



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Royal Estates Condominiums

Description: A request to review a Conditional Use Permit along with conditions and restrictions for single-family attached, two-story dwelling units at Royal Estates Condominiums.

Applicant(s): Jason Christensen, Nielsen, Madsen, + Barber
Chandra Sekhar Vasireddy, Oak Creek Residences, LLC

Address(es): 2535, 2537, 2539, 2541, 2545, 2547, 2549, 2551 W. Nature Way; 2534, 2536, 2538, 2540, 2544, 2546, 2548, 2550 W. Pioneer Way; 9131, 9133, 9135, 9137, 9140, 9142, 9145, 9147, 9149, 9151 S. Larkspur Ln; and 9130, 9132, 9134, 9136, 9139, 9141, 9144, 9146, 9148, 9150 S. Pineview Dr. (6th Aldermanic District)

Suggested Motion: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for Royal Estates Condominiums with conditions and restrictions for single-family attached, two-story dwelling units at Royal Estates Condominiums, after a public hearing.

Owner(s): Oak Creek Residences, LLC.

Tax Key(s): 878-1016-000, 878-1015-000, 878-1014-000, 878-1013-000, 878-1012-000, 878-1011-000, 878-1010-000, 878-1009-000, 878-1028-000, 878-1027-000, 878-1026-000, 878-1025-000, 878-1024-000, 878-1023-000, 878-1022-000, 878-1021-000, 878-1008-000, 878-1007-000, 878-1006-000, 878-1005-000, 878-0019-000, 878-0020-000, 878-1004-000, 878-1003-000, 878-1002-000, 878-1001-000, 878-1036-000, 878-1035-000, 878-1034-000, 878-1033-000, 878-1017-000, 878-1018-000, 878-1032-000, 878-1031-000, 878-1030-000, and 878-1029-000

Lot Size(s): 14.327 ac

Current Zoning District(s): Rd-1, Two-Family Residential

Overlay District(s): N/A

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Single-Family Attached

Background: In 2022, Plan Commission recommended that the Common Council approve a Certified Survey Map (CSM) to combine the properties at 9102, 9120, and 9140 S. 27th St. and rezone them from B-4 Highway Business District and Rs-2 Single-Family Residential District to Rd-1 Two-Family Residential District. The Common Council subsequently approved both the CSM and the rezoning. The CSM (CSM 9504) was recorded with the Milwaukee County Register of Deeds in July 2023.

In March 2023, Plan Commission recommended that Common Council approve a Planned Unit Development Overlay District (PUD) for the properties. This PUD allowed for 10 two-story single-family-attached buildings containing a total of 36 single-family attached dwelling units. Two (2) story single-family attached dwelling units would otherwise require a Conditional Use Permit (CUP) in the Rd-1 Two-Family Residential District. The Common Council approved the PUD with conditions and restrictions (Ordinance No. 3071) in May 2023.

In June 2023, Plan Commission approved the site, architectural, and related plans for a 36-unit single-family attached condominium development and recommended that Common Council approve the associated Condominium Plat (Royal Estates Condominiums). The Common Council subsequently approved the Condominium Plat, which was recorded with the Milwaukee County Register of Deeds in August 2024.

Since those approvals, the Applicant has not applied for or obtained any building permits for the project. Pursuant to Section 8 (Time of Compliance) of the approved PUD conditions and restrictions, the PUD approval was to expire 12 months after the adoption of Ordinance No. 3071 if a building permit was not issued. As no permits were issued within that timeframe, the PUD has expired.

Section 17.0702 of the Municipal Code does not allow a PUD for stand-alone single-family attached developments—the Code requires a combination with mixed-residential, multifamily residential, mixed-use, or nonresidential/mixed-residential for a PUD to be established. Therefore, the Applicant is seeking a slightly different approach than was taken a few years ago—a CUP will allow for the development of the proposed 10 two-story single-family attached buildings.

Proposed Use: According to the submitted narrative and plans, Royal Estates Condominiums will consist of 36 two-story single-family attached condominium units located within two (2) 2-unit and eight (8) 4-unit townhome-style condominium buildings. Each unit is proposed to contain four (4) bedrooms and approximately 1,624 square feet of living area, along with an attached two (2)-car garage. This is the same development that was proposed in 2022-23.

The development also includes one (1) pet relief station and two (2) accessory structures that are incorporated into the CUP conditions and restrictions: a gazebo not to exceed 15 feet (L) × 15 feet (W) × 20 feet (H), and a stormwater pond overlook deck/pavilion not to exceed 15 feet × 10 feet. The proposed plans are conforming with those approved by Plan Commission in June of 2023.

Parking and Garages: Access to and circulation within the site will be provided by a 24-foot-wide private drive from S. 27th St. As S. 27th St. is under Wisconsin Department of Transportation (WisDOT) jurisdiction, a copy of the access approval shall be provided to the City prior to the issuance of any building permits.

Parking will be provided within attached two (2)-car garages, which exceeds the minimum of one (1) parking space per dwelling unit, pursuant to Section 17.0501 of the Municipal Code. None of the garages will be along S. 27th St., which is the primary façade as viewed from the public right-of-way. All garages will face the private internal drive serving the development. Additional vehicle parking will be available on the driveway or parking pad located in front of each garage.

No on-street parking is provided and a minimum 20-foot clear width on the private roadways must be maintained at all times for emergency services.

Environmental: The site contains wetlands and is heavily wooded. To preserve existing natural features—particularly trees and wetlands—beyond what is required under the zoning regulations, CUP conditions and restrictions require a 20-foot-wide woodland preservation easement to be recorded with the Milwaukee County Register of Deeds along the north property line.

In addition, pursuant to Section 17.0505(d) of the Municipal Code, no existing viable trees with a diameter at breast height (DBH) of 12 inches or greater may be removed without the approval of a tree preservation and removal plan prepared by a certified landscape architect and approved by the Community Development Department. The Applicant has provided a tree preservation and removal plan and is meeting requirements of Municipal Code.

The CUP conditions and restrictions further require the installation of a low decorative fence along the west side of the wetland at the five (5)-foot buffer line to prevent encroachment into the required buffer area.

Options/Alternatives: If the Commission determines the proposed Conditional Use meets the requirements of the Municipal Code, a public hearing may be scheduled as early as Monday, February 16, 2026. Staff has also prepared Conditions and Restrictions for review (attached).

The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Draft Conditions and Restrictions (8 pages)

Location Map

Narrative (3 pages)

Site and Architectural Plans (13 pages)

Landscape Plans (9 pages)

**City of Oak Creek – Conditional Use Permit (CUP)
Conditions and Restrictions**

Applicant(s): Jason Christensen, Nielsen, Madsen, + Barber
Chandra Sekhar Vasireddy, Oak Creek Residences, LLC

Approved by Plan Commission: TBD
Approved by Common Council: TBD (Res. TBD)

Property Address(es): 2535, 2537, 2539, 2541, 2545, 2547, 2549, 2551 W. Nature Way; 2534, 2536, 2538, 2540, 2544, 2546, 2548, 2550 W. Pioneer Way; 9131, 9133, 9135, 9137, 9140, 9142, 9145, 9147, 9149, 9151 S. Larkspur Lane; and 9130, 9132, 9134, 9139, 9141, 9144, 9146, 9148, 9150 S. Pineview Drive

Tax Key Number(s): 878-1016-000, 878-1015-000, 878-1014-000, 878-1013-000, 878-1012-000, 878-1011-000, 878-1010-000, 878-1009-000, 878-1028-000, 878-1027-000, 878-1026-000, 878-1025-000, 878-1024-000, 878-1023-000, 878-1022-000, 878-1021-000, 878-1008-000, 878-1007-000, 878-1006-000, 878-1005-000, 878-0019-000, 878-0020-000, 878-1004-000, 878-1003-000, 878-1002-000, 878-1001-000, 878-1036-000, 878-1035-000, 878-1034-000, 878-1033-000, 878-1017-000, 878-1018-000, 878-1032-000, 878-1031-000, 878-1030-000, and 878-1029-000

Conditional Use(s): Dwelling, Single-Family Attached, two stories

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- C. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required, and/or as specified by these Conditions and Restrictions.
- D. No existing viable tress of 12 inches or greater diameter at breast height (DBH) shall be removed without a tree preservation and removal plan prepared by a certified landscape architect and approved by the Community Development Department, per Section 17.0505(d), as amended.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

2. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Only the use approved in accordance with these Conditions and Restrictions is allowed. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed.
- B. There shall be a maximum of 10 two-story single-family-attached buildings, consisting of two (2) 2-unit buildings and eight (8) 4-unit, townhome-style condominium buildings. Each unit shall have four (4) bedrooms and approximately 1,624 square feet of living area. The maximum number of single-family attached units shall be 36. The configuration of two-story single-family-attached buildings shall be in substantial conformance with the General Development Plan in Exhibit A.

- C. The two-story single-family attached residential buildings shall be constructed per the two (2) designs in Exhibit B. Any two-story single-family attached residential building that does not conform to those in Exhibit B shall be constructed in conformance with Sec. 17.0403(d) of the Municipal Code, as amended.
- D. Exterior building materials shall be traditional, time- and weather-tested materials and techniques as required per Section 17.0403(d)(2)a-b, as amended.
- E. One (1) accessory structure (gazebo) not to exceed 15' (l) x 15' (w) x 20' (h) and one (1) stormwater pond overlook deck/pavilion not to exceed 15' x 10' are allowed for the development. Any other accessory building or structure shall conform to Section 17.0414 of Municipal Code, as amended.
- F. There shall be a minimum of one (1) pet relief waste station provided for the development.
- G. There shall be a 20-foot-wide Woodland Preservation Easement recorded with Milwaukee County Register of Deeds along the north property line for buffering to the existing single-family homes and allow for tree preservation.
- H. There shall be a low decorative fence on the west side of the wetland at the five (5)-foot buffer line to prohibit encroachment into the required buffer.
- I. Maintenance, including reconstruction, of roadways and sidewalks/walkways/paths within this development shall be the responsibility of the property owner(s).
- J. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements, as amended. Solid waste collection and recycling shall be the responsibility of the property owner(s).
- K. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the property owner(s).

