



CITY OF SOUTH MILWAUKEE NOTICE OF BOARD OF APPEALS MEETING

June 12, 2025 at 5:30 PM
2424 15th Avenue, South Milwaukee, WI

AGENDA

1. Call to order and roll call.
2. Approval of February 8, 2024 minutes.
3. Request by Champion Window, contractor for property at 1311 Sherman Avenue to appeal the building inspector's denial of building permit for a sunroom that encroaches into the side yard setback requirement.
4. Request by owner for property at 1412 Manistique Avenue to appeal the building inspector's denial of building permit for a roof structure that encroaches into the front yard setback requirement.
5. Adjourn.

Anthony Bloom
Chairperson

Public Notice

There is a potential that a quorum of the Common Council may be present at this meeting. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the South Milwaukee City Clerk at 414-762-2222 or write to the ADA Coordinator, City Hall, 2424 15th Avenue, South Milwaukee, Wisconsin 53172. The City of South Milwaukee is TDD equipped and can be accessed by calling 414-768-8060.

**CITY OF SOUTH MILWAUKEE
MINUTES OF BOARD OF APPEALS
February 8, 2024 – 5:30 p.m.**

1. Bloom called the meeting to order at 5:30 p.m. Bloom, Branger, Bzdawka, DeMont and Davies were present. Building Inspector, Steve Petery, was also present.
2. Motion by Bzdawka/Branger to approve minutes from October 12, 2023 meeting. All Aye, motion passed.
3. **Request by Fred and Andrea Schneider of 1375 James Circle to appeal the Building Inspector's notice to remove basketball hoop in the city right-of-way.**
Bloom read the official notice for the appeal of the Building Inspector's notice to remove the basketball hoop in the city right-of-way. Fred Schneider, 1375 James Circle, owner of the basketball hoop, spoke about the violation notice he received from the Inspection Department. Fred Schneider installed the basketball hoop one year ago and believes the complaint should be unsubstantiated due to the fact it is an anonymous complaint. Nicole Parker, 1388 James Ct, spoke in favor of Fred Schneider's request to keep the basketball hoop installed and stated she had received a violation notice also but her basketball hoop is portable and continues to move the hoop to not cause any obstructions. Tommy Javorec, 1385 James Circle, Jeremy & Patricia Cobbs, 1380 James Circle, and Keri Johnson, 1392 James Circle, all spoke in favor of Fred Schneider keeping the basketball hoop where it is installed on the city right-of-way. Building Inspector, Steve Petery, advised that the department had received an anonymous complaint about the basketball hoop being installed in the right-of-way. He explained there is a 14 ½ foot city right-of-way at this property and the owner was not permitted to install the basketball hoop but emphasized that Fred Schneider could install the basketball hoop on his own property. Concerns were mentioned in respect to snow plowing, garbage/recycling collection, and delivery trucks. Board Member, Bzdawka, questioned Fred Schneider to if he asked for permission to install the basketball hoop on the City's property to which he stated he did not. There was some discussion amongst board members. Board Member, Davies, questioned what the actual hardship was for the basketball hoop to be installed just behind the curb, and Fred Schneider stated there was no hardship.
4. Motion by Davies/Branger to deny the to appeal to allow the basketball hoop to remain in the city right-of-way based on an unidentified hardship and the City's Ordinance 12.01. Motion carried with roll call vote, all voting aye. Appeal DENIED.
5. Motion by Bloom/DeMont to adjourn. Meeting adjourned at 6:21 p.m.

Submitted by: Heidi Eichner, Recording Secretary

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
CITY OF SOUTH MILWAUKEE BOARD OF APPEALS**

PLEASE TAKE NOTICE, that an application has been made to the Board of Appeals in the City of South Milwaukee by: Contractor, Champion Window for the property at 1311 Sherman Avenue, appealing the denial to build a sunroom that encroaches into the side yard setback requirement per municipal code 15.08E(3). The public hearing will be held on Thursday, June 12, 2025 at 5:30 p.m. in the Common Council Chambers 2424 15th Avenue, South Milwaukee, Wisconsin. Information is available for review at the above address. Questions should be directed to Building Inspector Steve Petery, at 414-768-8054, or petery@smwi.org.

Dated: May 21, 2025

Anthony Bloom
Chairperson, Board of Appeals

Publish: May 28, 2025



BOARD OF APPEALS APPLICATION

City of South Milwaukee
2424 15th Ave, South Milwaukee, WI 53172
(414) 762-2222



The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding determinations by the building inspector or other administrative officers.

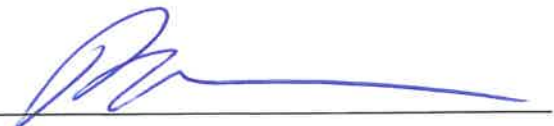
OFFICE USE ONLY

PERMIT #	FEE: \$75.00
DATE RECEIVED:	
SCHEDULED MEETING:	
TAX KEY:	

Property Address 1311 Sherman Ave South Milwaukee WI 53172	
Owner's Information mike ollmann	Applicant Information
Name mike ollmann	Name Champion Window
Address 1311 Sherman Ave	Address 16560 W Glen Dale Dr.
City/State/Zip South Milwaukee WI 53172	City/State/Zip new Berlin WI 53151
Phone# 414-870-1027 Alt#	Phone# 262-332-1514 Alt#
Email mho21770@yahoo.com	Email RPLEMONS@CHAMPIONWINDOW.COM
Check if prefer Board of Appeals meeting agenda Emailed: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant	
You are appealing the decision of: Side yard setback variance	
Describe the reason you are applying to the Board of Appeals (attach up to 1-page typed if more room is needed) Requesting a east side yard setback variance	
Describe how there is an unnecessary hardship (attach up to 1-page typed if more room is needed) see Attached sheet	
OFFICE USE ONLY – Findings of the Board of Appeals	
Appeal Ruling:	
Reason for Ruling:	

*Verify with the City prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

*A copy of the Board of Appeals meeting agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.


Applicant Signature

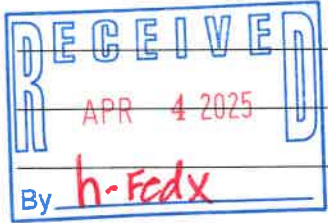
We are requesting a variance due to east side yard setback.

The hardship is lot constraints. The sunroom needs to be 10ft away from the garage due to fire code. The existing house is 4.3 feet away from the east lot line. We would like to build our structure at the same plain as the east house wall. Projecting 10ft to the south and 15ft 3in to the west for the footprint of the new sunroom. We originally had the projection at 12ft projection and 13ft 3in width at a 10ft east side set back. Although we were not able to build in that manor due to the fire code with the garage. So, we are asking for a variance to go from the 6ft east side lot line set back to a 4ft 3in set back.


CITY OF SOUTH MILWAUKEE INSPECTION DEPARTMENT 2424 15 TH AVENUE SOUTH MILWAUKEE, WI 53172 Telephone: (414) 768-8054 Fax: (414) 768-8068 Office Hours: 8 a.m-9 a.m		BUILDING PERMIT APPLICATION		PERMIT NO.	
				TAX KEY # 81801950000	
		PROJECT ADDRESS 1311 Sherman Ave		YEAR BUILT:	
		PROJECT DESCRIPTION (Must be completed) Addition on new slab-12X13 sq ft		(See Reverse side for dwellings built before 1978.)	
Owner's Name Mike Ollmann		Mailing Address-Include City & Zip 1311 Sherman Ave South Milwaukee, WI 53172		Telephone-Include Area Code 414-870-1027	
Contractor's Name Great Day Improvements, LLC		Mailing Address-Include City & Zip 16560 W. Glendale Dr New Berlin, WI 53151		Telephone-Include Area Code 984-224-6343 Contractor's E-mail championpermits@getchampion.com	
Estimated Cost	69,015.00	Dwelling Contractor# / Dwelling Qualifier# DC-012000102 / DCQ-012000077		Property Classification COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY <input type="checkbox"/>	

PERMIT TYPE <input type="checkbox"/> Interior Alteration* <input type="checkbox"/> Rec Room <input type="checkbox"/> Exterior Alteration* <input type="checkbox"/> Fence <input type="checkbox"/> Building-New* <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Building-Addn. * <input type="checkbox"/> Pool <input type="checkbox"/> Building-Remodel * <input type="checkbox"/> Foundation Repair <input type="checkbox"/> Attached Garage <input type="checkbox"/> Fireplace <input type="checkbox"/> Detached Garage <input type="checkbox"/> Demolition <input type="checkbox"/> Storage Shed <input type="checkbox"/> Siding/Trim <input type="checkbox"/> Reroofing <input type="checkbox"/> Other * *Description Addition on a new slab. 15X10 sq ft.		BUILDING SIZE: (FT. LONG) (FT. WIDE) (SQ. FT 1 ST FLOOR) (SQ. FT 2 ND FLOOR) LOT SIZE: 15 10 150 (FEET WIDE) (FEET LONG) (LOT AREA SQ. FEET)																
		<table border="1"> <thead> <tr> <th>SETBACKS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>SETBACK-FRONT</td> <td>Ø</td> <td></td> </tr> <tr> <td>SIDE YARDS (West/North)</td> <td>5'</td> <td></td> </tr> <tr> <td>SIDE YARDS (East/South)</td> <td>27'</td> <td></td> </tr> <tr> <td>REAR YARDS</td> <td>60'</td> <td></td> </tr> </tbody> </table>		SETBACKS	REQUIRED	PROVIDED	SETBACK-FRONT	Ø		SIDE YARDS (West/North)	5'		SIDE YARDS (East/South)	27'		REAR YARDS	60'	
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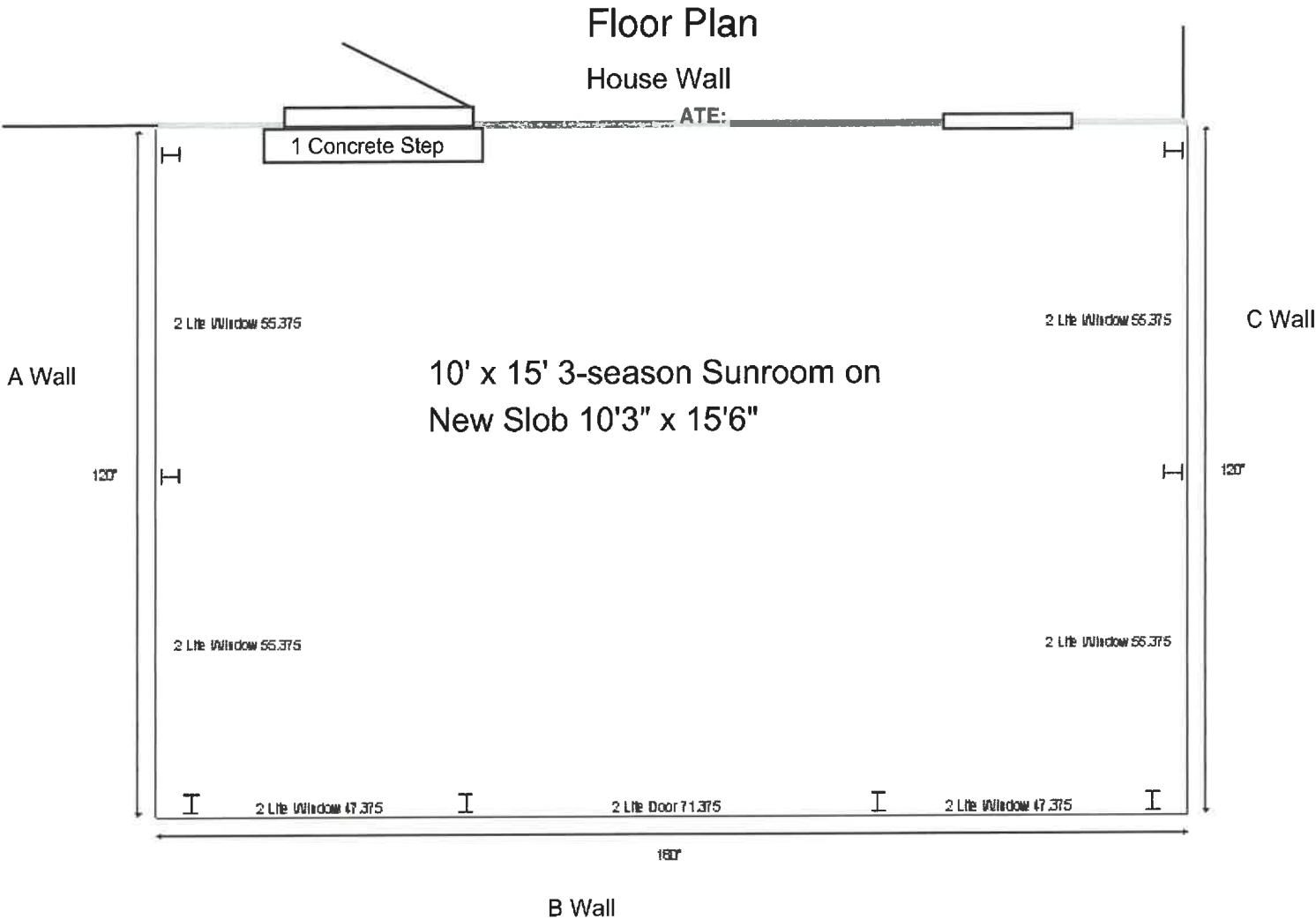
APPROVAL CONDITIONS *MUST MEET ALL APPLICABLE MUNICIPAL & WISCONSIN BUILDING CODES *****

