

**NOTICE OF MEETING  
VILLAGE OF FOX POINT  
SPECIAL VILLAGE BOARD MEETING**

**SCHWEMER HALL – MUNICIPAL BUILDING  
7200 N. SANTA MONICA BLVD  
FOX POINT, WI 53217**

**THURSDAY  
JUNE 17, 2021  
8:00 A.M.**

**NOTE: THE VILLAGE BOARD WILL BE MEETING ENTIRELY VIRTUALLY VIA TELEPHONIC AND VIDEO CONFERENCING. THE GOVERNING BODY WILL NOT BE PRESENT AT VILLAGE HALL. THIS MEETING IS OPEN TO ALL CITIZENS THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE VILLAGE MANAGER AT [sbotcher@villageoffoxpoint.com](mailto:sbotcher@villageoffoxpoint.com).**

**Zoom Participant Information**

<https://us02web.zoom.us/j/84452234508>

Meeting ID: 844 5223 4508

Dial by your location

+1 312 626 6799 US (Chicago)

**AGENDA**

- 1. Roll Call**
- 2. Land Combination for Douglas and Christa Beall Diefenbach, 200 West Indian Creek Court, Fox Point**

The Village Board will discuss and may approve the Land Combination and Certified Survey Map submitted by Applicants Douglas Diefenbach and Christa Beall Diefenbach for the property located at 200 West Indian Creek Court upon all terms and conditions recommended by the Plan Commission.

- 3. Adjourn**

**PLEASE NOTE:**



*Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. Also, upon reasonable notice, best efforts will be used to ensure that members of the public lacking access to the virtual meeting platform are provided alternative reasonable methods to attend. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. "Persons requiring an interpreter or other assistance should contact the Village Clerk's office 72 hours prior to the meeting. Notice is hereby given that a majority any other board, commission or committee may be present at the meeting to gather information about a subject in which they are interested. This constitutes a meeting of any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting."*



## VILLAGE OF FOX POINT

MILWAUKEE COUNTY  
WISCONSIN

VILLAGE HALL  
7200 N. SANTA MONICA BLVD.  
FOX POINT 53217-3505  
414-351-8900  
FAX 414-351-8909

**To:** Village of Fox Point Plan Commission  
**From:** Scott Brandmeier, Director of Public Works   
**Through:** Scott Botcher, Village Manager   
**Date:** May 24, 2021  
**Re:** Land Combination – 200 West Indian Creek Court

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An application was submitted by Christa Beal Diefenbach and Douglas Diefenbach (Applicants), owner of the property at 200 West Indian Creek Cour, to combine the lots on their properties (part of Lot 3, Block 4 of Fox Point Suburban Acres and Lot 1, Block 1 of Indian Creek Estates). The Applicants are requesting that the two parcels as shown on the Plat of Survey (Attachment A) be combined and that one lot be created as shown on the Certified Survey Map (CSM) (Attachment B). The Applicants have submitted this application in accordance with Section 738 of the Village Code.

Based upon correspondence from the Village Attorney, it is my understanding that the application requires a filing fee (\$300) and the appropriate CSM but does not require an appraisal as it is a land combination nor notice to property owners within 500 feet of the proposed land combination. As the filing fee has been paid and the Plat of Survey and CSM have been submitted depicting the land combination, it appears that the requirements for the land combination have been met and, therefore, is referred to the Plan Commission for action on the matter.