3. BULK AND DIMENSIONAL STANDARDS

Bulk and dimensional requirements shall be in accordance with Section 17.0301(a) of Municipal Code, as amended.

4. PARKING AND ACCESS

- A. Access to S. 27th St. (STH 241) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.
- B. Parking for additional vehicles on driveways shall not obstruct private roadways. A minimum 20-foot-wide clear area on all private roadways shall be maintained at all times.

5. LIGHTING

All outdoor lighting shall be in accordance with Section 17.0509 of the Municipal Code, as amended.

6. SIGNAGE

A permit shall be required prior to the display, construction, erection, or alteration of any proposed sign(s). All signs must comply with Chapter 17, Article VI of the City Code and applicable sections of the building code as adopted by the City, as amended.

6. IMPACT FEES

Single-family attached residential buildings constructed as part of this Conditional Use Permit shall be subject to the collection of impact fees as required by Section 3.40 of the Municipal Code.

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the resolution if building or occupancy permits have not been issued for this use.

8. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these Conditions and Restrictions or any other municipal ordinances within any 12-month period, the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of Paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

10. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in Section 17.0804 of the Municipal Code, as amended.

11. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the

property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

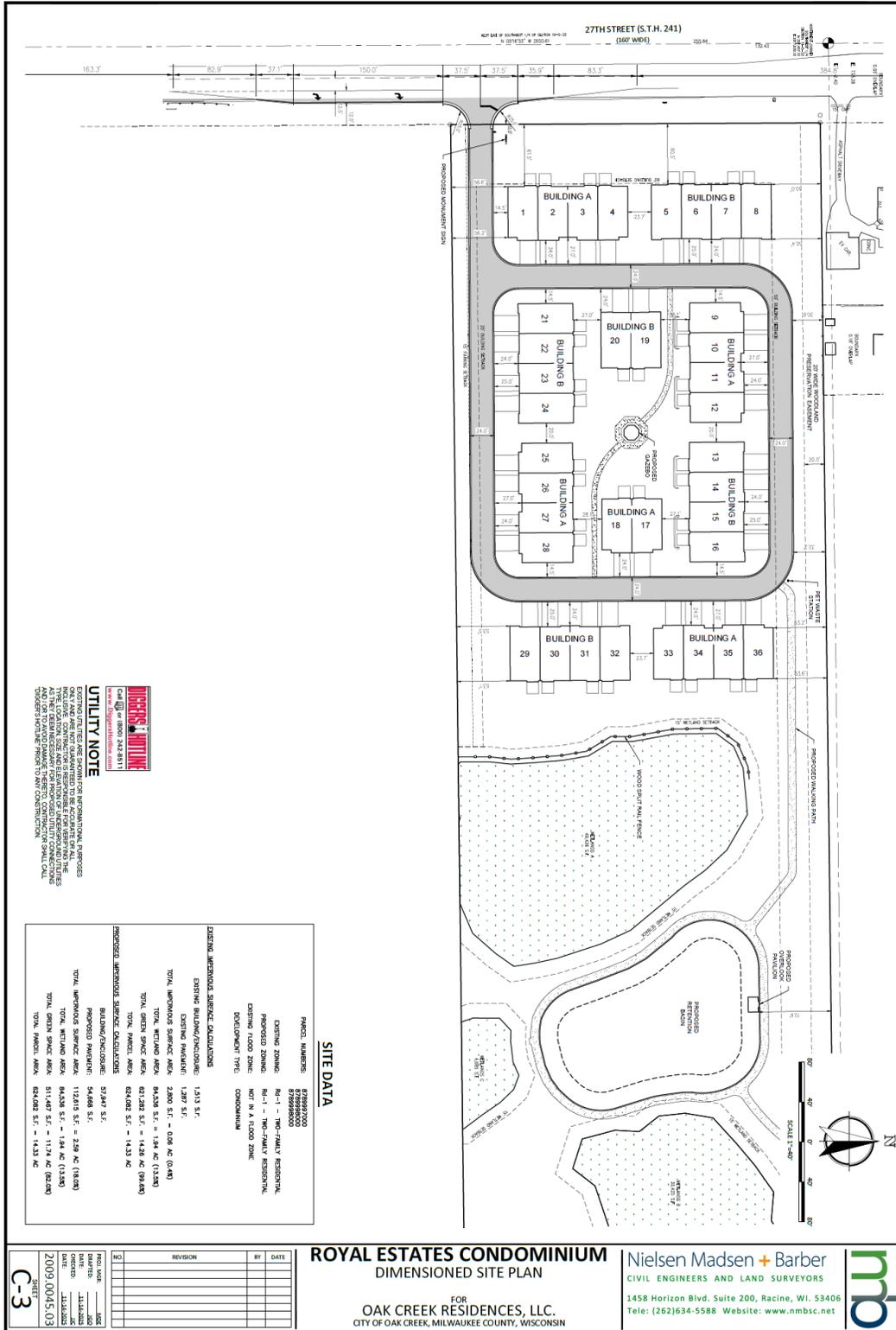
Owner / Authorized Representative Signature

Date

(please print name)

EXHIBIT A: GENERAL DEVELOPMENT PLAN

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



UTILITY NOTE
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 800-368-5877 FOR MORE INFORMATION.

SITE DATA

PARCEL NUMBER:	878888000
EXISTING ZONING:	R2-1 - TWO-FAMILY RESIDENTIAL
PROPOSED ZONING:	R2-1 - TWO-FAMILY RESIDENTIAL
EXISTING FLOOD ZONE:	NOT IN A FLOOD ZONE
DEVELOPMENT TYPE:	CONDOMINIUM

EXISTING IMPERVIOUS SURFACE CALCULATIONS	
EXISTING BUILDING/DECKING:	1,313 S.F.
EXISTING PAVEMENT:	1,297 S.F.
TOTAL IMPERVIOUS SURFACE AREA:	2,610 S.F. = 0.06 AC (0.4%)
TOTAL PAVED AREA:	64,538 S.F. = 1.48 AC (13.5%)
TOTAL DRIVEWAY AREA:	62,722 S.F. = 1.42 AC (12.8%)
TOTAL DRIVEWAY AREA:	62,492 S.F. = 1.41 AC

PROPOSED IMPERVIOUS SURFACE CALCULATIONS	
BUILDING/DECKING:	57,947 S.F.
PROPOSED PAVEMENT:	54,688 S.F.
TOTAL IMPERVIOUS SURFACE AREA:	112,635 S.F. = 2.59 AC (14.8%)
TOTAL PAVED AREA:	64,538 S.F. = 1.48 AC (13.5%)
TOTAL DRIVEWAY AREA:	51,147 S.F. = 11.74 AC (92.8%)
TOTAL DRIVEWAY AREA:	62,492 S.F. = 1.41 AC

NO.	REVISION	BY	DATE

PROJECT NO.	2009.0045.03
DATE	11-14-2025
SHEET	11-14-2025
SCALE	1" = 20'

ROYAL ESTATES CONDOMINIUM
DIMENSIONED SITE PLAN

FOR
OAK CREEK RESIDENCES, LLC.
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

ISSUE FOR REVIEW - 11-14-2025

EXHIBIT B: APPROVED HOME AND GARAGE DESIGNS

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)

