boundary of the property this map depicts

### Legend

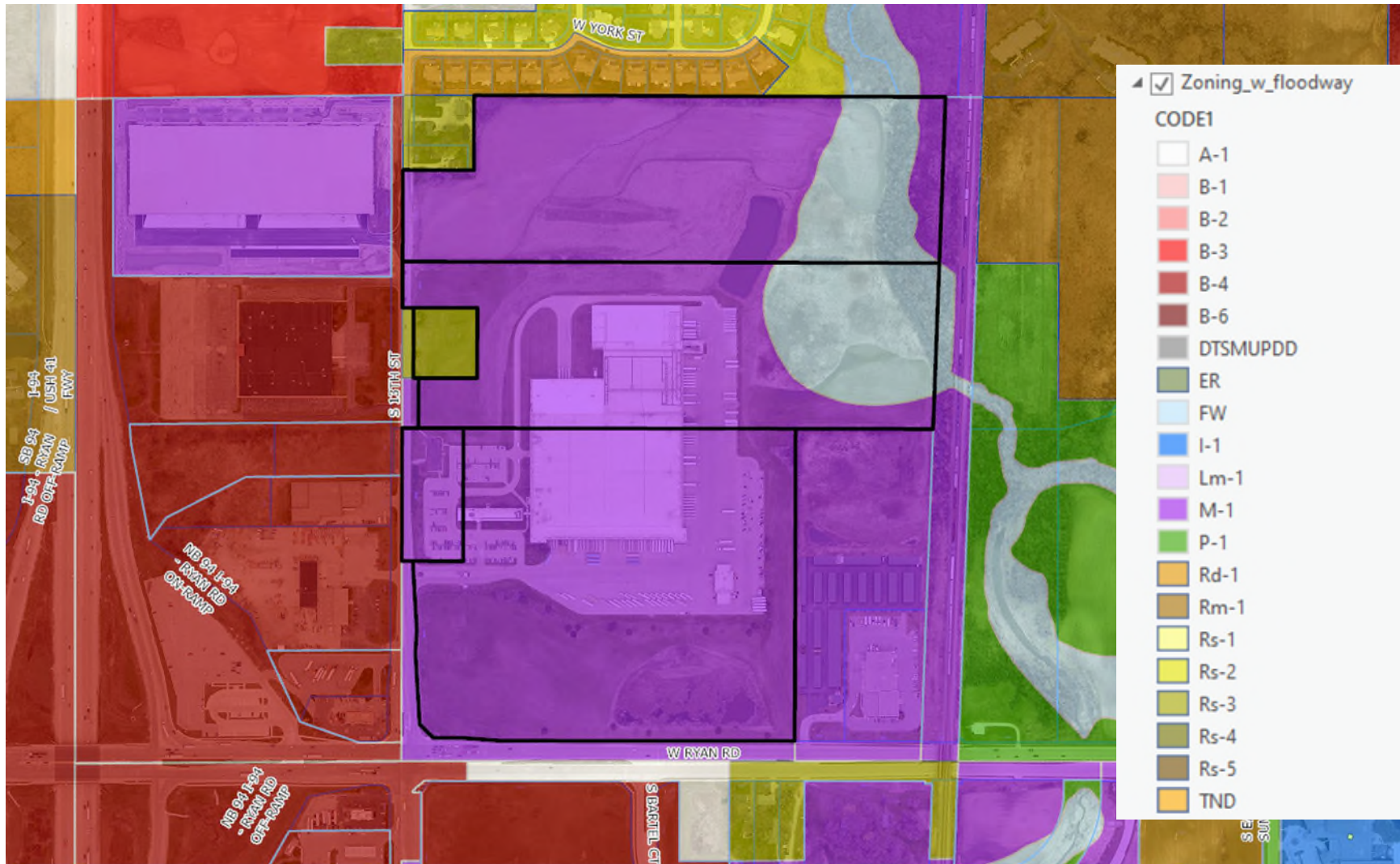
- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 9150, 9210, 9260, 9342, & 9440 S. 13th St.