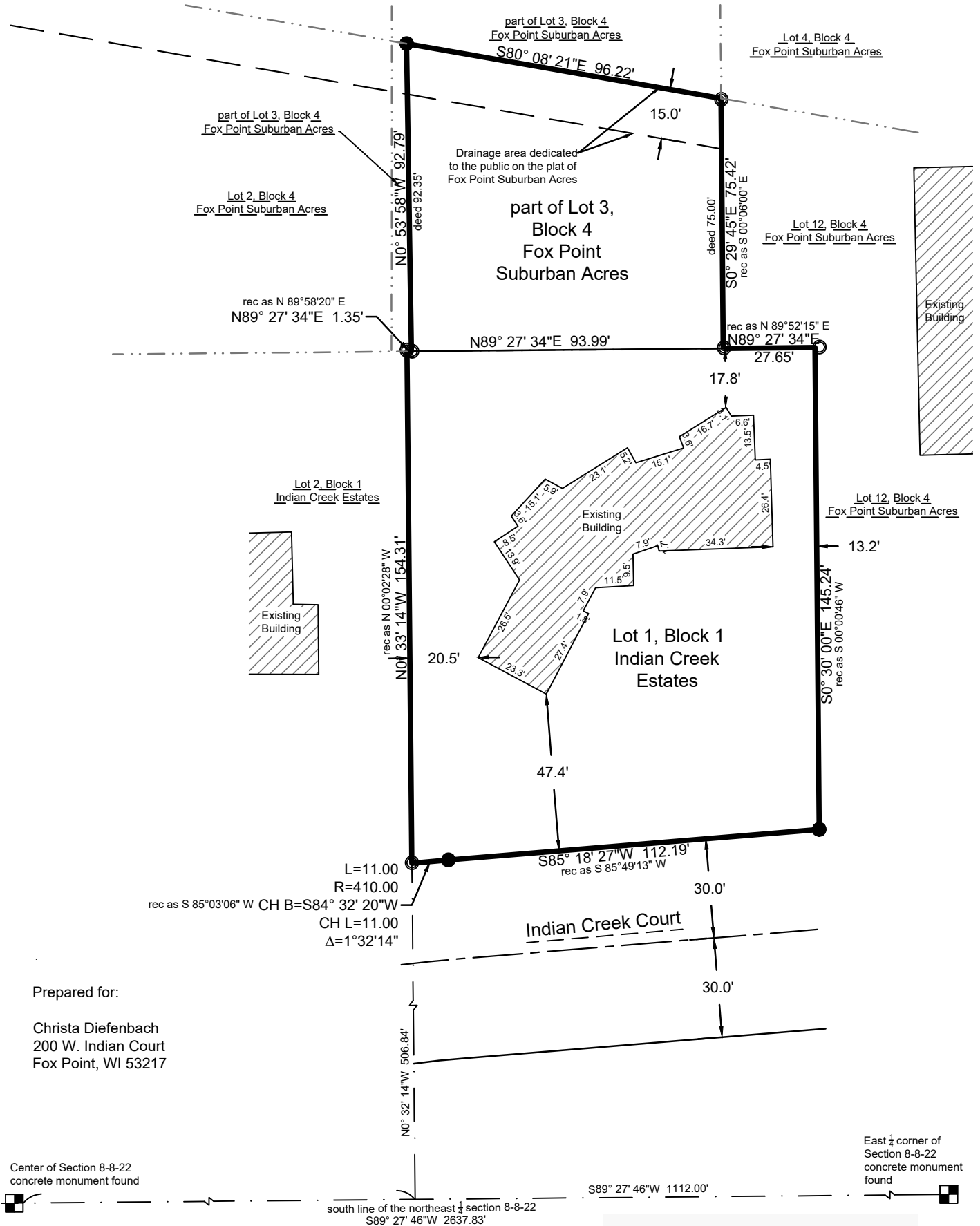
# Plat of Survey

Lot 1, Block 1, in Indian Creek Estates, being a redivision of Lots 8, 9, 10 and 11 and the Easterly  $\frac{1}{2}$  of vacated Carol Avenue, in Fox Point Heights, a Subdivision of part of the Northeast  $\frac{1}{4}$  of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin

AND

That part of Lot 3, in Block 4, in Fox Point Suburban Acres, being a Subdivision of a part of the Northeast  $\frac{1}{4}$  of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point and Village of Bayside, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Lot 3; thence West along the South line of Lot 3 aforesaid, 93.99 feet to a point, said point being the Northwest corner lot Lot 1, in Block 1, in Indian Creek Estates, being a Subdivision of a part of the Northeast  $\frac{1}{4}$  of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin; thence North along the West line of said Lot 1 extended North 92.35 feet to a point in the center line of a 30.00 foot drainage easement; thence Southeasterly along the center line of a 30.00 foot drainage easement, 96.22 feet to a point in the East line of said Lot 3; thence South along the East line of Lot 3 aforesaid 75.00 feet to the point of commencement.