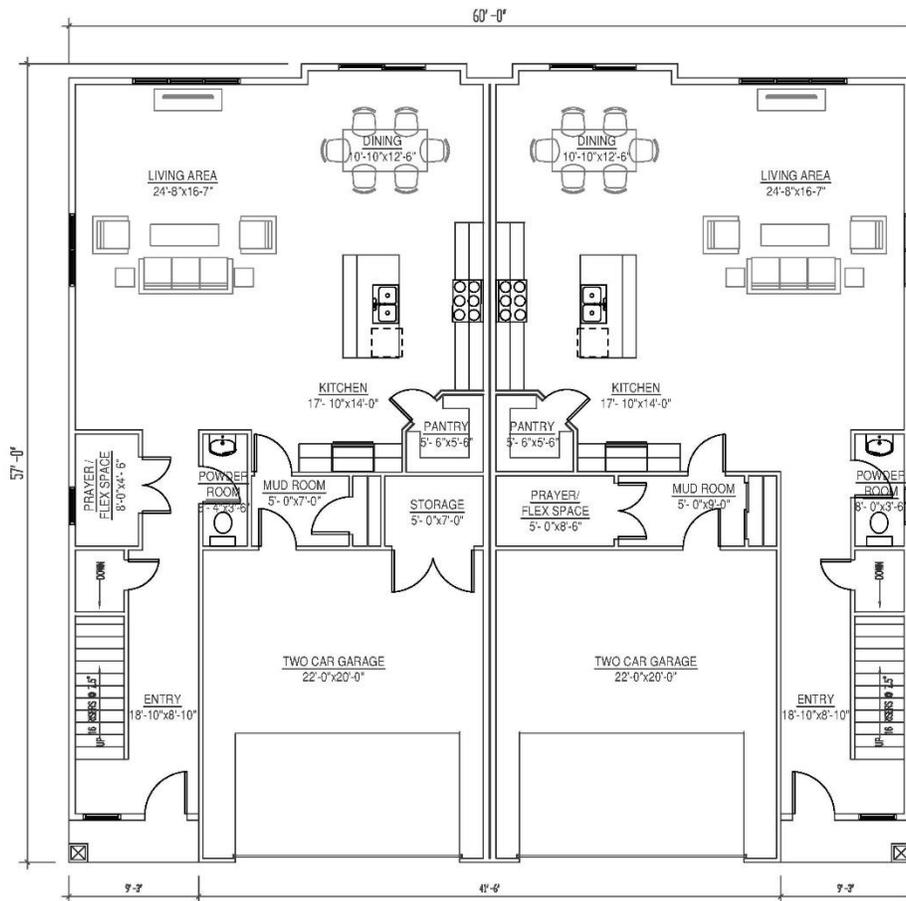


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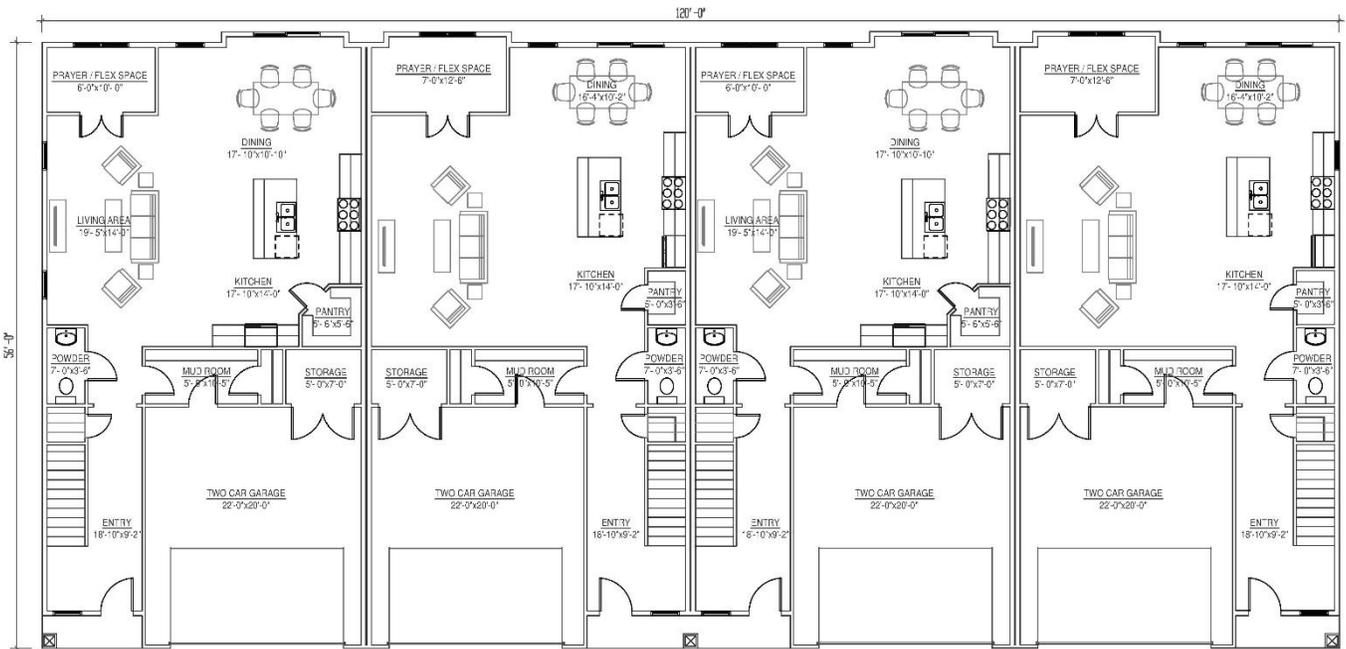


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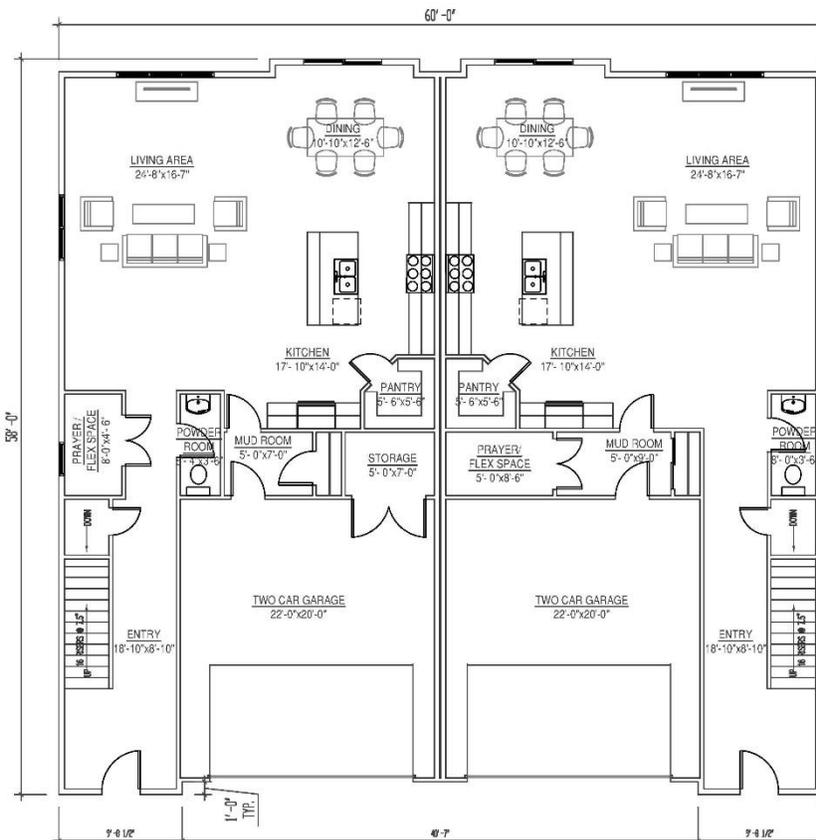
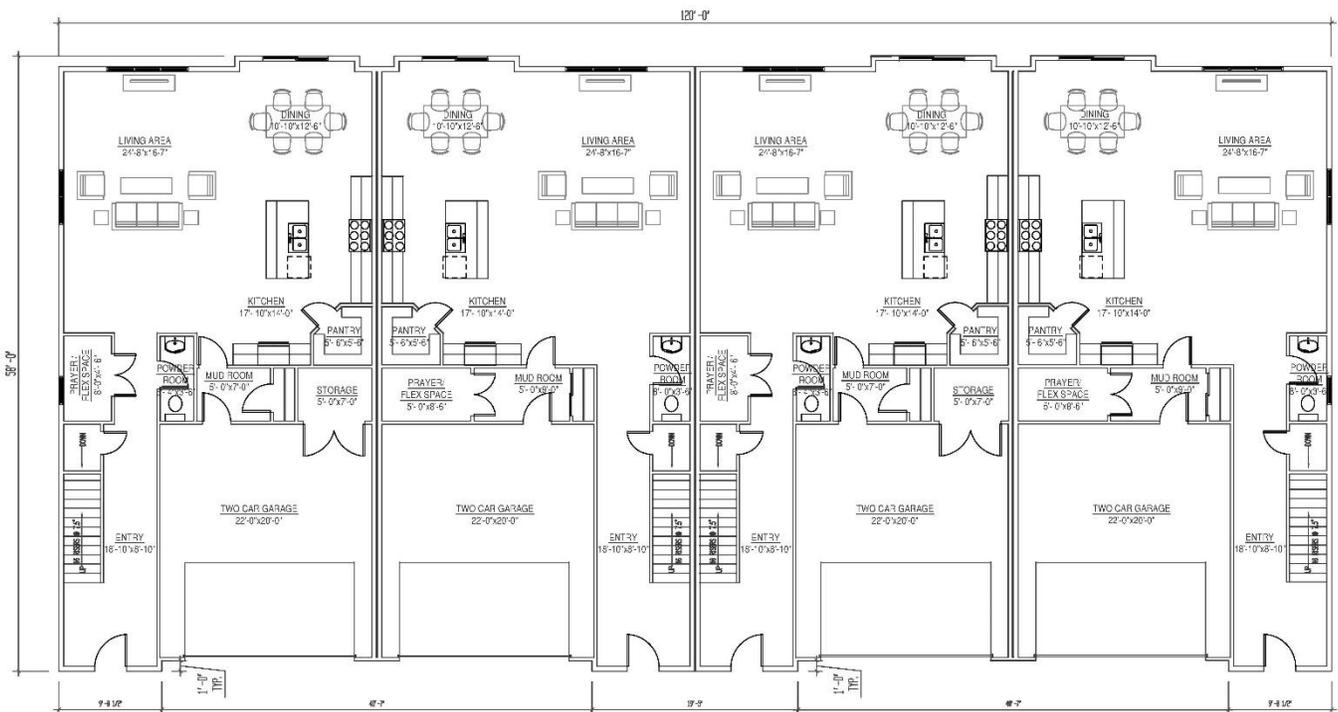
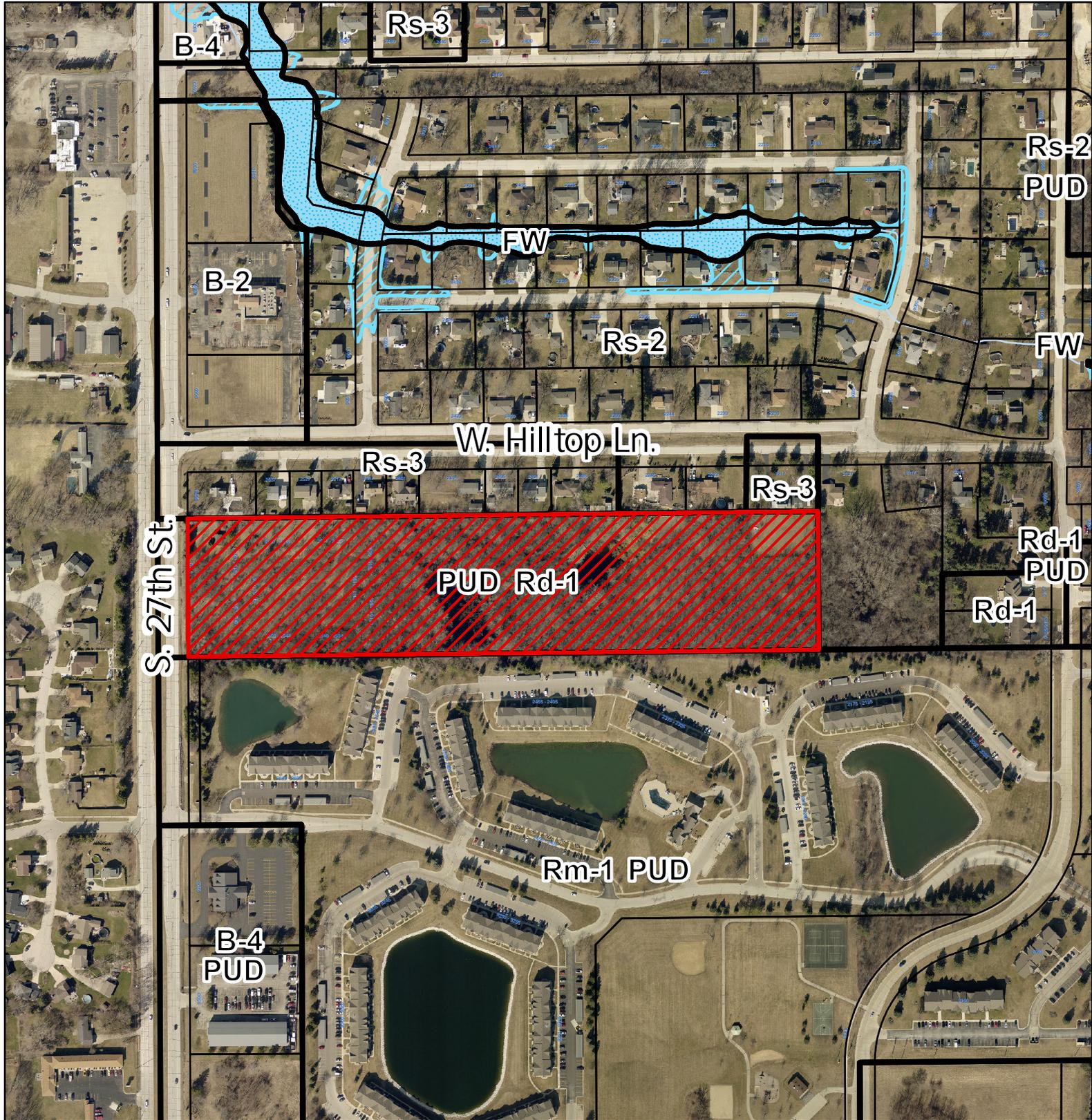