BUILDING BOARD APPROVAL 1.  2. _____ 3. _____		BUILDING PERMIT FEES: New, Addition, Alterations \$ _____ Plan Examination _____ Occupancy Permit _____ Inspection _____ State Permit Seal _____ Footing Inspection _____ TOTAL FEES \$ _____
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TO THE BUILDING INSPECTOR: The undersigned hereby applies for a permit to do work herein described according to the plans and specifications herewith presented and hereby agrees that such work will be done in accordance with said description, plans, specifications and in compliance with the ordinances of the City of South Milwaukee and the laws of the State of Wisconsin relating to such work. Commercial and building housing three or more families shall have **STATE APPROVED** plans with this application. THE UNDERSIGNED AGREES THAT SAID PREMISES WILL NOT BE OCCUPIED UNTIL AN OCCUPANCY PERMIT HAS BEEN DULY ISSUED. **FINAL INSPECTIONS ARE MANDATORY. PLEASE HAVE PERMIT NO. AND ADDRESS WHEN REQUESTING INSPECTIONS. GIVE AT LEAST 48 HOURS NOTICE. TRIPLE FEE WILL BE CHARGED FOR ALL WORK STARTED BEFORE PERMIT IS PROCURED.**

 APPLICANT'S SIGNATURE	4/2/2025 DATE	_____ CITY BUILDING INSPECTOR	_____ DATE
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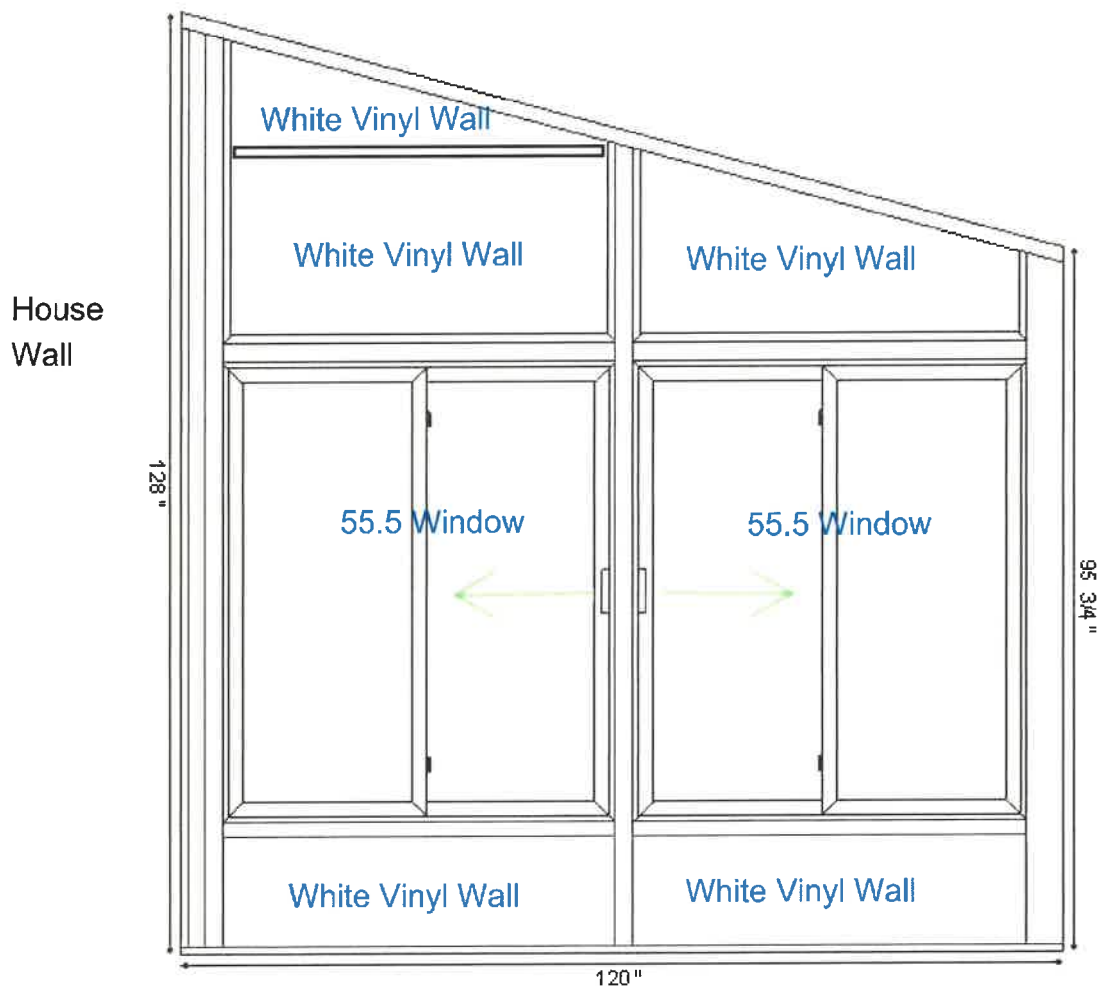
4/11/25 SETBACKS



Dimensions
Attachment Height: 128 "
B Wall Height: 95.75 "
B Wall Width: 180 "
A Wall Width: 120 "
C Wall Width: 120 "
Roof Overhang: 6 "

A Wall

4" White Roof, Shingles (to match as close as possible)



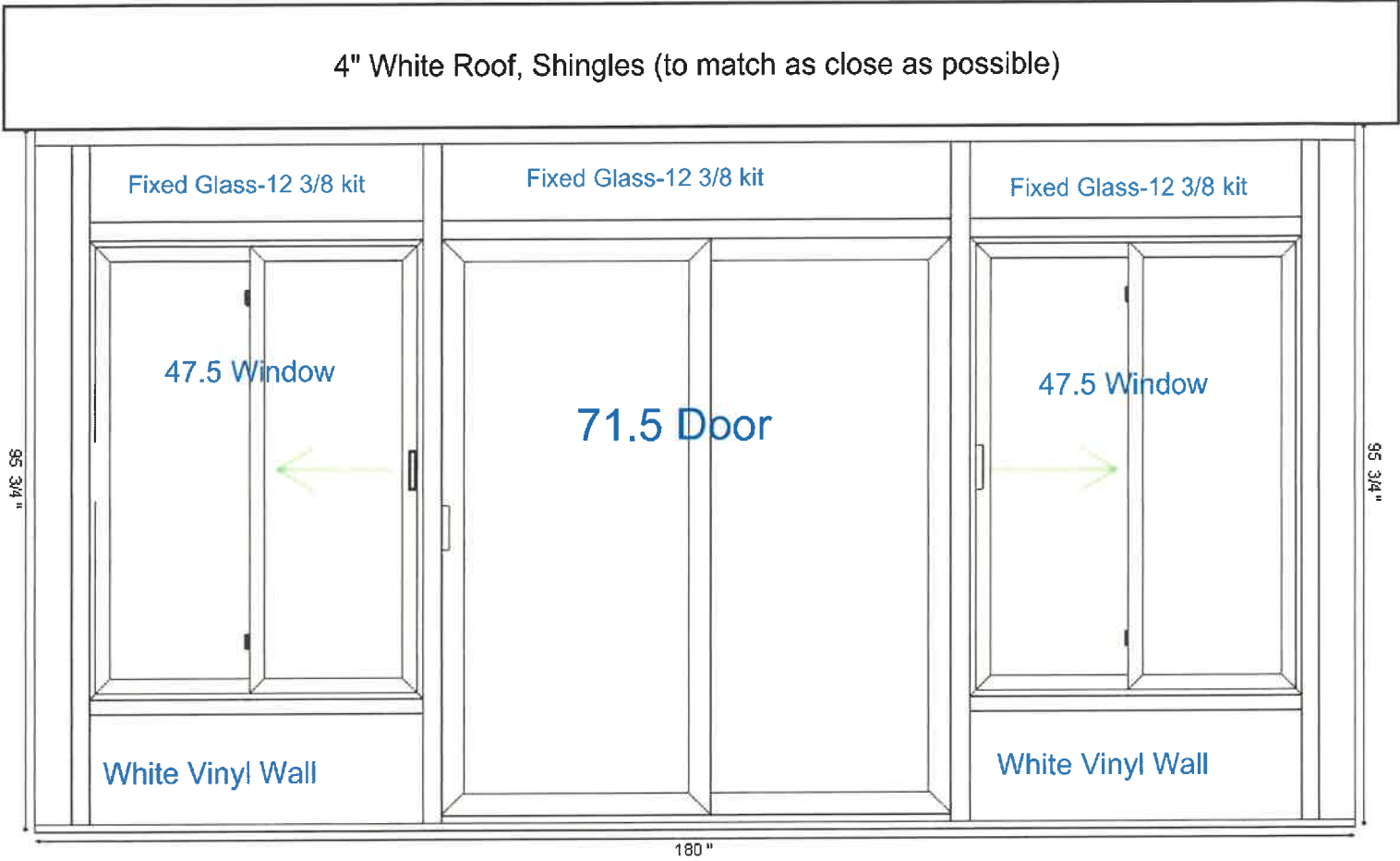
Dimensions

Attachment Height: 128 "
B Wall Height: 95.75 "
A Wall Width: 120 "
Roof Overhang: 6 "