Prepared for:

Christa Diefenbach  
200 W. Indian Court  
Fox Point, WI 53217

Center of Section 8-8-22  
concrete monument found

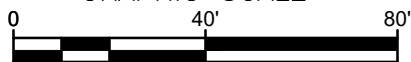
East  $\frac{1}{4}$  corner of  
Section 8-8-22  
concrete monument  
found

south line of the northeast  $\frac{1}{4}$  section 8-8-22  
 $S89^{\circ}27'46''W 2637.83'$

**THE SIGMA GROUP**  
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1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

GRAPHIC SCALE

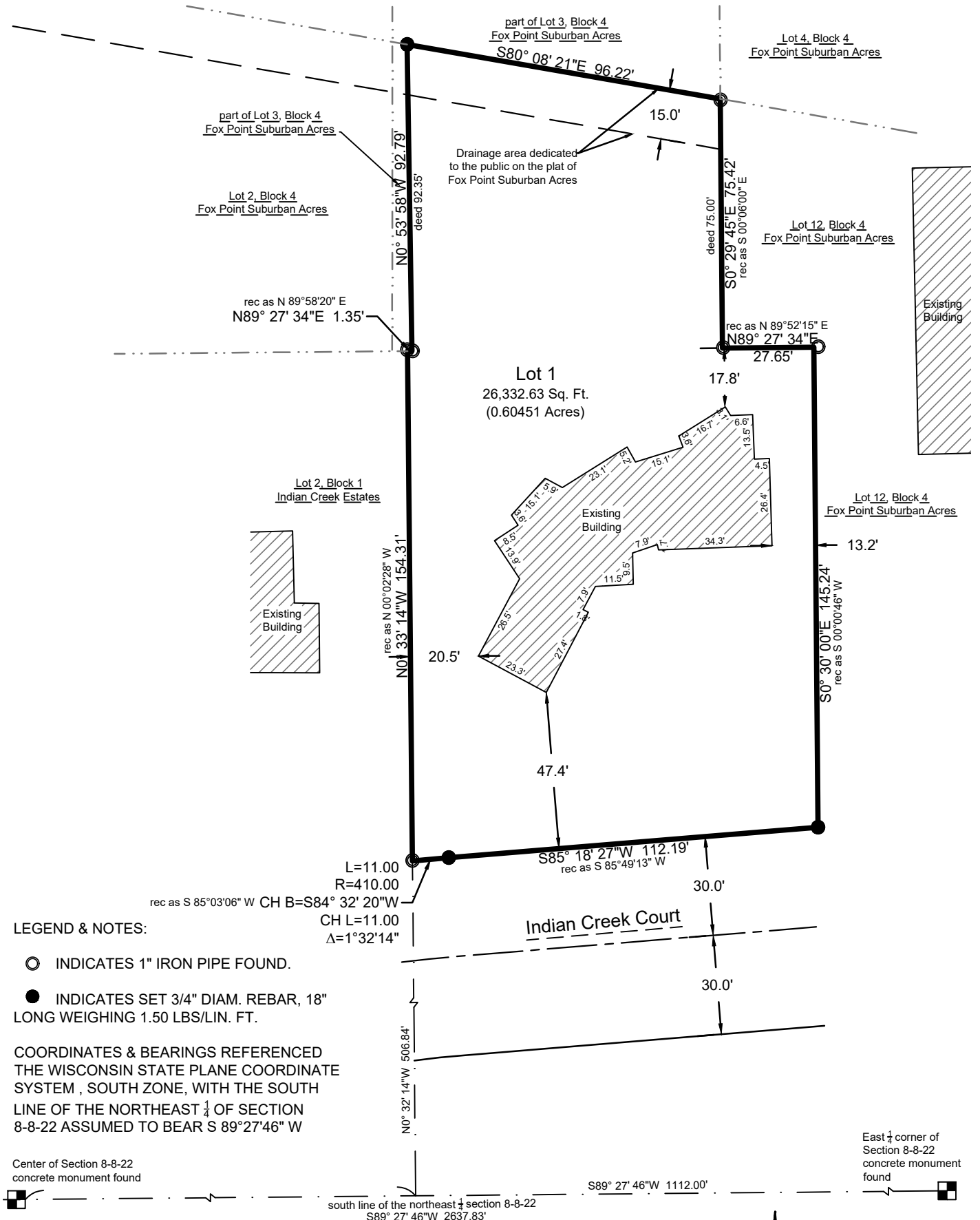


I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

Kevin A. Slotke, P.L.S. 2503 May 13, 2021

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

LOT 1, BLOCK 1, INDIAN CREEK ESTATES AND ALSO PART OF LOT 3, BLOCK 4, FOX POINT SUBURBAN ACRES, ALL IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