EXHIBIT B: APPROVED HOME AND GARAGE DESIGNS

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



Location Map Royal Estates



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

Legend

- Zoning
- FloodFringe2024
- Official Street Map
- Floodway2024
- Parcels
- Royal Estates





Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

December 12, 2025

RE: Royal Estates Condominium
Conditional Use Permit Narrative
1902 S 27th Street
Tax Key Number: 8781001000

Chandra Sekhar Vasireddy on behalf of Oak Creek Residences, LLC is proposing a condominium known as Royal Estates Condominium. Royal Estates will be a 36-unit condominium located on 14.3 acres comprised of two 2-unit and eight 4-unit buildings. Each unit will be 1,642 SF with four bedrooms and a two-car garage. All buildings will be equipped with a fire protection system.

On September 6, 2022 the Common Council approved a rezoning petition and Certified Survey Map (CSM) for the properties located at 9102, 9120 & 9140 S 27th Street to combine the three parcels into one. CSM 9504 was recorded on July 18, 2023 creating one parcel now known as 1902 S 27th Street. On May 2, 2023 the Common Council approved a Planned Unit Development for this Condominium. On June 28, 2023 the Plan Commission approved the Site & Buildings Plans. On July 18, 2023 the Common Council approved the Condominium Plat. The Condominium Plat has already been recorded.

Engineering for the development was approved on May 1, 2024. There have been no changes to the engineering since that time although the plans have been updated as described below.

Since those approvals, the project was delayed and some of the approvals have expired. Also, since the past approvals the City has determined that a Planned Unit Development is no longer necessary for the development but that a Conditional Use Permit must be obtained instead.

The only changes to the plan since that time were to move the monument sign 5' to the north and the landscaping plan was updated to identify the split rail fence, add landscaping around the electrical transformers and add the maturity heights to the proposed plantings.

The condominiums will consist of eight 4-unit buildings and two 2-unit buildings. Each unit will have two floors with a full basement and two-car garage. Each unit will have space for two additional vehicles to park in front of the garage providing a total of four parking spaces per unit.



The buildings present a refined architectural palette that blends traditional character with modern textures and tones. The buildings feature LP SmartSide lap siding in warm and cool color schemes such as Sand Dunes, Rapids Blue, and Terra Brown, accented with James Hardie architectural panels in hues like Gray Slate and Cobblestone. These materials create a balance between durability and style, offering visual depth through the combination of lap, shake, and vertical sidings in complementary shades. Decorative veneer brick and stone elements—such as Sand, Arctic Smoke, and Pine Forest—add grounding and natural texture to the façades, while architectural shingles in tones like Sierra Gray, Golden Amber, and Barkwood unify the rooflines under a cohesive, high-end aesthetic.

The condominium is accessed by an entrance from South 27th Street (STH 241). This entrance has been permitted through the Wisconsin Department of Transportation (WisDOT) but has since expired. The permit has been resubmitted to WisDOT to reinstate the permit. The private roadway will loop through the condominium providing easy access in and out. The roadway will be lit with five (5) decorative site lighting fixtures along the roadway.

A gazebo is proposed for the center of the development for residents use. A storm water management basin is situated between existing wetland complexes to the east of the condominium buildings. An overlook pavilion is proposed on the north side of the basin which will provide beautiful views of the basin and natural surroundings. The overlook pavilion is situated along a proposed nature trail through the remaining undeveloped portion of the property.

The wetlands were originally delineated by Dave Meyer of Wetland & Waterway Consulting on July 22, 2020 which was valid for a period of five years. Since the previous wetland delineation had expired, Dave Meyer revisited the site on November 5, 2025 to perform a re-delineation. He confirmed that the previously delineated wetland boundaries have not changed and the previous wetland delineation report is still valid now expiring on November 5, 2030.

A 20'-wide tree preservation area is proposed along the North property line providing a buffer to the existing single-family homes. All trees in good condition within this area will be preserved. A tree survey was completed for the entire area of disturbance which identified the tree species, size and condition. Each tree with a base diameter of 12"-30" that requires removal will be replaced with three new trees and all trees with a base diameter larger than 30" will be replaced with four new trees. Trees that were dead or are invasive were not counted. Tree removals to accommodate this project will require 73 replacement trees to be planted on the site. The proposed landscaping plan includes 88 new trees, some of which will be planted along the North property line to supplement the proposed tree preservation area.

The development will cause a minimal increase in demand on the City's sewer and water infrastructure. The proposed water main will be public and owned by the City while the sanitary will be private and owned by the Condominium. The increased demand for firefighting services will be minimized with all buildings being equipped with a fire protection system and the

installation of four fire hydrants throughout the development. Snow plowing of the private roadway will be the responsibility of the Condominium and not the City's Department of Public Works.

The project is scheduled to start construction as soon as possible with the site work and utilities being substantially completed by the end of summer 2026. Building foundations are anticipated to start the fall of 2026. All buildings are planned to be complete by the end of 2027.

A public informational meeting for residents within 300 feet of the property was held at Oak Creek City Hall on February 8, 2023. The comments received from residents at that meeting are included with this submittal.

This development meets the current zoning of the parcel and all standards listed in Chapter 17 Section III.