Layout

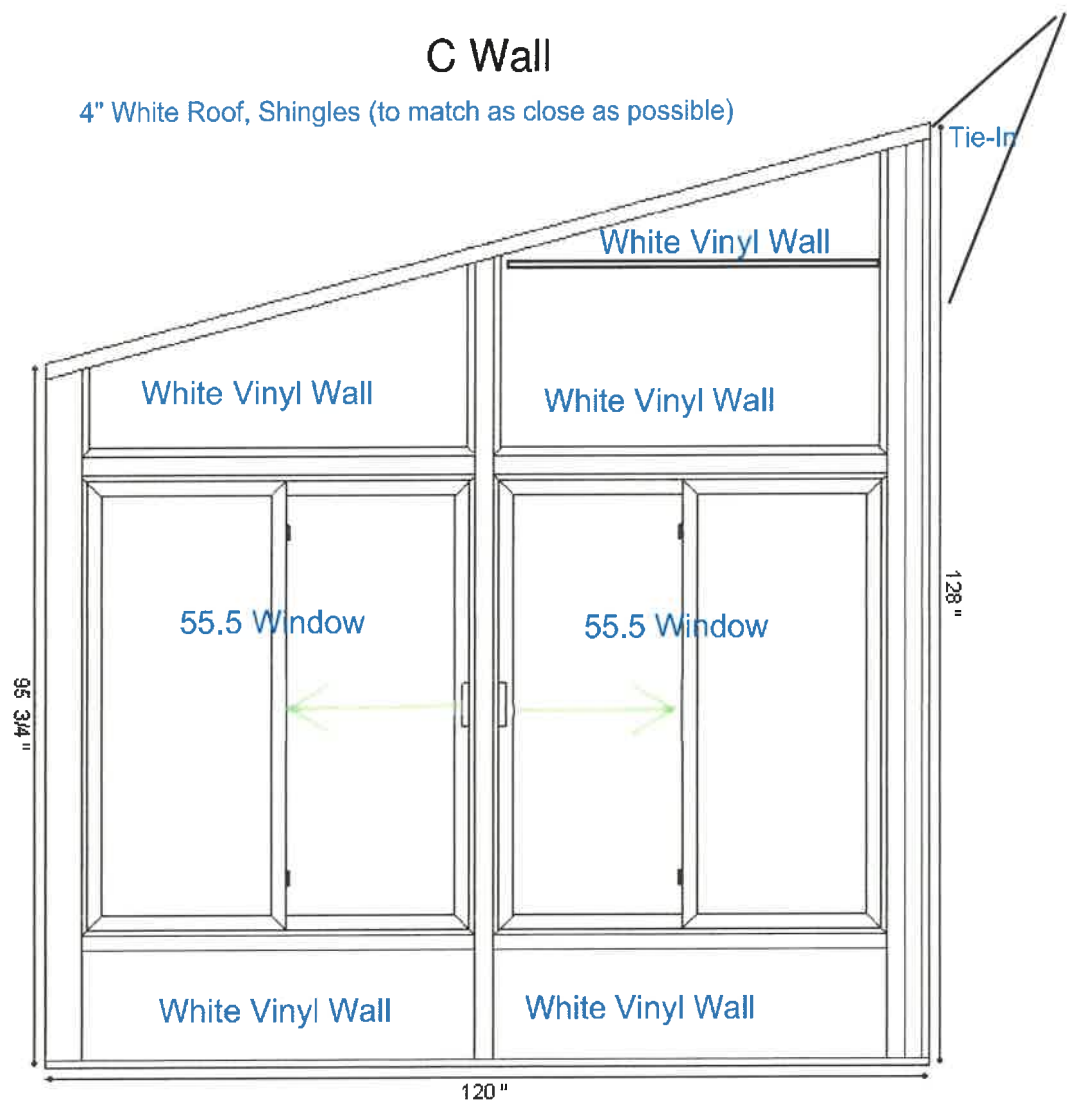
0" (Fascia) + 4.25" (Foam) + 0.5" (THERMAL H) + 55.375" (2 Lite Window) + 0.5" (THERMAL H) + 55.375" (2 Lite Window) + 4" (Corner Post)

B Wall



Dimensions
Attachment Height: 128 "
B Wall Height: 95.75 "
B Wall Width: 180 "
Roof Overhang: 6 "

Layout
4" (Corner Post) + 1.9375" (Foam) + 0.5" (THERMAL H) + 47.375" (2 Lite Window) + 0.5" (THERMAL H) + 71.375" (2 Lite Door) + 0.5" (THERMAL H) + 47.375" (2 Lite Window) + 0.5" (THERMAL H) + 1.9375" (Foam) + 4" (Corner Post)



Dimensions

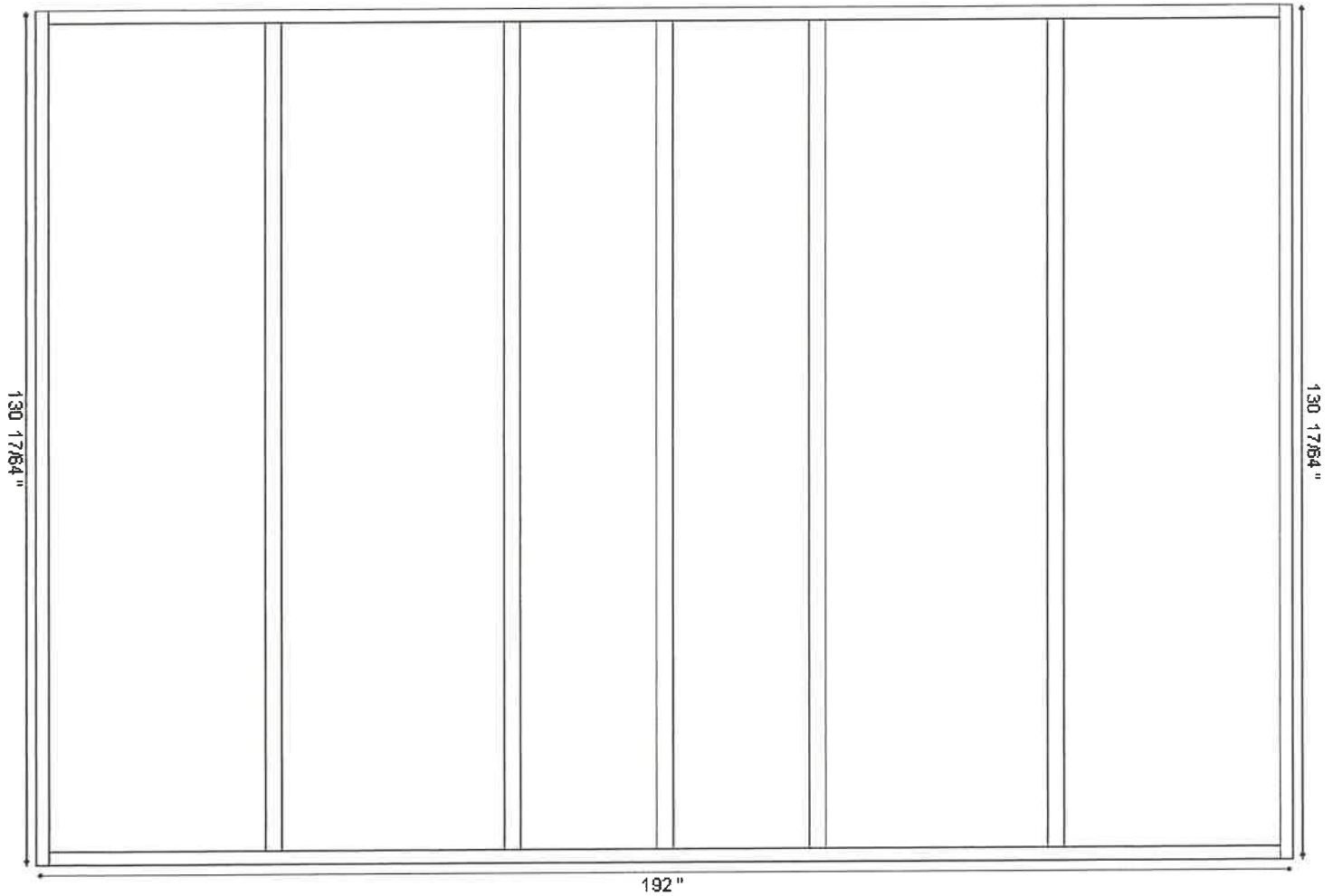
Attachment Height: 128 "
B Wall Height: 95.75 "
C Wall Width: 120 "
Roof Overhang: 6 "

Layout

4" (Corner Post) + 55.375" (2 Lite Window) + 0.5" (THERMAL H) + 55.375" (2 Lite Window) + 0.5" (THERMAL H) + 4.25" (Foam) + 0" (Fascia)

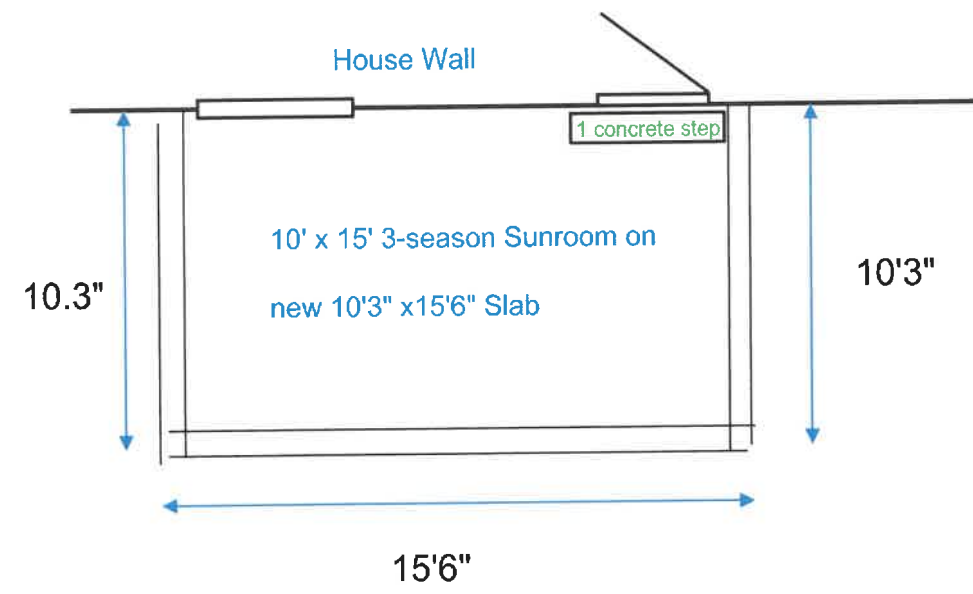
Roof

4" White Roof, Shingles (to match as close as possible)