**LEGEND & NOTES:**

- INDICATES 1" IRON PIPE FOUND.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 8-8-22 ASSUMED TO BEAR  $S 89^{\circ}27'46'' W$

Center of Section 8-8-22 concrete monument found

East 1/4 corner of Section 8-8-22 concrete monument found

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 Milwaukee, WI 53233  
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Proj No. 20156 drafted by Kevin Slotke

Sheet 1 of 3

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

LOT 1, BLOCK 1, INDIAN CREEK ESTATES AND ALSO PART OF LOT 3, BLOCK 4, FOX POINT SUBURBAN ACRES,  
ALL IN THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE  
VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lot 1, Block 1, Indian Creek Estates and also part of Lot 3, Block 4, Fox Point Suburban Acres, all in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin bounded and described as follows:

Commencing at the East  $\frac{1}{4}$  corner of said Section 8; thence S 89°27'46" W, along the south line of the northeast  $\frac{1}{4}$  of said Section 8, 1112.00 feet; thence N 00°32'14" W, 506.84 feet to the southwest corner of said Lot 1, Block 1 and the point of beginning; thence N 00°33'14" W (rec as N 00°02'28" W), along the west line of said Lot 1, 154.31 feet to the south line of Block 4 of Fox Point Suburban Acres; thence N 89°27'34" E (rec as N 89°58'20" E), along said south line, 1.35 feet; thence N 00°53'58" W, 92.79 feet to the centerline of a drainage easement as shown on the plat of Fox Point Suburban Acres; thence S 80°08'21" E, along said centerline, 96.22 feet to the northwest corner of Lot 12, Block 4 of Fox Point Suburban Acres; thence S 00°29'45" E (rec as S 00°06'00" E), along the west line of said Lot 12, Block 4, 75.42 feet to the north line of said Lot 1, Block 1; thence N 89°27'34" E (rec as N 89°52'15" E), 27.65 feet to the northeast corner of said Lot 1, Block 1; thence S 00°30'00" E (rec as S 00°00'46" W), along the east line of said Lot 1, Block 1, 145.24 feet to the southeast corner of said Lot 1, Block 1 and the north right of way line of Indian Creek Court; thence S 85°18'27" W (rec as S 85°49'13" W), along said north right of way line, 112.19 feet to a point of curvature; thence westerly, 11.00 feet along the arc of a curve whose radius lies 410.00 feet to the south, and whose chord bears S 84°32'20" W (rec as S 85°03'06" W), 11.00 feet to the point of beginning.

Containing 26,332.63 Square Feet (0.60451 Acres)

That I have made the survey, land division, and map by the direction of Douglas Diefenbach and Christa Beall Diefenbach, owners of said land. 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 s. 236.34 of the Wisconsin Statutes, the Land Division ordinances of Milwaukee County, and the Village of Fox Point, in surveying, dividing and mapping the same.

Kevin A. Slottke, PLS 2503 \_\_\_\_\_ May 20, 2021

**OWNER'S CERTIFICATE**

Douglas Diefenbach and Christa Beall Diefenbach, as owners, certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with Chapter 236 Wis. Stats, Milwaukee County Land Division Ordinances and the land division ordinance of the Village of Fox Point.

Witness the hand and seal of said owners, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Douglas Diefenbach

\_\_\_\_\_  
Christa Beall Diefenbach

State of Wisconsin)  
\_\_\_\_\_ )ss  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Douglas Diefenbach and Christa Beall Diefenbach, to me known to be the persons who executed the foregoing instrument

(SEAL) \_\_\_\_\_ Notary public, State of Wisconsin

my commission expires \_\_\_\_\_.



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Milwaukee, WI 53233  
Phone: 414-643-4200  
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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ALL IN THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE  
VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

## FOX POINT VILLAGE BOARD APPROVAL

Approved by the Fox Point Village Board

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Douglas H. Frazer, President

\_\_\_\_\_  
Kelly Meyer, Clerk/Treasurer

## VILLAGE OF FOX POINT PLANNING COMMISSION APPROVAL

Approved by the Village of Fox Point Planning Commission

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Douglas H. Frazer, President

\_\_\_\_\_  
Kelly Meyer, Clerk/Treasurer



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