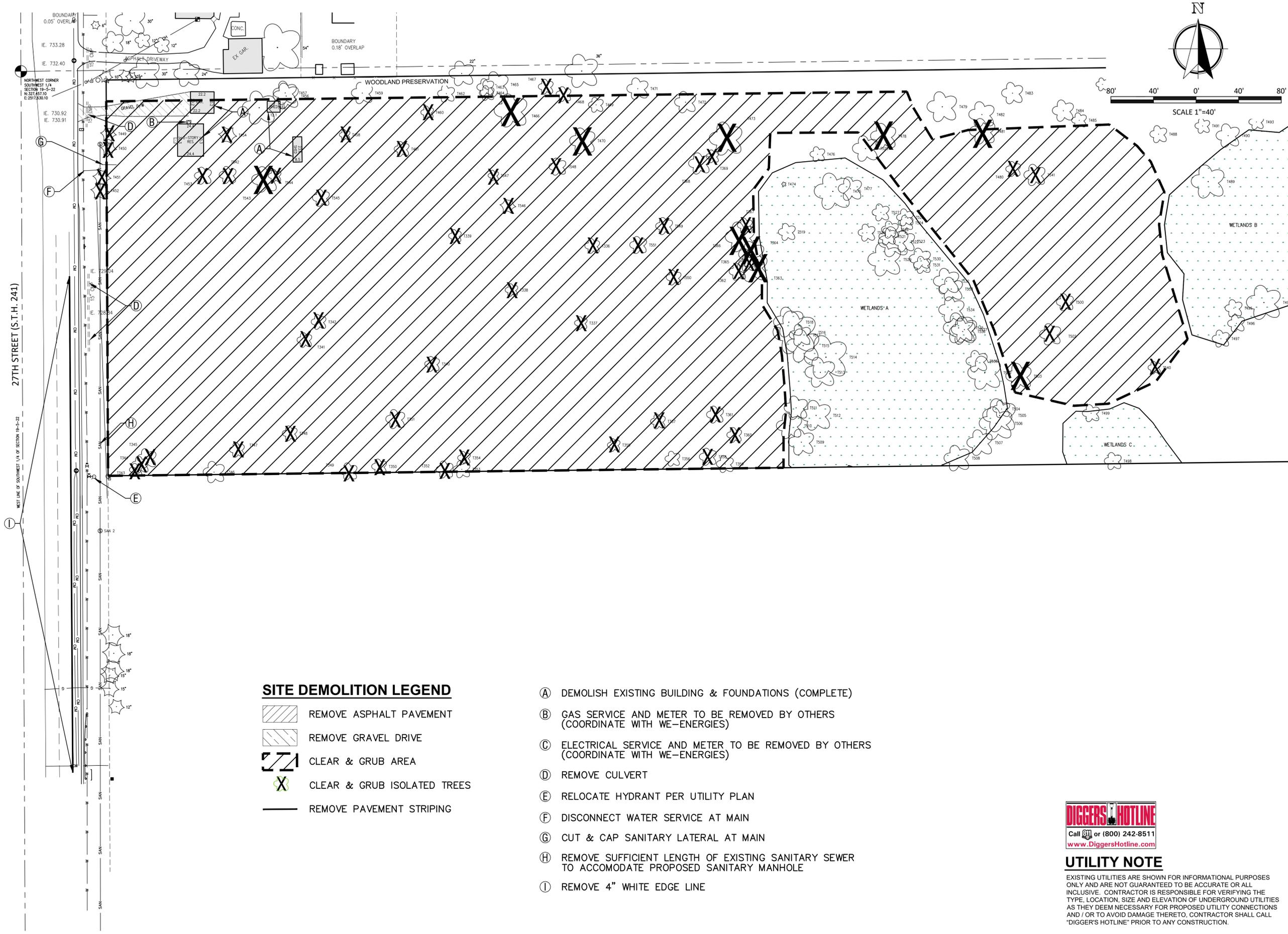
Oak Creek Residences, LLC is requesting approval of the Conditional Use Permit.

Owner:
Oak Creek Residences, LLC
10870 N Spartan Cir
Mequon, WI 53097

Members:
Sivarama Krishna Gogineni
Aravinda Kumar Yepuri
Chandra Sekhar Vasireddy

Engineer:
Jason Christensen, P.E.
Vice-President
Nielsen Madsen + Barber
1458 Horizon Blvd, Suite 200
Racine, WI 53406

Architect:
Anthony Garza
TGAR Group, Inc.
1213 55th Street
Kenosha, WI 53140



SITE DEMOLITION LEGEND

- REMOVE ASPHALT PAVEMENT
- REMOVE GRAVEL DRIVE
- CLEAR & GRUB AREA
- CLEAR & GRUB ISOLATED TREES
- REMOVE PAVEMENT STRIPING

- (A) DEMOLISH EXISTING BUILDING & FOUNDATIONS (COMPLETE)
- (B) GAS SERVICE AND METER TO BE REMOVED BY OTHERS (COORDINATE WITH WE-ENERGIES)
- (C) ELECTRICAL SERVICE AND METER TO BE REMOVED BY OTHERS (COORDINATE WITH WE-ENERGIES)
- (D) REMOVE CULVERT
- (E) RELOCATE HYDRANT PER UTILITY PLAN
- (F) DISCONNECT WATER SERVICE AT MAIN
- (G) CUT & CAP SANITARY LATERAL AT MAIN
- (H) REMOVE SUFFICIENT LENGTH OF EXISTING SANITARY SEWER TO ACCOMMODATE PROPOSED SANITARY MANHOLE
- (I) REMOVE 4" WHITE EDGE LINE



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd., Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbssc.net

ROYAL ESTATES CONDOMINIUM
 SITE DEMOLITION PLAN

FOR
OAK CREEK RESIDENCES, LLC.
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: _____ MDE
 DRAFTED: _____ JGO
 DATE: 11-14-2025
 CHECKED: _____ JIC
 DATE: 11-14-2025

2009.0045.03
 SHEET
C-4

ISSUE FOR REVIEW - 11-14-2025



DATE: _____

REVISION/ISSUE:

No.	Date	Description
1		
2		
3		
4		

**ROYAL ESTATES CONDOMINIUMS
 LANDSCAPE PLANS
 OAKCREEK WISCONSIN**

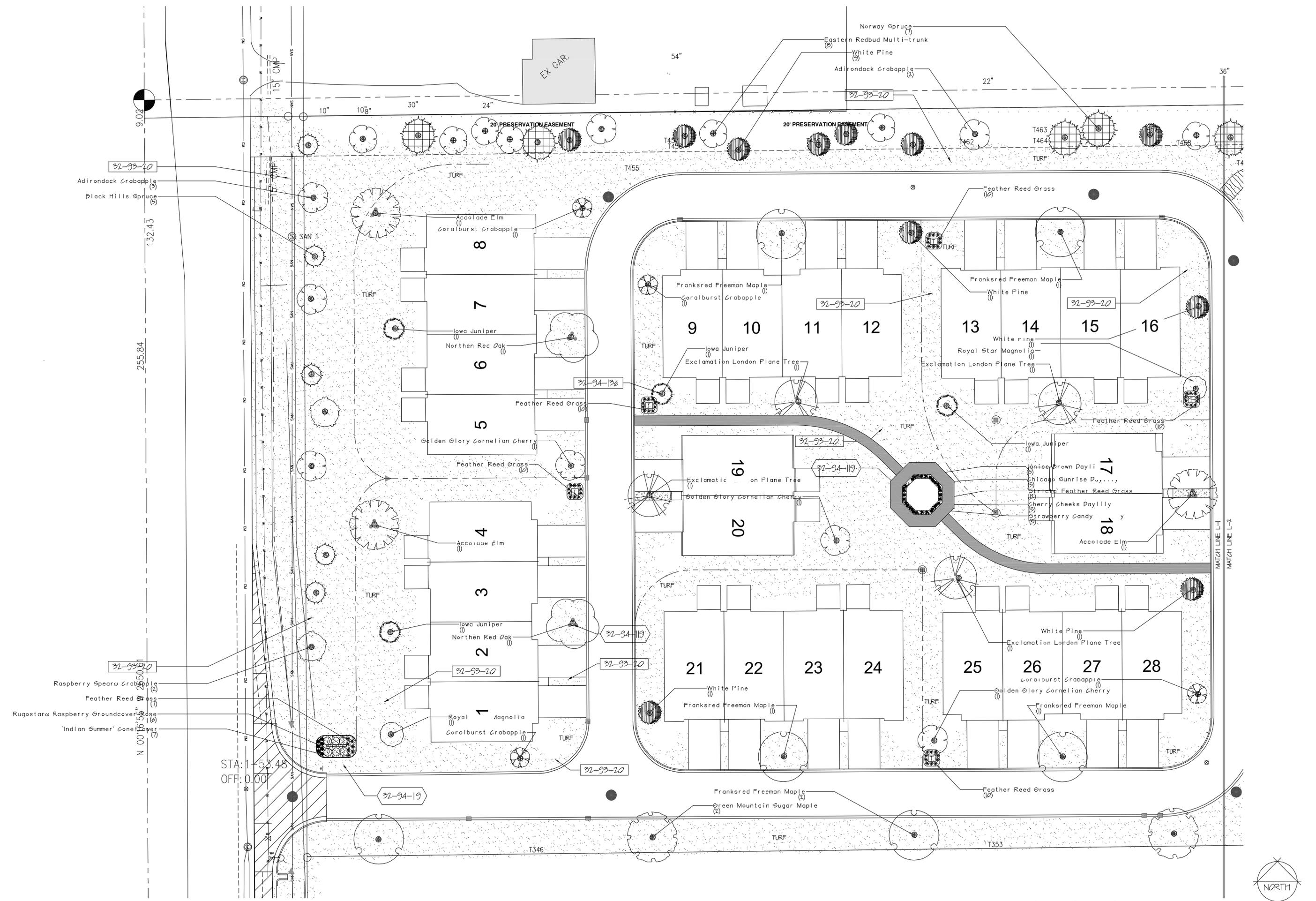
Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project: **20230208**
 Date: **11-7-25-2**