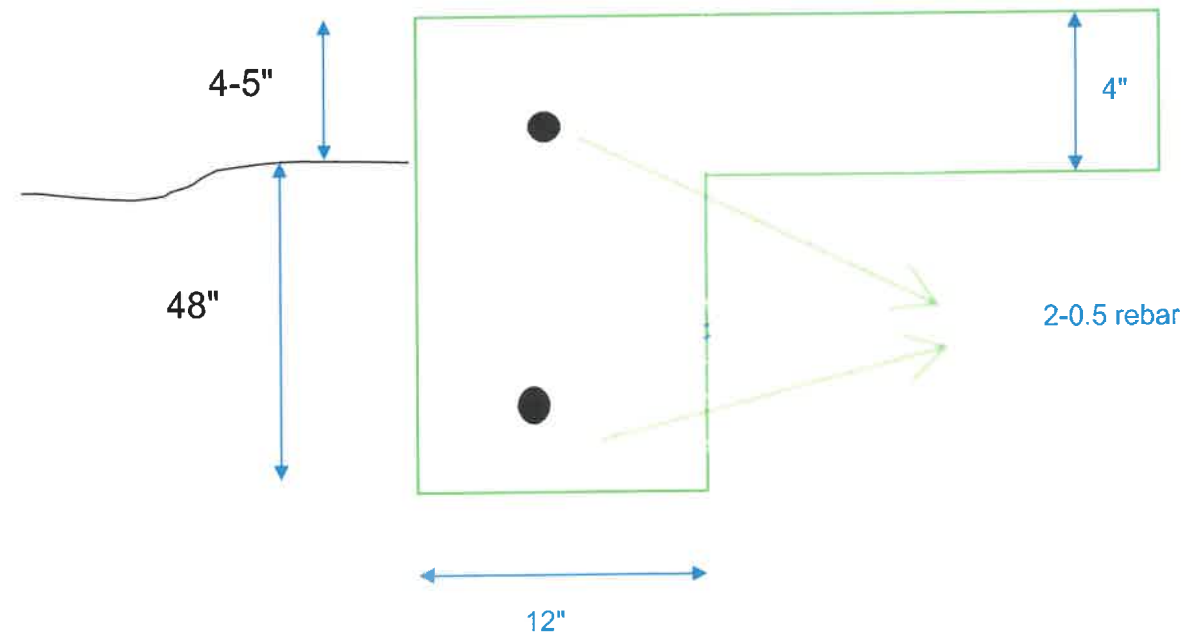


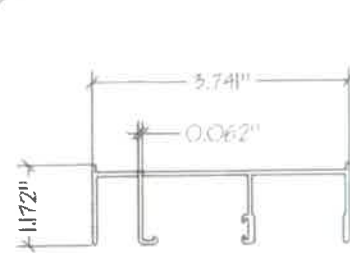
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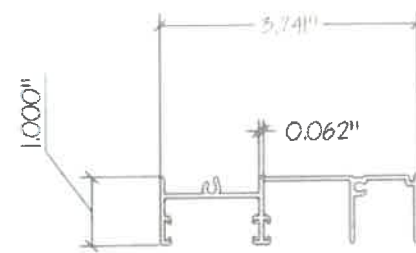