Existing five (5) Aldi parcels



# Existing zoning of five (5) Aldi parcels

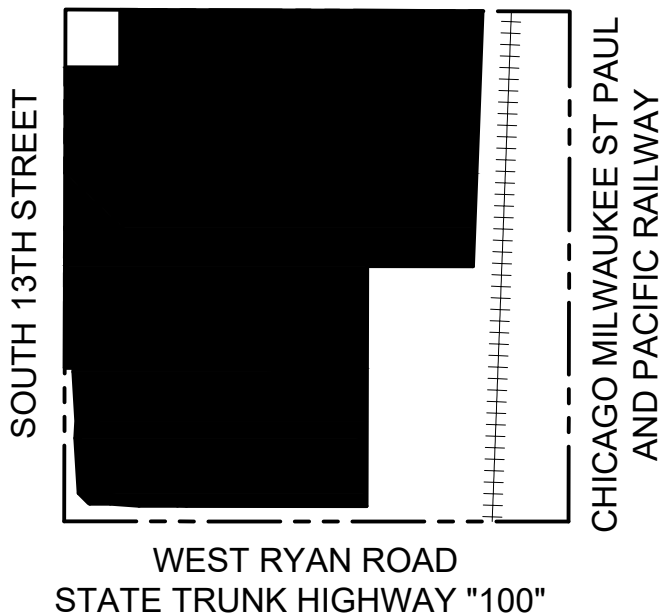


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Lot 1 of Certified Survey Map No. 70 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 20, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

VICINITY SKETCH  
SCALE 1"=1000'

SW 1/4 SEC. 20  
T5N, R22E



Subject Property  
Zoning: M-1 PUD, RS-3 & FW  
Tax Key Numbers:  
8769999002  
8769997002  
8769995003  
8769996000  
8769000000

Prepared for:  
ALDI INC A WI CORP  
P.O. Box 460049 DEPT 501  
Houston, Texas 77056

#### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The west line of the Southwest 1/4 of Section 20, Township 5 North, Range 22 East has a bearing of N00°08'55"E.
- Flood Zone Classification: The property lies with in Zone "X", Zone "AE" and "Floodway" of the Flood Insurance Rate Map Community Panel No. 55079C0168E and 55079C0231E with an effective date of SEPTEMBER 26, 2008. Shown by Graphic Plotting Only.
- Lot 1 of this Certified Survey Map has Restricted Access to West Ryan Road - State Trunk Highway "100", as graphically shown, per Document No. 10288543. There is No Access to South 13th Street and West Ryan Road - State Trunk Highway "100", as graphically shown, per Document No. 10288543.
- Wetlands shown delineated by Heartland Ecological Group, Inc. October 2021, October 2023, and per the Milwaukee County Land Information Office.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88).



OCTOBER 30, 2024

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST  
PEG JOB#2176.10  
SHEET 1 OF 7

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

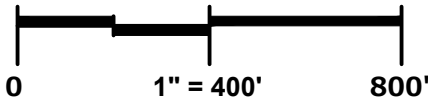
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OCTOBER 30, 2024

SEE LINE TABLE ON SHEET 7

GRAPHICAL SCALE (FEET)