Scale: _____

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LANDSCAPE PLAN-WEST AREA



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**ROYAL ESTATES CONDOMINIUMS
 LANDSCAPE PLANS
 OAKCREEK WISCONSIN**

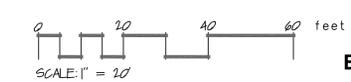
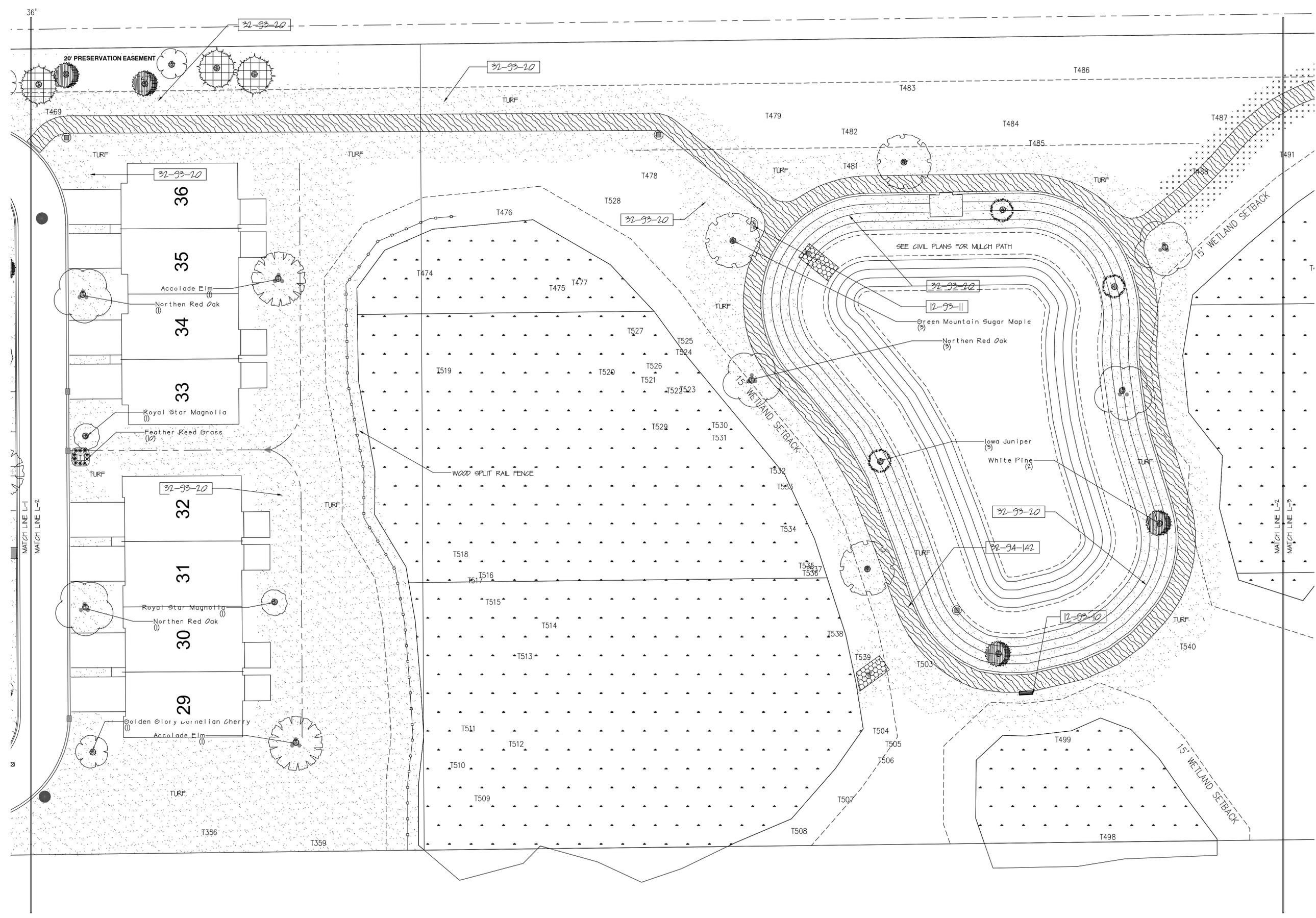
Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000829

Project **20230208**

Date **11-7-25-2**

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EAST BUILDINGS AND POND PLANTINGS



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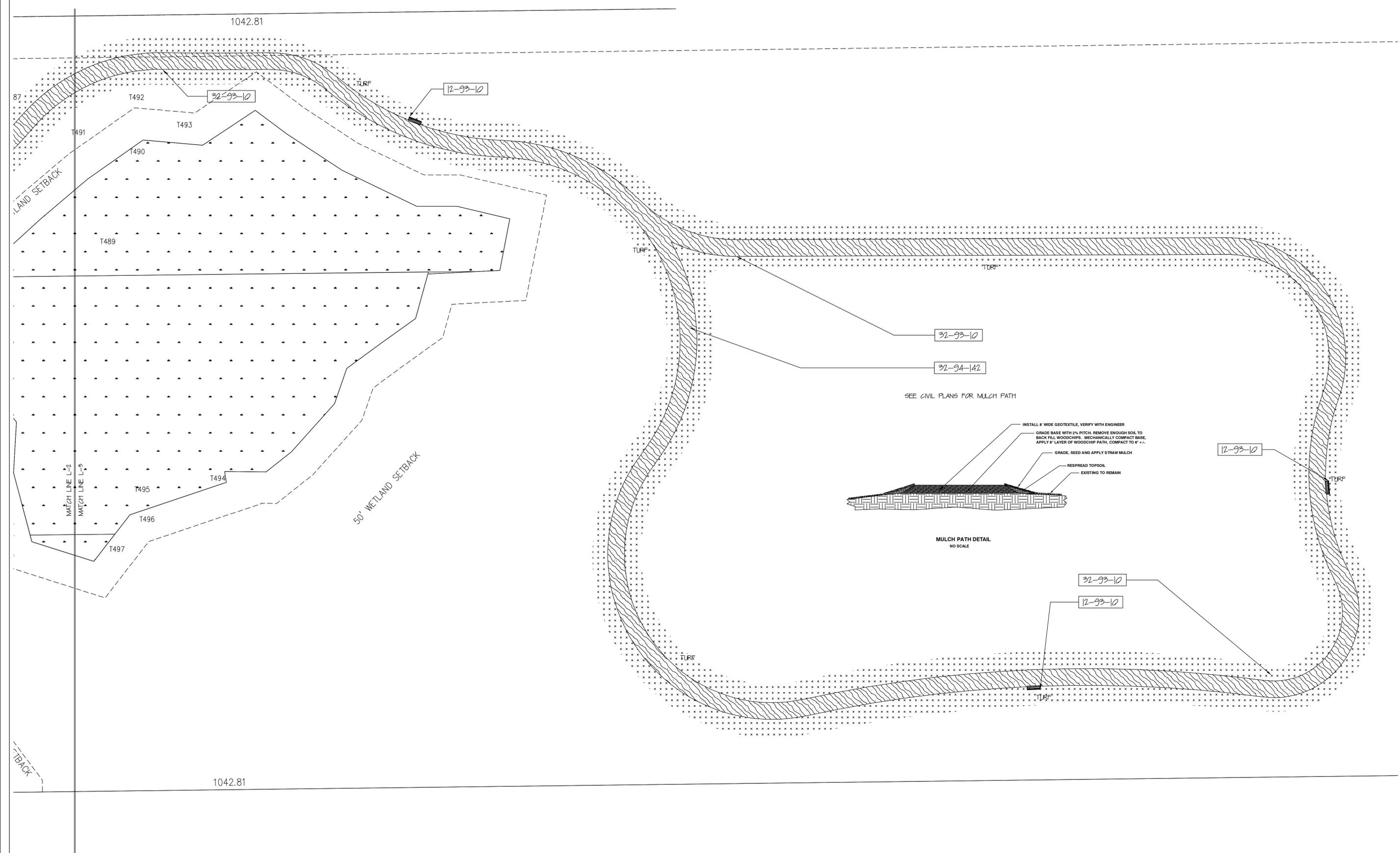
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REVISION/ISSUE

**ROYAL ESTATES CONDOMINIUMS
 LANDSCAPE PLANS
 OAKCREEK WISCONSIN**

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project: **20230208**
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MULCH WALKING PATH PLAN



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**ROYAL ESTATES CONDOMINIUMS
 LANDSCAPE PLANS
 OAKCREEK WISCONSIN**

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project **20230208**

Date **11-7-25-2**

Scale

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REFERENCE NOTES SCHEDULE PLANT SCHEDULE 4 UNIT X 6

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	849 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	996 lf