Mike Ollmann
1311 Sheman Ave
South Milwaukee WI 53172

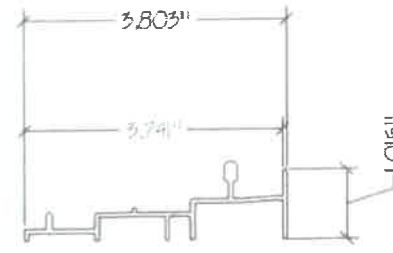




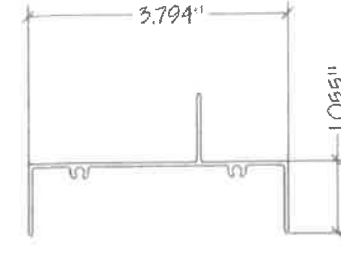
① WINDOW/DOOR FRAME HEAD



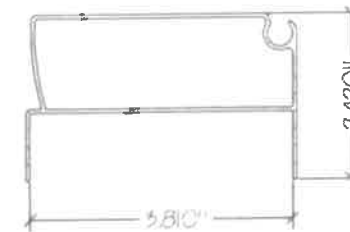
② WINDOW/DOOR FRAME JAMB



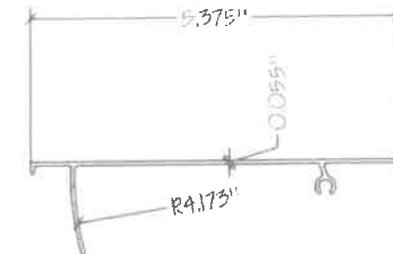
③ WINDOW/DOOR FRAME SILL



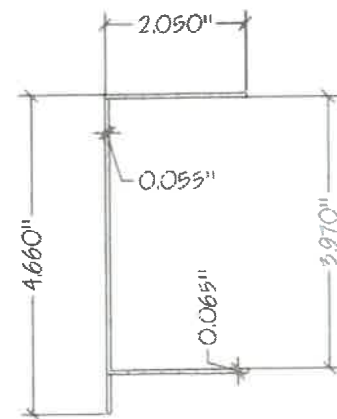
④ TRANSOM FRAME



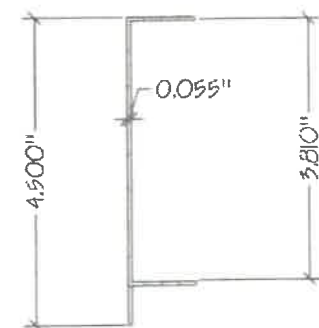
⑤ HEADER BASE



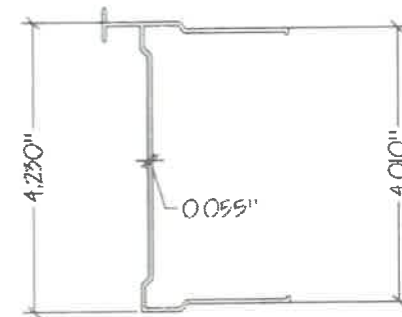
⑥ HEADER ARM



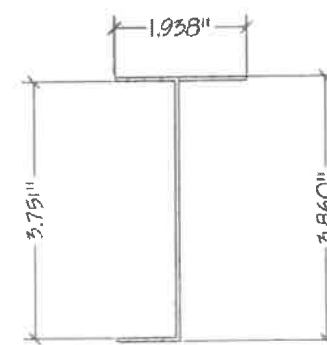
⑦ 4" EXPANDER



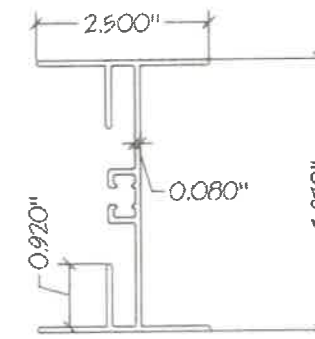
⑧ 4" F-CHANNEL



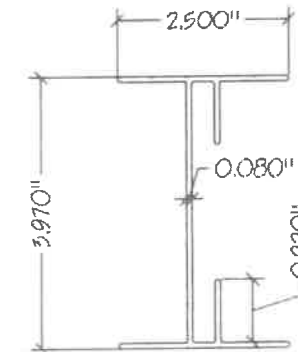
⑨ 4" HANGER BASE



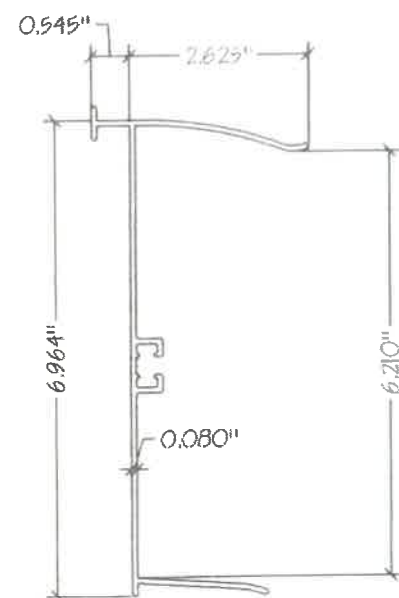
⑩ 4" SILL EXTRUSION



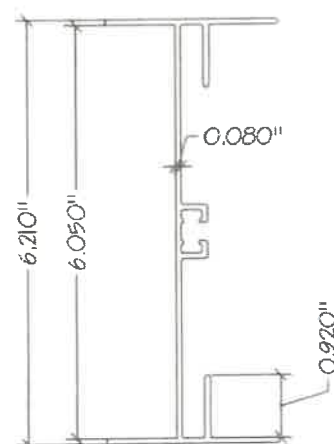
⑪ 4" I-SECTION THERM



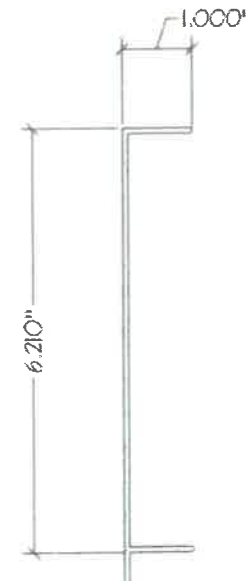
⑫ 4" NON-THERM I-SECTION



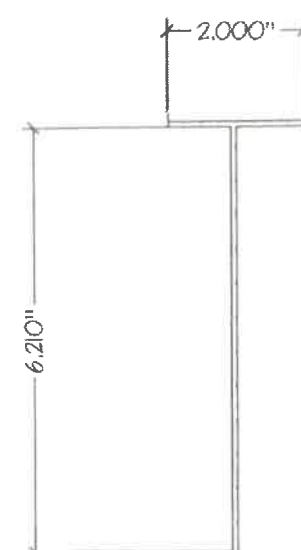
⑬ 6" HANGER BASE



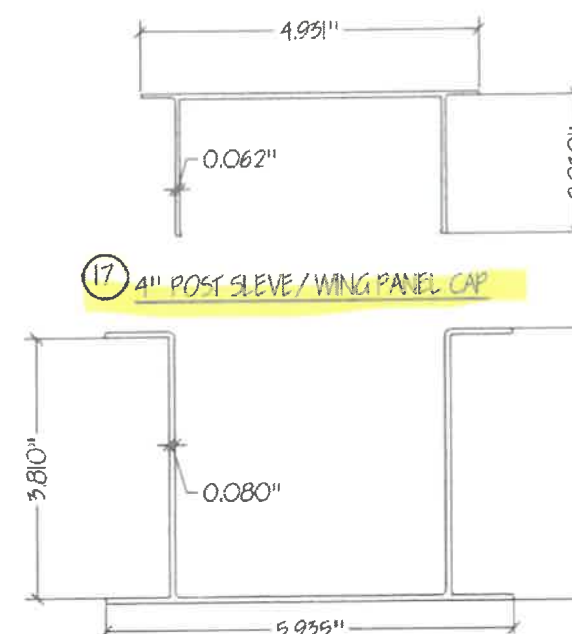
⑭ 6" I-BEAM



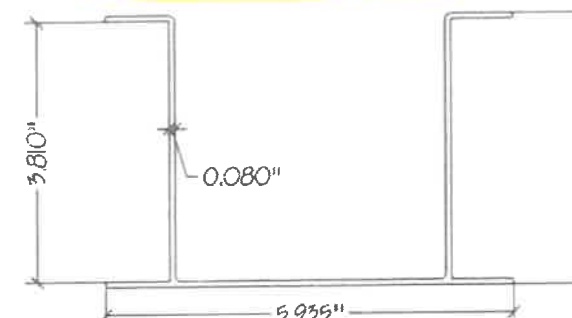
⑮ 6" F-CHANNEL



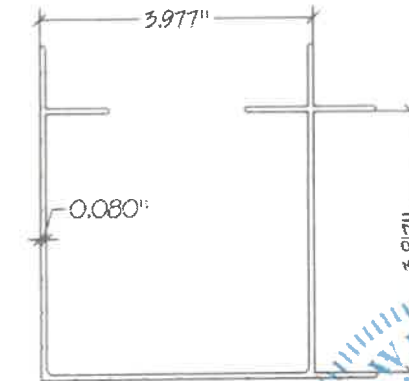
⑯ 6" SILL



⑰ 4" POST SLEEVE/WING PANEL CAP



⑱ 4" POST SLEEVE



⑳ CORNER POST

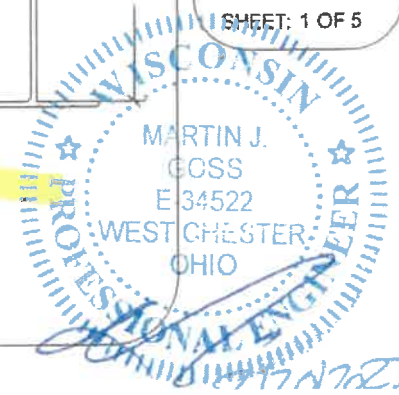
DATE: 2/13/19

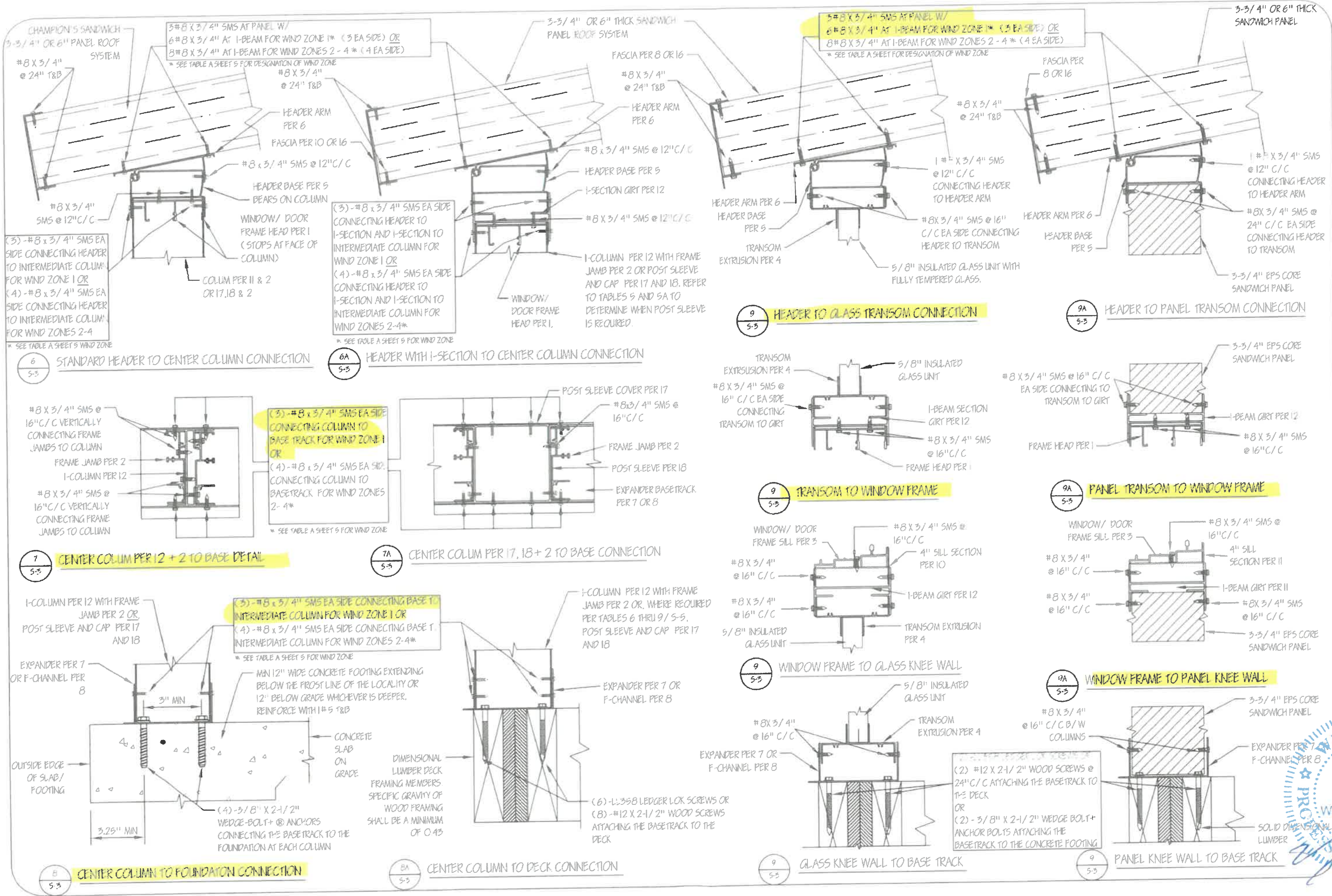
SCALE: NTS

Drawn by: MJG

REV: DATE:

SHEET: 1 OF 5





CES

CHAMPION ENCLOSURE SUPPLIERS
 12111 CHAMPION WAY, CINCINNATI, OH 45241
 PH: (513) 782-3900 FAX: (513) 782-3903

CHAMPION WINDOWS AND PATIO ROOM
 4" Wall System with Studio Style Roof

SECTION DETAILS

DATE: 2/13/19

SCALE: NTS

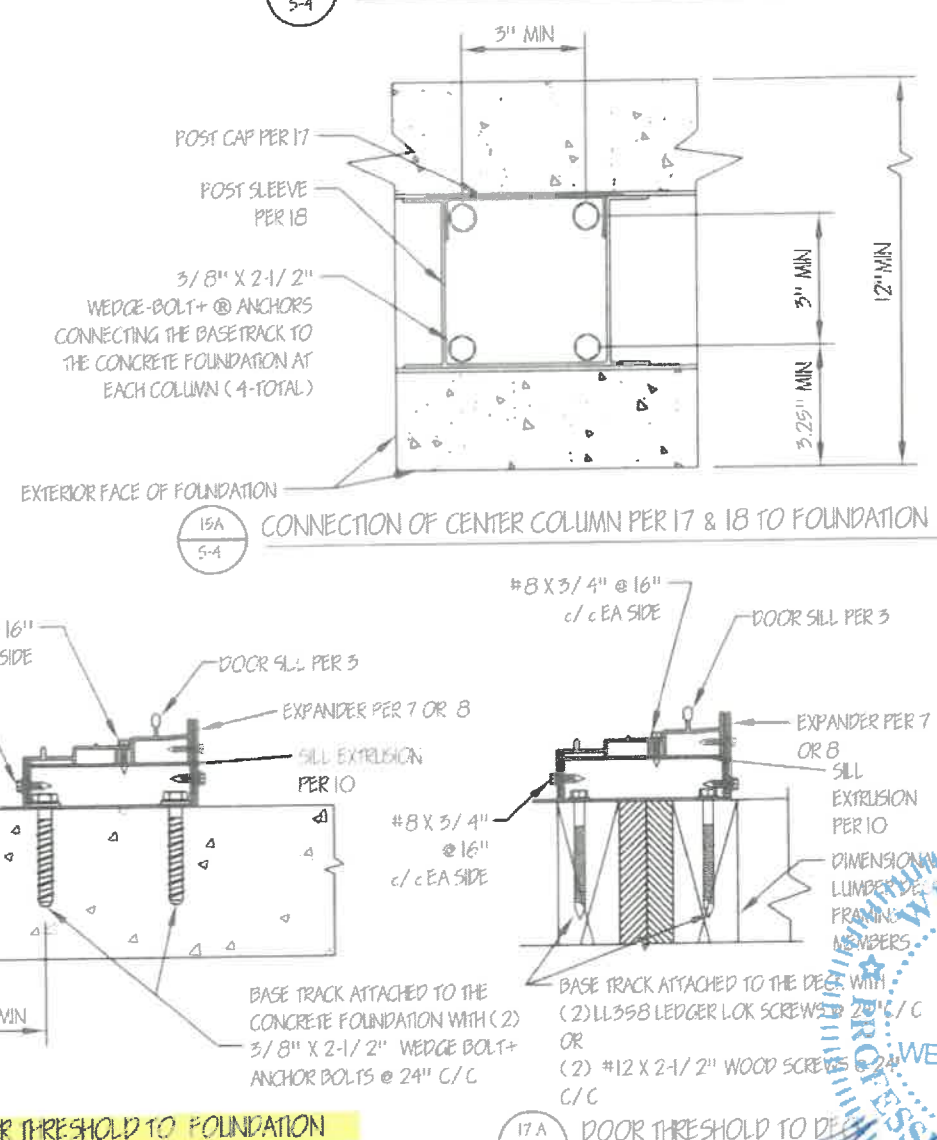
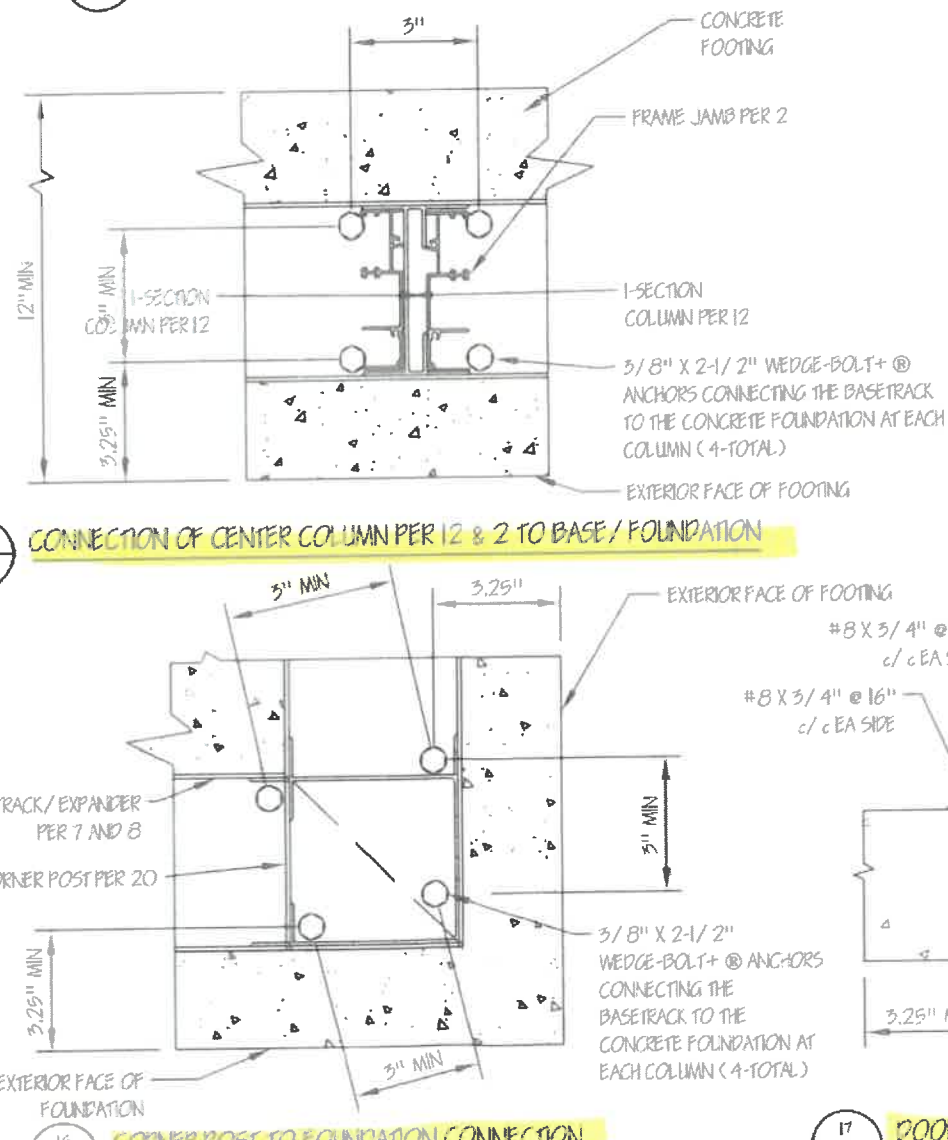
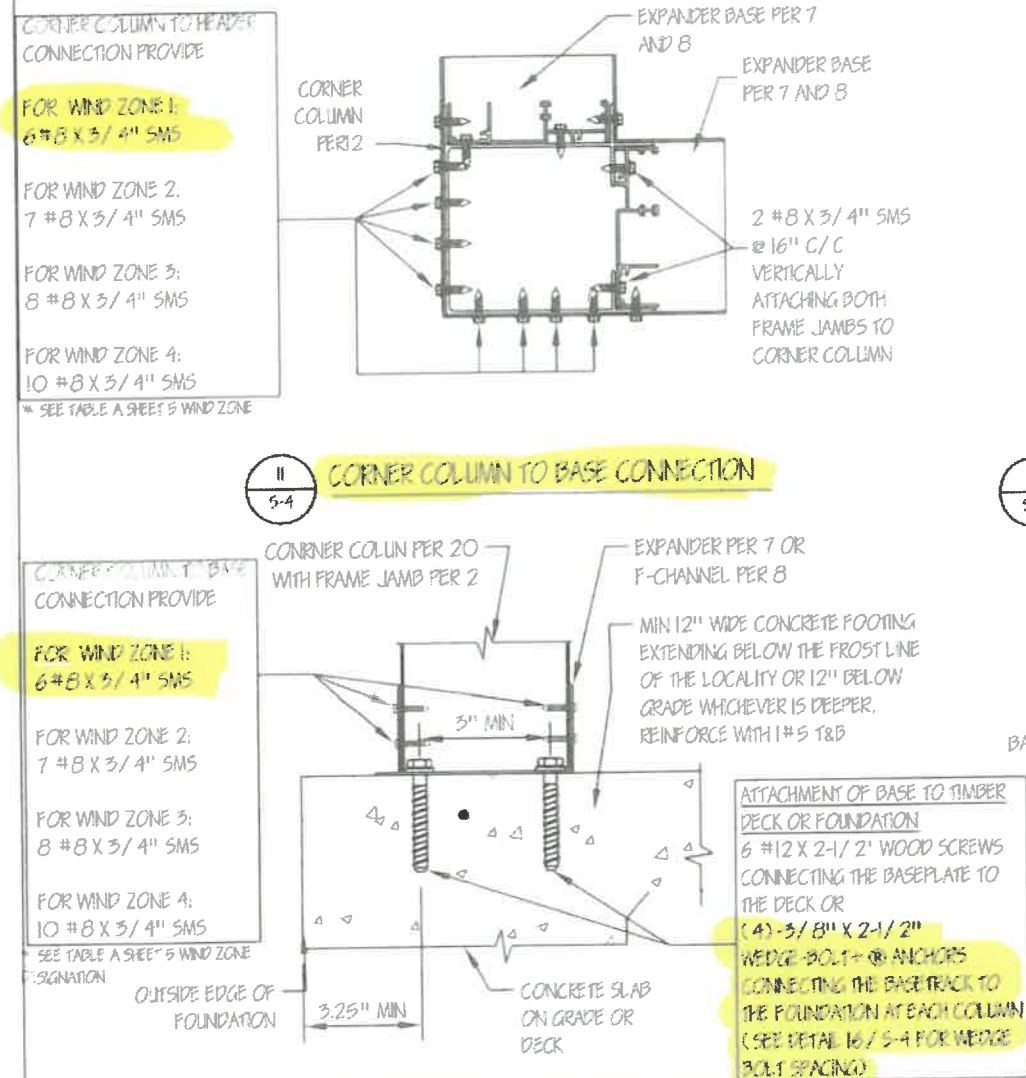
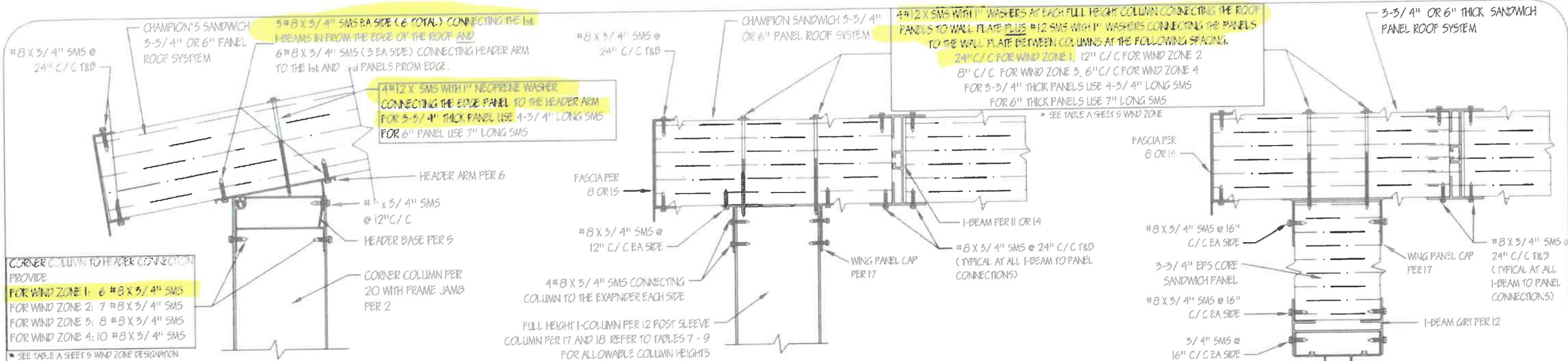
Drawn by: MJG