**LEGEND:**

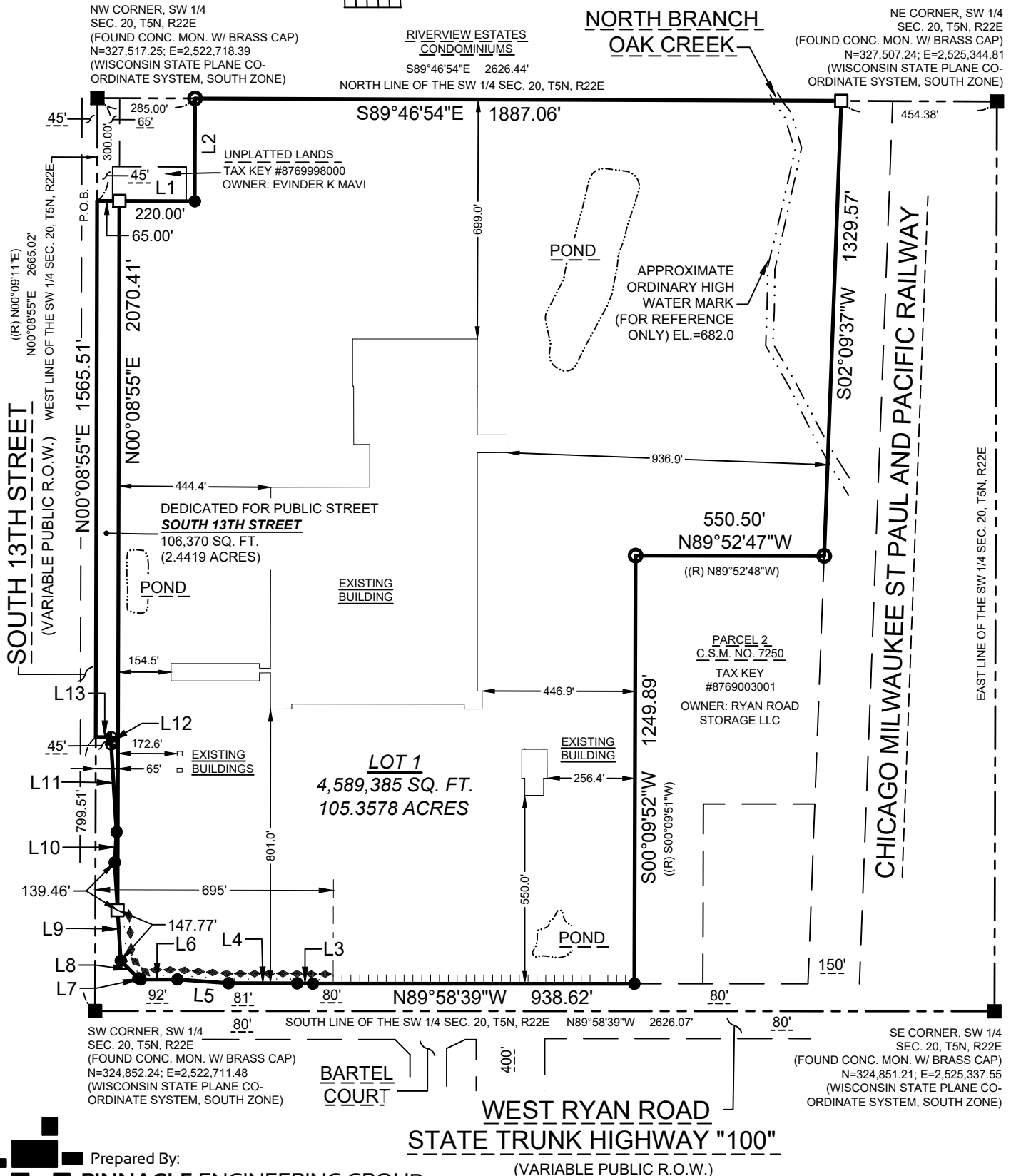
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rebar
- Denotes Found Mag Nail
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes "Recorded As"
- Denotes No Access
- Denotes Restricted Access



NW CORNER, SW 1/4 SEC. 20, T5N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=327,517.25; E=2,522,718.39  
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

RIVERVIEW ESTATES CONDOMINIUMS  
S89°46'54"E 2626.44'  
NORTH LINE OF THE SW 1/4 SEC. 20, T5N, R22E

NE CORNER, SW 1/4 SEC. 20, T5N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=327,507.24; E=2,525,344.81  
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)



SW CORNER, SW 1/4 SEC. 20, T5N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=324,852.24; E=2,522,711.48  
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

SE CORNER, SW 1/4 SEC. 20, T5N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=324,851.21; E=2,525,337.55  
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

Prepared By:  
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PEG JOB#2176.10  
**SHEET 2 OF 7**