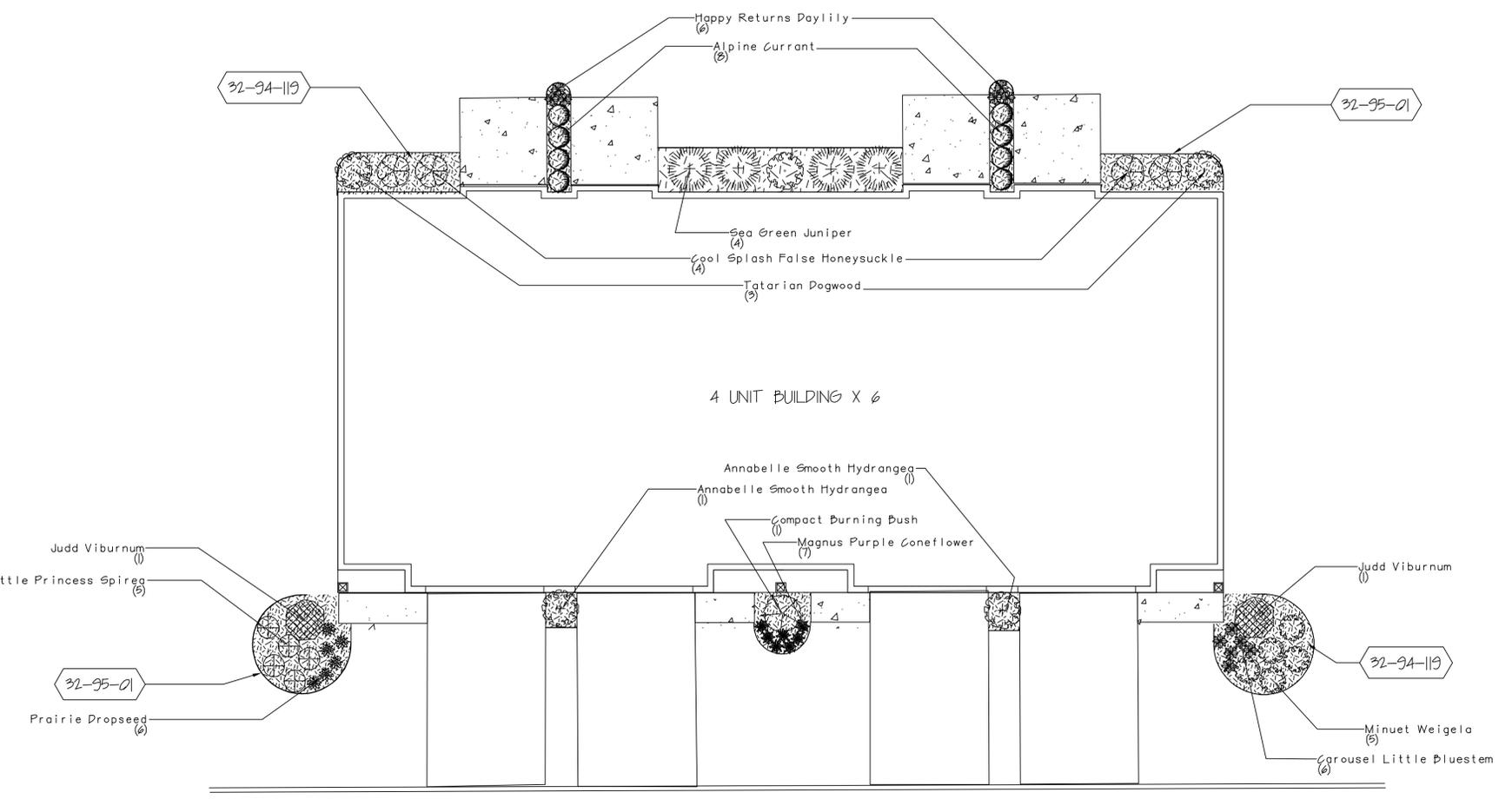
PLANT SCHEDULE PLANT SCHEDULE 4 UNIT X 6

SHRUBS	COMMON NAME	SIZE	CONTAINER	QTY
Cornus alba 'Alleman's Compact'	Tatarian Dogwood	5 gal		3
Diervilla sessilifolia 'Cool Splash'	Cool Splash False Honeysuckle	5 gal		4
Euonymus alatus 'Compactus'	Compact Burning Bush	24"	P&B	1
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal		2
Ribes alpinum	Alpine Currant	24"		8
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal		5
Viburnum x juddii	Judd Viburnum	24"		2
Weigela florida 'Minuet'	Minuet Weigela	3 gal		5

ANNUALS/PERENNIALS	COMMON NAME	SIZE	CONTAINER	QTY
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.		7
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.		6

GRASSES	COMMON NAME	SIZE	CONTAINER	QTY
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 gal.		6
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.		6

SHRUB EVERGREENS	COMMON NAME	SIZE	CONTAINER	QTY
Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal		4



REFERENCE NOTES SCHEDULE PLANT SCHEDULE 4 UNIT X 2

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	848 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	603 lf

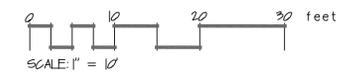
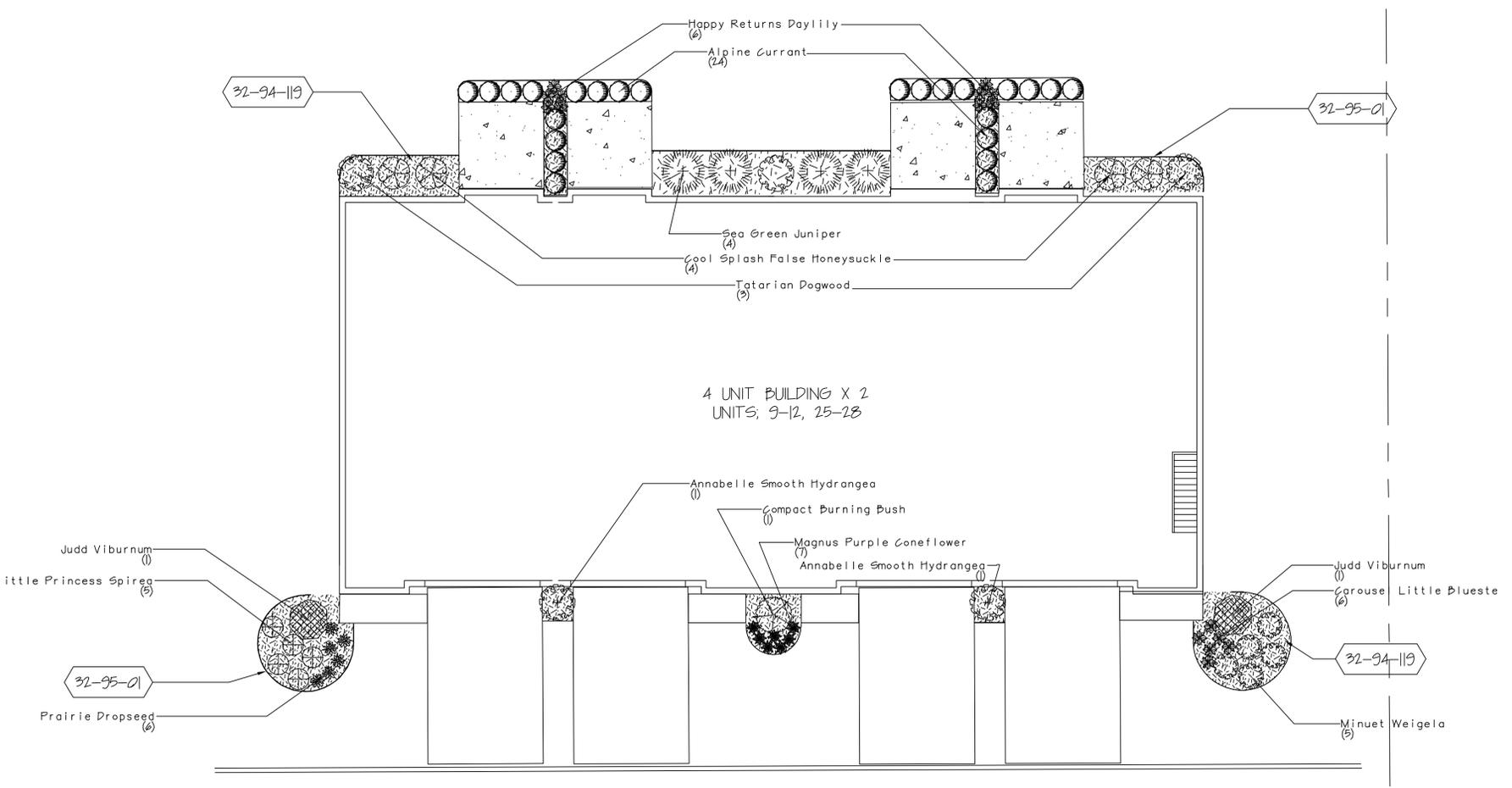
PLANT SCHEDULE PLANT SCHEDULE 4 UNIT X 2

SHRUBS	COMMON NAME	SIZE	CONTAINER	QTY
Cornus alba 'Alleman's Compact'	Tatarian Dogwood	5 gal		3
Diervilla sessilifolia 'Cool Splash'	Cool Splash False Honeysuckle	5 gal		4
Euonymus alatus 'Compactus'	Compact Burning Bush	24"	P&B	1
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal		2
Ribes alpinum	Alpine Currant	24"		24
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal		5
Viburnum x juddii	Judd Viburnum	24"		2
Weigela florida 'Minuet'	Minuet Weigela	3 gal		5

ANNUALS/PERENNIALS	COMMON NAME	SIZE	CONTAINER	QTY
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.		7
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.		10

GRASSES	COMMON NAME	SIZE	CONTAINER	QTY
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 gal.		6
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.		6

SHRUB EVERGREENS	COMMON NAME	SIZE	CONTAINER	QTY
Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal		4