REV:	DATE:

SHEET 3 OF 5

MARTIN J. GOSS
 E-34522
 WEST CHESTER, OH
 PROFESSIONAL ENGINEER

717017823



LEGAL DESCRIPTION FROM A PERSONAL REPRESENTATIVE'S DEED
DOCUMENT NO. 8351457 RECORDED 09-25-2002

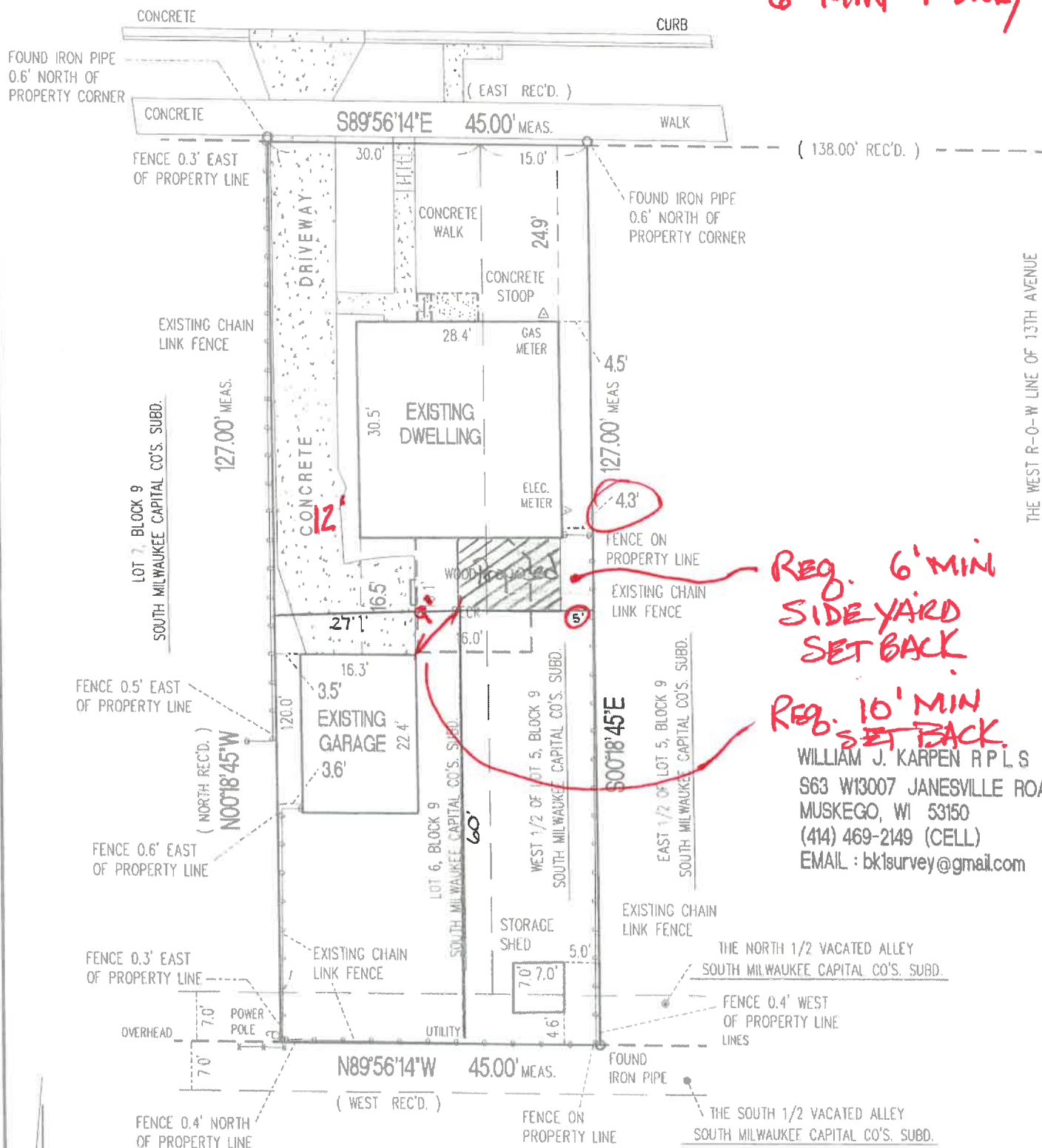
LOT 6 AND THE WEST 1/2 OF LOT 5, IN BLOCK 9, IN SOUTH MILWAUKEE CAPITAL COMPANY'S SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 14, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF SOUTH MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, AND THE NORTH 1/2 OF VACATED ALLEY ADJOINING ON THE SOUTH.

PROPERTY ADDRESS: 1311 SHERMAN AVENUE, SOUTH MILWAUKEE, WISCONSIN

(66' WIDE PUBLIC R-O-W)

RB ZONE

6' MIN 1 STORY



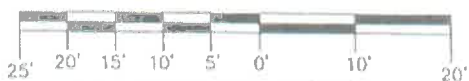
REG. 6' MIN.
SIDEYARD
SETBACK

Req. 10' MIN
~~SET BACK~~

WILLIAM J. KARPEN R P L S
S63 W13007 JANESVILLE ROAD
MUSKEGO, WI 53150
(414) 469-2149 (CELL)
EMAIL : bk1survey@gmail.com

AREA OF PROPERTY = 5,715 SQ. FT.

SCALE: 1" = 20'
GRAPHIC SCALE



Surveyed for: **CHAMPION WINDOWS**

Property Owners: **MICHAEL and STACY OLLMANN**

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED (PROPERTY), AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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 (1) YEAR FROM THE DATE HEREOF.

N O T E .
BEARINGS ARE BASED ON THE NORTH LINE
OF THE NORTHWEST 1/4 OF SECTION 14-5-22
WHICH BEARS N89°56'14"W WISCONSIN
STATE PLANE COORDINATE SYSTEM GRID,
SOUTH ZONE (NAD27), AND ALL BEARINGS
ARE REFERENCED TO GRID NORTH
DATED FEB. 2015.