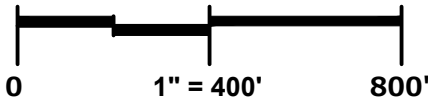
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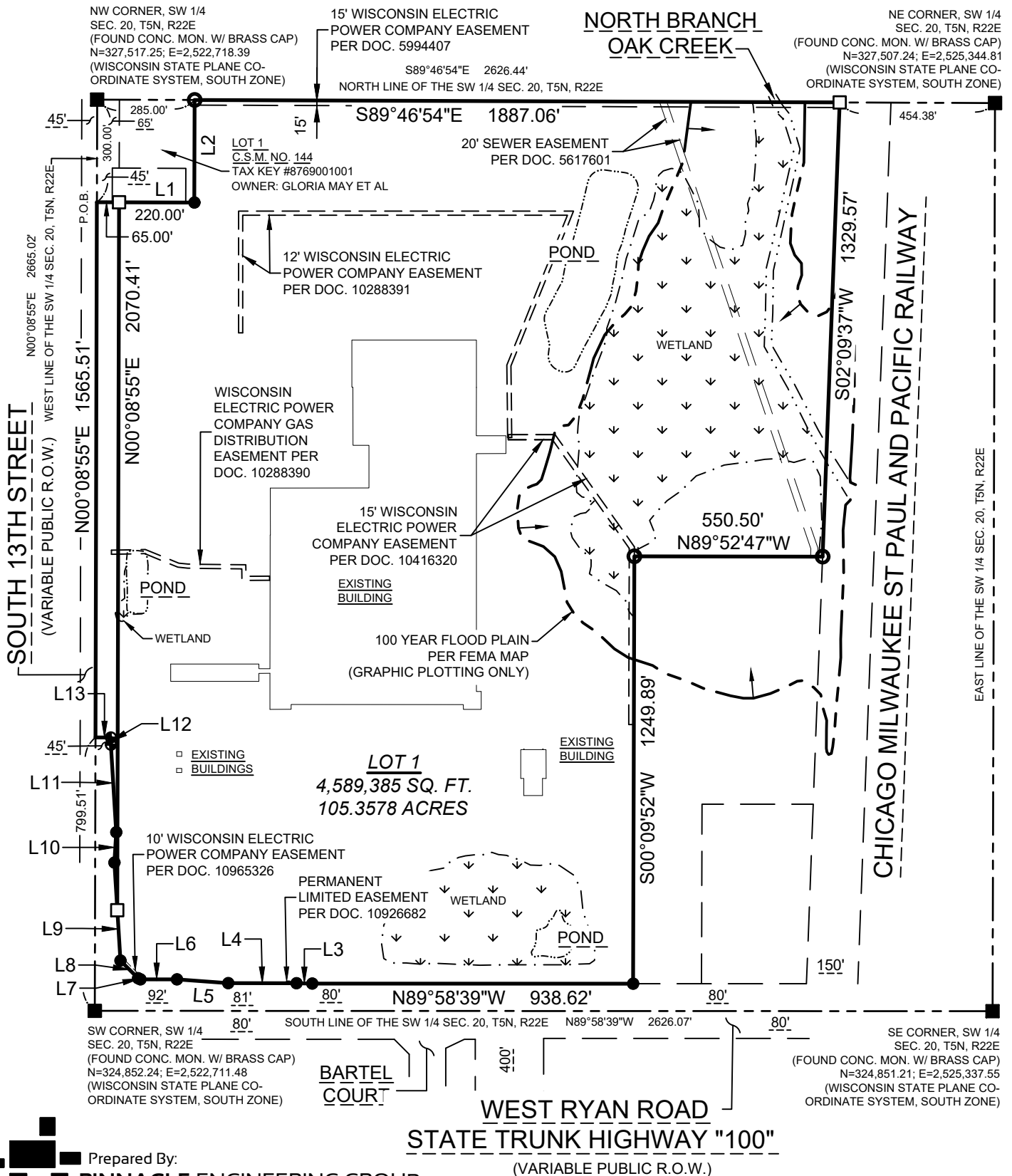
OCTOBER 30, 2024

## GRAPHICAL SCALE (FEET)



### LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
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- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2176.10  
SHEET 3 OF 7