MARCH 3, 2025

DATE _____

TO BE AN ORIGINAL COPY
THIS STAMP MUST BE RED



OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
CITY OF SOUTH MILWAUKEE BOARD OF APPEALS**

PLEASE TAKE NOTICE, that an application has been made to the Board of Appeals in the City of South Milwaukee by: Property owner John Campbell of 1412 Manistique Avenue, appealing the denial to build a roof structure that encroaches into the front yard setback requirement per municipal code 15.09(D). The public hearing will be held on Thursday, June 12, 2025 at 6:00 p.m. in the Common Council Chambers 2424 15th Avenue, South Milwaukee, Wisconsin. Information is available for review at the above address. Questions should be directed to Building Inspector Steve Petery, at 414-768-8054, or petery@smwi.org.

Dated: May 21, 2025

Anthony Bloom
Chairperson, Board of Appeals

Publish: May 28, 2025



BOARD OF APPEALS APPLICATION

City of South Milwaukee
2424 15th Ave, South Milwaukee, WI 53172
(414) 762-2222

The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding determinations by the building inspector or other administrative officers.

OFFICE USE ONLY	
PERMIT #	FEE: \$75.00
DATE RECEIVED: 5.5.2025	
SCHEDULED MEETING:	
TAX KEY: 770-0194	

Property Address 1412 Manistique Ave.	
Owner's Information	Applicant Information
Name John Campbell	Name
Address 1412 Manistique Ave	Address
City/State/Zip South Milwaukee, WI, 53172	City/State/Zip 1412 MANISTIQUE 770-0194-Board of A
Phone# 414-531-0929 Alt#	Phone# 34-12-134 PAID 75.00 Alt#
Email John T Campbell Jr@gmail.com	Email
Check if prefer Board of Appeals meeting agenda Emailed: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	
You are appealing the decision of: denial of roof addition and deck on the front of my house (covered deck)	
Describe the reason you are applying to the Board of Appeals (attach up to 1-page typed if more room is needed) attached	
Describe how there is an unnecessary hardship (attach up to 1-page typed if more room is needed) attached	
OFFICE USE ONLY – Findings of the Board of Appeals	
Appeal Ruling:	
Reason for Ruling:	

*Verify with the City prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

*A copy of the Board of Appeals meeting agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.



Applicant Signature

Reason for applying to the board of appeals

I have received my denial letter for the first time April 29th, 2025 since it was sent to the wrong email address. I hired a crew of workers that was working in the neighborhood on a roof after the hail storm we had to build a roof addition and a deck underneath that. I was told they would take care of everything besides picking up the materials. I had had told them i wanted to do the roof, soffit, trim, and gutters with my family company since it needed to be done with insurance anyways. Found out after receiving a stop work from the city in the fall that they never applied for a permit. I eventually found out i needed to get my own survey and submit plans for a permit which i had done within the time given from the first stop work. I then waited for the response(approval/denial) but i never received one until i got a letter in the mail on April 24th indicating the structure needed to be removed by May 2nd. It was supposed to be a 30 day removal letter but i did not receive it until less than a week before the removal end date. I found out that the inspector sent my denial letter to the wrong email address and never mailed anything in regards to the denial either until the removal notice. seeing the reasons for denial i understand that in regards to the deck it is 3 feet too long from the front of the house and no roof structure allowed. Code says front yard minimum is 30 feet but in my case it is just over 24 feet because that is what is shown on my survey. I saw in the code that there was a code for covered porches shall be deemed a part of the adjoining building and shall conform with the setback requirements for said adjoining building. It wasn't explained why there is a code for covered porches adjoining a building but then the denial says no roof allowed. The distance from the front of the deck to the property line is 13 feet. so i was hoping to receive an exception/approval for the deck being 3 feet too long and the roof/cover over the porch. I see many houses while walking my dogs with decks with roofs on the front of the houses and some that go all the way up to the property line by the sidewalk.

Unnecessary hardship

After receiving the stop work just before winter and the inspector sending the denial letter to the wrong email address I've had no roof on the area around where the new roof structure/deck cover attaches to my house or on the new roof itself even after i received a permit for the roof replacement because i had received a stop work on the covered(roofed) deck. This has caused some leaking in front room/living room on my first floor since i could not put proper protection on the structures in a timely manner. Also this will cause a financial hardship because i had saved up to do the project but now it seems like i will have to hire someone to remove everything and i wont have the available funds for that in a 30 day removal order according to the decision of the building inspector. From my understanding when everything was being built it would be to code with permits applied by the builder but after receiving the stop work and attempting to contact the builder i could no longer reach him.

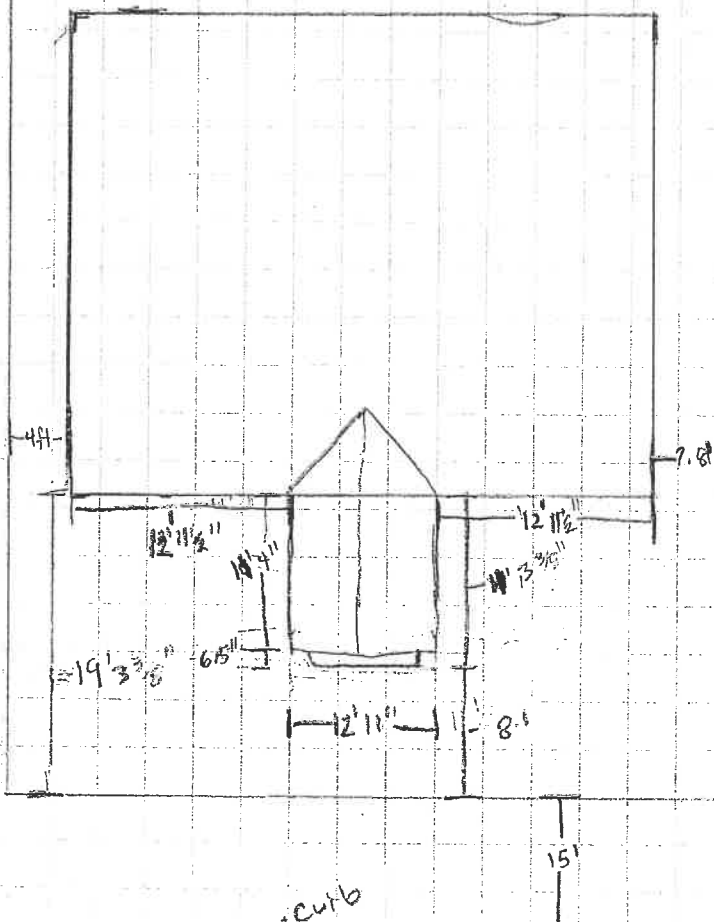
50.4ft

42.3ft

North

South

RA ZONE
30' MIN
FRONT
YARD
SETBACK



Squares are 6" for scale

House

space between a house and 2x8 is 2"

3 1/4"

16"

1 1/2"

South

9 3/8"

Side View of 6x6 notched for 2x8

5 3/4"

- All deck framing boards are 2x8 P.T. #2 boards

pink is blocking around posts

knotted 6x6 post

1 1/2" / 2x8 P.T. #2

4x4 post

house brick wall

Orange Joists all use triple zinc slant nail Joist hangers

Front

2 outside black Joists use triple zinc Face mount Joist hangers

Side view

3 3/4"

4x4 deck block

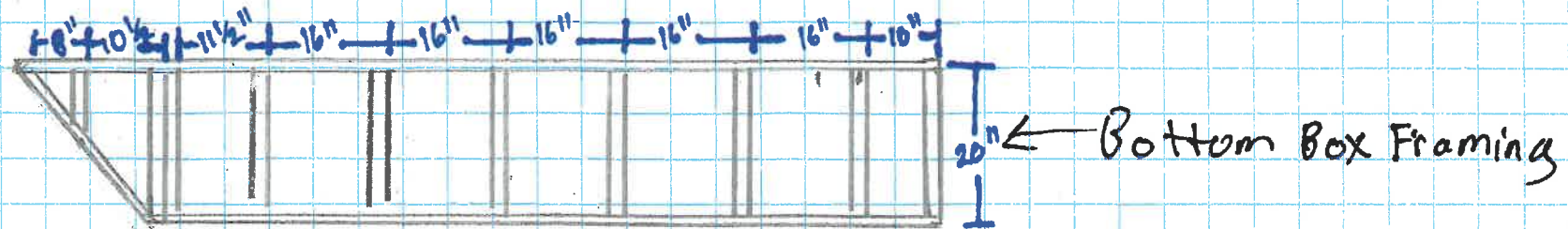
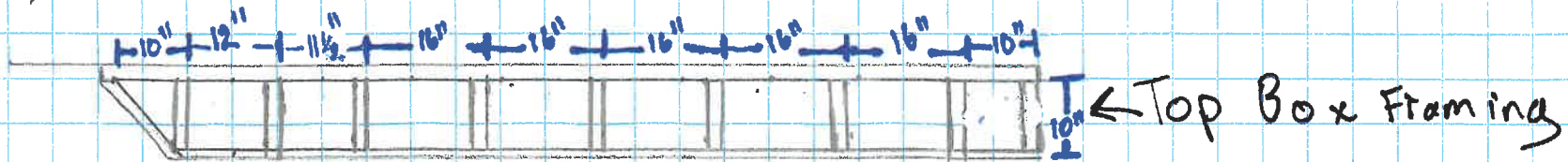
11 3/4"

1" diamond pier 6x6 post bracket

2 galvanized lag bolts are used to mount each 4x4 to the 2x8s

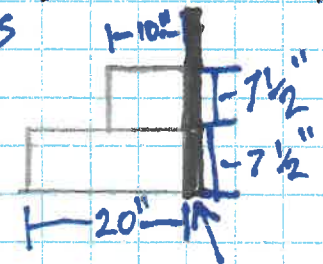


- Starts made of 2 separate "boxes" stacked on each other and are anchored to deck