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

Being Lot 1 of Certified Survey Map No. 70 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 20, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 70, as recorded in the Register of Deeds office for Milwaukee County as Document No. 3817747, and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 20, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 20; thence South 00°08'55" West along the west line of said Southwest 1/4, 300.00 feet to the Point of Beginning;

Thence South 89°46'54" East and then along the south line of Certified Survey Map No. 144, 285.00 feet;  
Thence North 00°08'55" East along the east line of said Certified Survey Map, 300.00 feet to the North line of the aforesaid Southwest 1/4;

Thence South 89°46'54" East along said north line, 1887.06 feet to the west line of the Chicago Milwaukee St. Paul and Pacific Railway;

Thence South 02°09'37" West along said west line, 1329.57 feet to the north line of Parcel 2 of Certified Survey Map No. 7250;

Thence North 89°52'47" West along said north line, 550.50 feet to the west line of said Parcel 2;

Thence South 00°09'52" West along said west line, 1249.89 feet to the north right of way line of West Ryan Road - State Trunk Highway "100";

Thence the following courses along said north right of way line:

North 89°58'39" West, 938.62 feet; North 88°44'17" West, 46.23 feet; North 89°58'39" West, 199.72 feet;  
North 85°47'00" West, 150.40 feet; North 89°58'39" West, 106.80 feet; North 64°30'24" West, 7.69 feet;  
North 45°00'16" West, 73.00 feet to the east right of way line of South 13th Street;

Thence the following courses along said east right of way line:

North 03°31'08" West, 287.23 feet; North 03°35'37" East, 88.84 feet; North 03°31'07" West, 256.67 feet;  
North 00°08'55" East, 20.92 feet;

Thence North 89°52'46" West, 45.00 feet to the aforesaid west line of the Southwest 1/4 of Section 20;

Thence North 00°08'55" East along said west line, 1565.51 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 4,695,755 square feet (107.7997 acres) of land Gross and 4,589,385 square feet (105.3578 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of ALDI INC A WI CORP, owner of said land.

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 fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Oak Creek Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: OCTOBER 30, 2024



  
John P. Konopacki  
Professional Land Surveyor S-2461

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2176.10  
SHEET 4 OF 7

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

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## OWNER'S CERTIFICATE OF DEDICATION

ALDI INC A WI CORP, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ALDI INC A WI CORP, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Oak Creek

IN WITNESS WHEREOF, the said ALDI INC A WI CORP has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

In the presence of: ALDI INC A WI CORP

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and 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, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

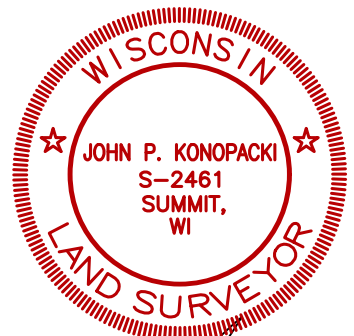
IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Date Name - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



OCTOBER 30, 2024

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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Being Lot 1 of Certified Survey Map No. 70 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 20, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dan Bukiewicz, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk

## COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

Approval and acceptance of dedication of land as indicated above by the Common Council of the City of Oak Creek, per Plan Commission recommendation on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by Resolution No. \_\_\_\_\_

Approved by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dan Bukiewicz, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk



  
OCTOBER 30, 2024

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

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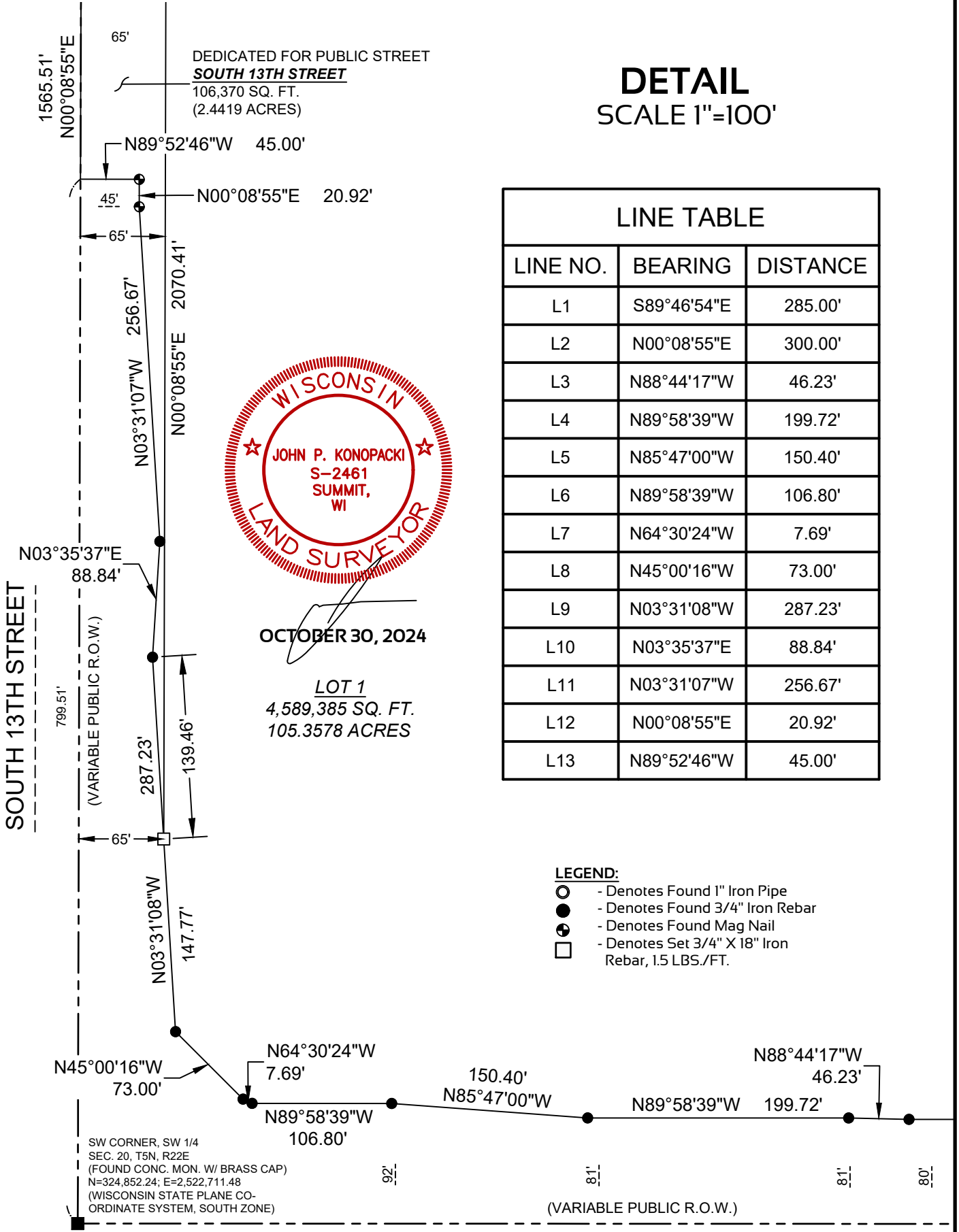
**DETAIL**  
SCALE 1"=100'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°46'54"E	285.00'
L2	N00°08'55"E	300.00'
L3	N88°44'17"W	46.23'
L4	N89°58'39"W	199.72'
L5	N85°47'00"W	150.40'
L6	N89°58'39"W	106.80'
L7	N64°30'24"W	7.69'
L8	N45°00'16"W	73.00'
L9	N03°31'08"W	287.23'
L10	N03°35'37"E	88.84'
L11	N03°31'07"W	256.67'
L12	N00°08'55"E	20.92'
L13	N89°52'46"W	45.00'



OCTOBER 30, 2024

LOT 1  
4,589,385 SQ. FT.  
105.3578 ACRES



**LEGEND:**

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- ⊙ - Denotes Found Mag Nail
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(FOUND CONC. MON. W/ BRASS CAP)  
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(WISCONSIN STATE PLANE CO-  
ORDINATE SYSTEM, SOUTH ZONE)

WEST RYAN ROAD  
STATE TRUNK HIGHWAY "100"

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

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PEG JOB# 2176.10  
**SHEET 7 OF 7**