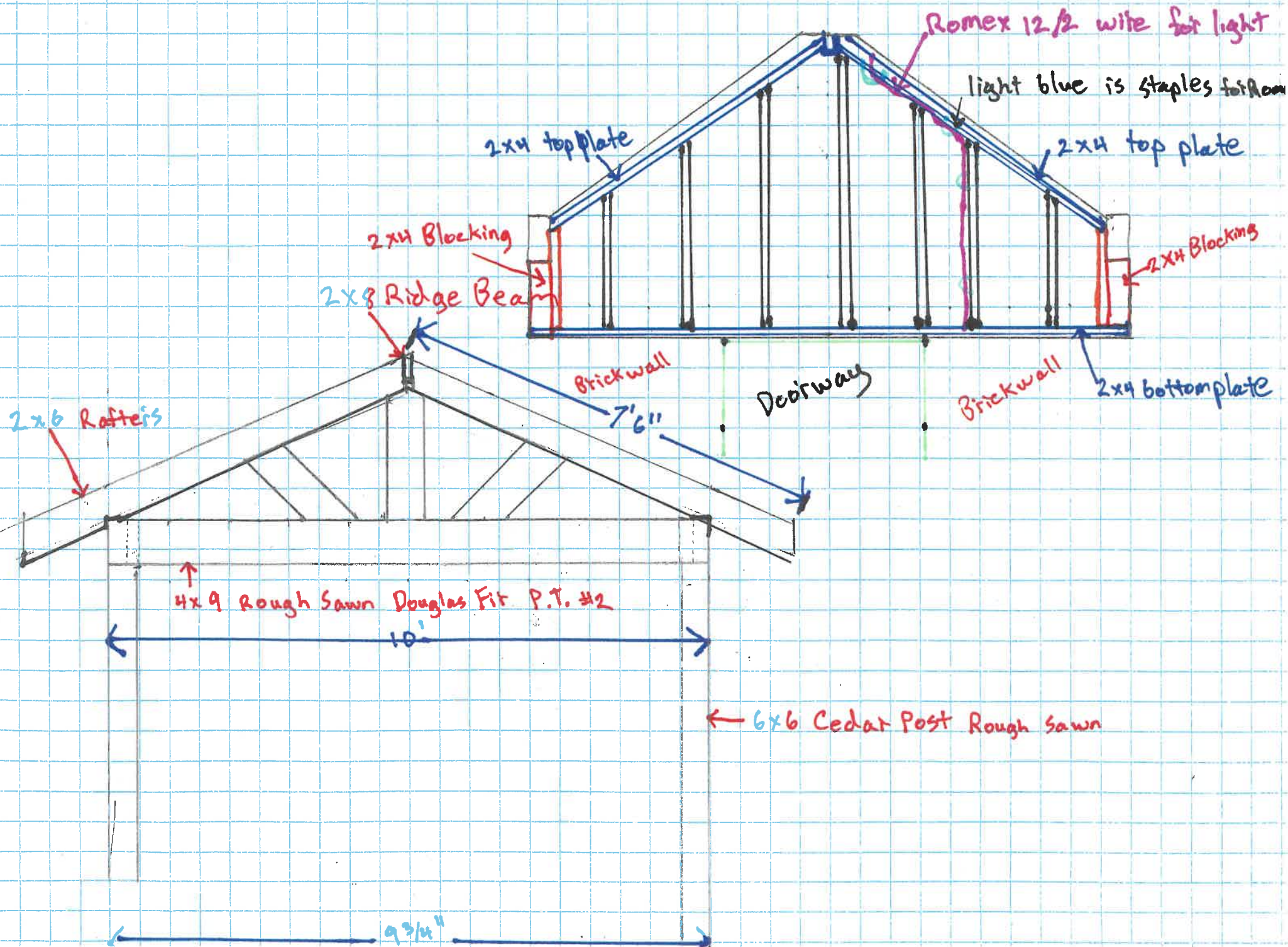


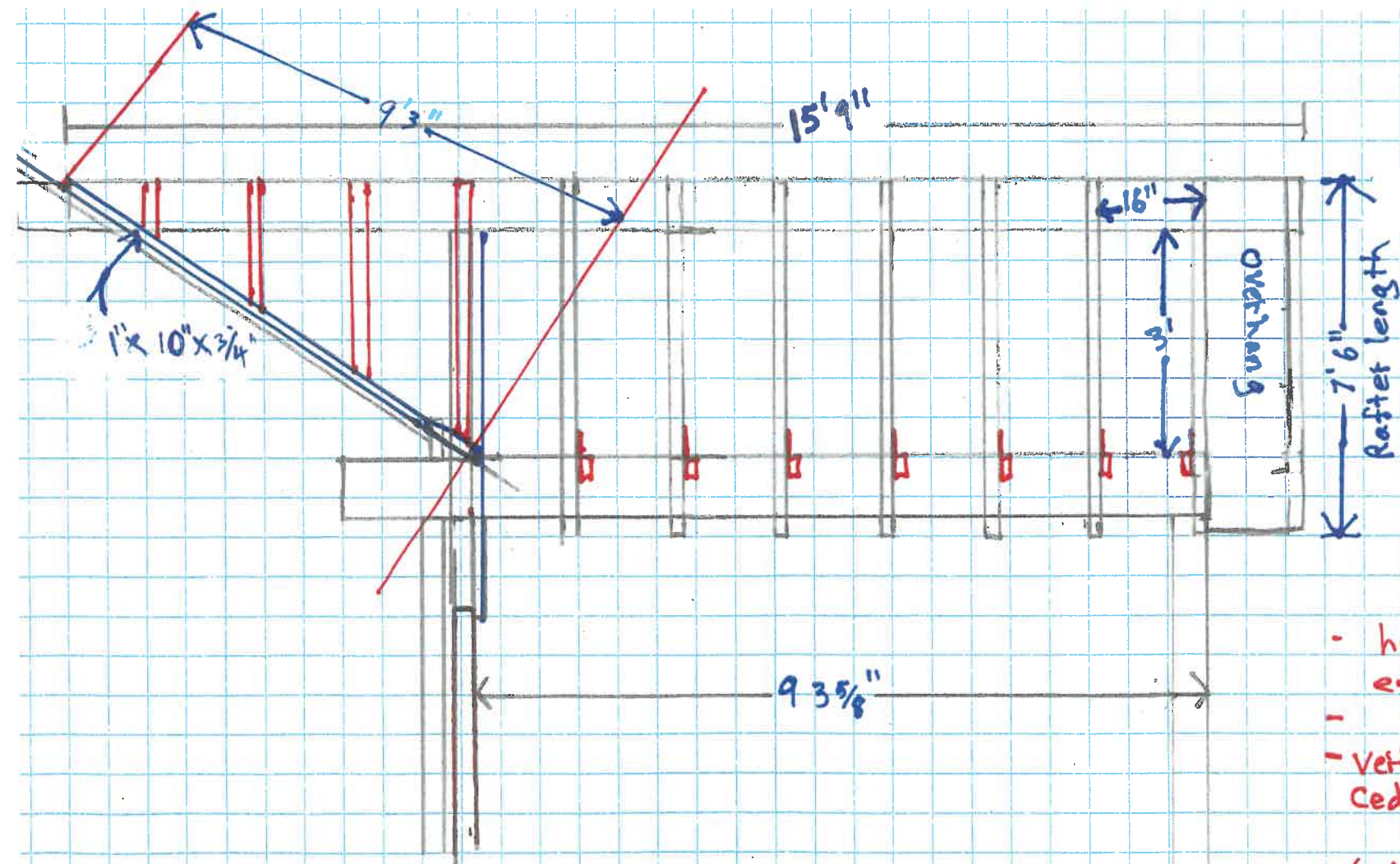
All step framing is made with 2x8 P.T #2 boards

Side View of Steps



3-2x8's stacked on each other and mounted to front 6x6 posts.





- hurricane straps on every Rafter
- Vettele beams 6x6 Cedar Rough Sawn
- 6x6 post anchor base used with diamond pier concrete footing
- Main horizontal beam 4"x9" Douglas Fir P.T. #2 Rough Sawn

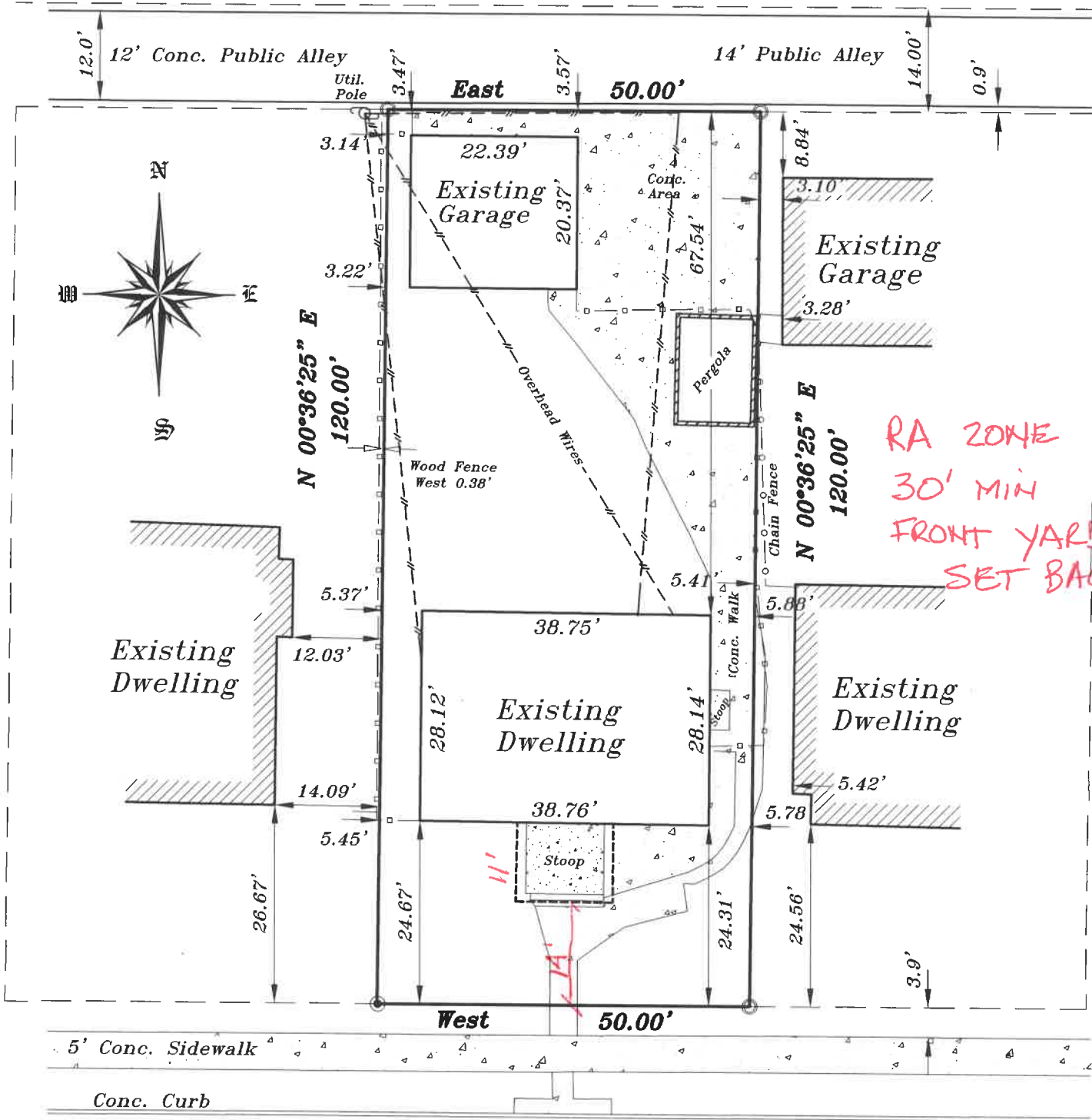
PLAT OF SURVEY

LOCATION: 1412 Manistique Avenue, South Milwaukee, Wisconsin

LEGAL DESCRIPTION: Lot 28 and the West 20 feet of Lot 29 in Block 3, in **SOUTH MILWAUKEE LAND COMPANY'S SUBDIVISION**, in the Southwest 1/4 of Section 11, Town 5 North, Range 22 East, in the Town of Oak Creek, County of Milwaukee, Wisconsin.

December 20, 2024

Survey No. 115527



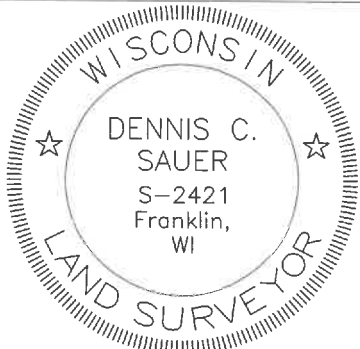
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Manistique Avenue

(66' R.O.W.)



METROPOLITAN SURVEY SERVICE, INC.

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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



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