BUILDING LANDSCAPE PLANS



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**ROYAL ESTATES CONDOMINIUMS
 LANDSCAPE PLANS
 OAKCREEK WISCONSIN**

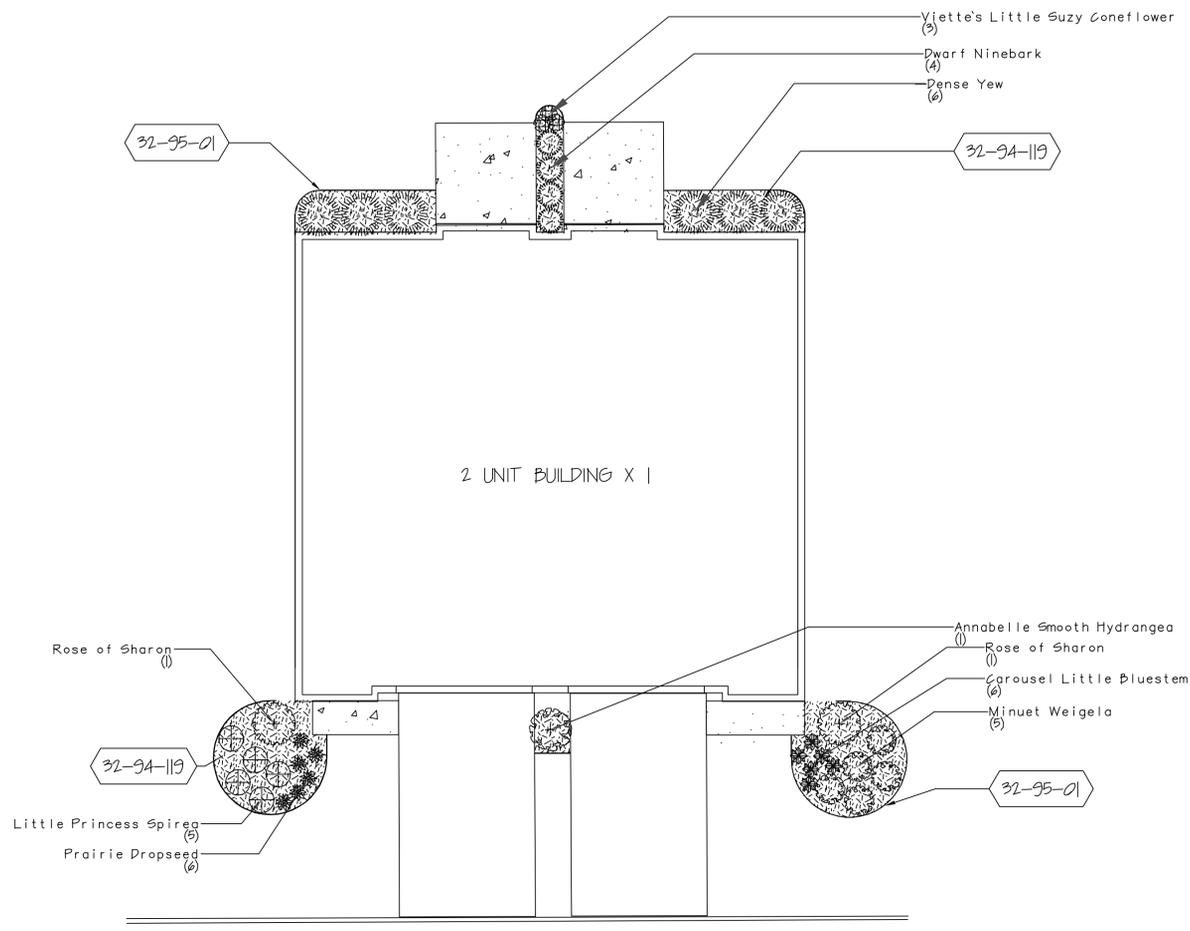
Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project **20230208**
 Date **11-7-25-2**

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REFERENCE NOTES SCHEDULE PLANT SCHEDULE 2 UNIT X I

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	522 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	245 lf

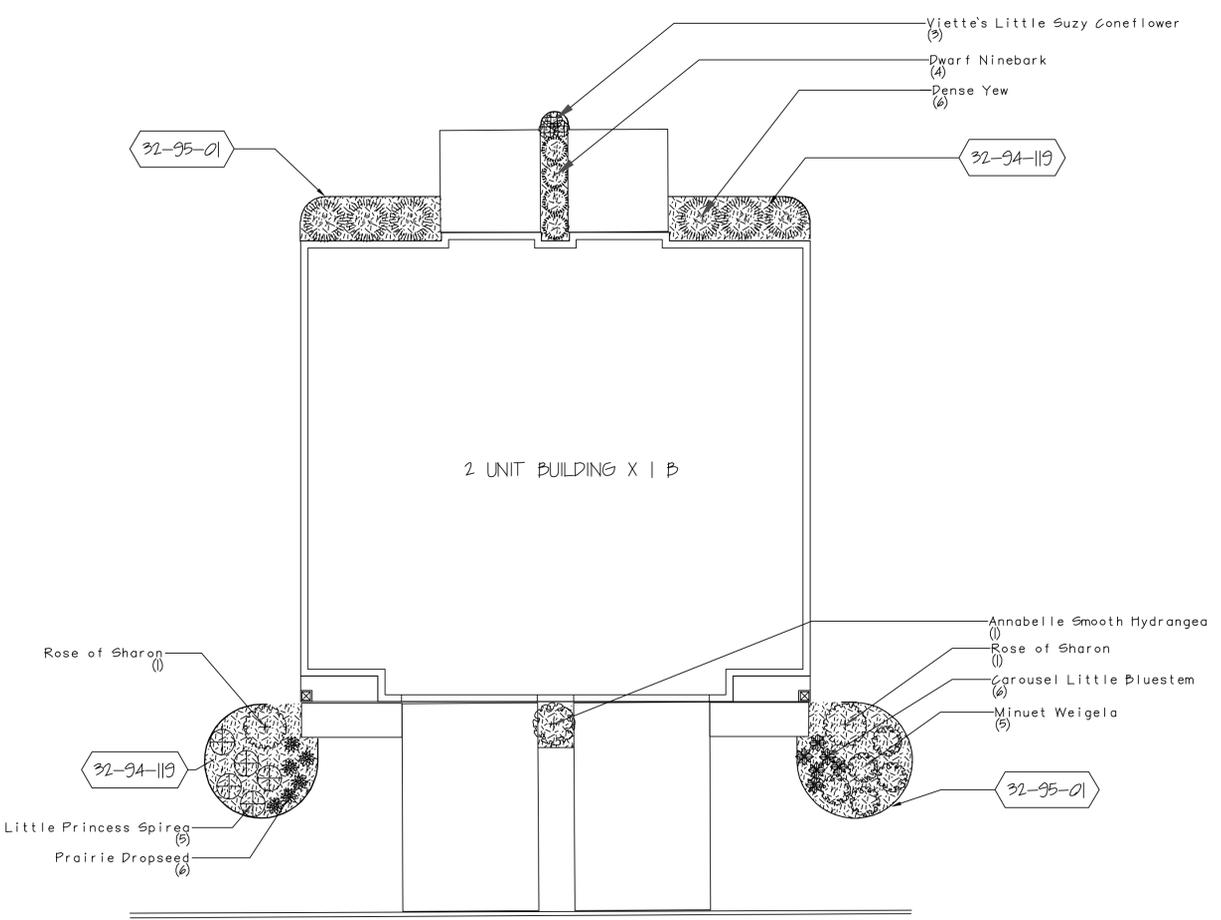
PLANT SCHEDULE PLANT SCHEDULE 2 UNIT X I

SHRUBS	COMMON NAME	SIZE	CONTAINER	QTY
Hibiscus syriacus 'Diana'	Rose of Sharon	3"		2
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal		1
Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	3 gal		4
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal		5
Weigela florida 'Minuet'	Minuet Weigela	3 gal		5

ANNUALS/PERENNIALS	COMMON NAME	SIZE	CONTAINER	QTY
Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Viette's Little Suzy Coneflower	1 gal		3

GRASSES	COMMON NAME	SIZE	CONTAINER	QTY
Schizachyrium scoparium 'Carousell'	Carousell Little Bluestem	1 gal		6
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal		6

SHRUB EVERGREENS	COMMON NAME	SIZE	CONTAINER	QTY
Taxus x media 'Densiformis'	Dense Yew	24"	P&P	6



REFERENCE NOTES SCHEDULE PLANT SCHEDULE 2 UNIT X I B

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	522 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	245 lf

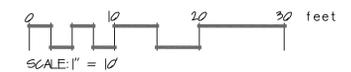
PLANT SCHEDULE PLANT SCHEDULE 2 UNIT X I B

SHRUBS	COMMON NAME	SIZE	CONTAINER	QTY
Hibiscus syriacus 'Diana'	Rose of Sharon	3"		2
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal		1
Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	3 gal		4
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal		5
Weigela florida 'Minuet'	Minuet Weigela	3 gal		5

ANNUALS/PERENNIALS	COMMON NAME	SIZE	CONTAINER	QTY
Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Viette's Little Suzy Coneflower	1 gal		3

GRASSES	COMMON NAME	SIZE	CONTAINER	QTY
Schizachyrium scoparium 'Carousell'	Carousell Little Bluestem	1 gal		6
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal		6

SHRUB EVERGREENS	COMMON NAME	SIZE	CONTAINER	QTY
Taxus x media 'Densiformis'	Dense Yew	24"	P&P	6



BUILDING LANDSCAPE PLANS

PLANT SCHEDULE TOTAL AREA

TREES	COMMON NAME	SIZE	CONTAINER	QTY	MATURE HT.
Acer freemanii 'Franksred'	Franksred Freeman Maple	2" Cal.	P&B	6	40-50
Acer saccharum	Green Mountain Sugar Maple	2" Cal.	P&B	5	40-50
Cercis canadensis	Eastern Redbud Multi-trunk	6"	P&B	8	25
Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	6"	P&B	4	25
Magnolia kobus stellata 'Royal Star'	Royal Star Magnolia	6"	P&B	4	25
Malus x 'Coralcole' TM	Coralburst Crabapple	2" Cal.	P&B	4	20
Malus x 'Adirondack'	Adirondack Crabapple	6"	P&B	5	25
Malus x 'JFS KW21PMX'	Raspberry Spearw Crabapple	6"	P&B	2	25
Platanus x acerifolia 'Exclamation' TM	Exclamation London Plane Tree	2" Cal.	P&B	4	40-50
Quercus borealis	Northern Red Oak	2" Cal.	P&B	7	50
Ulmus x 'Accolade'	Accolade Elm	2" Cal.	P&B	5	45-55
EVERGREEN TREES					
Juniperus chinensis 'lowa'	Iowa Juniper	6"	P&B	7	30
Picea abies	Norway Spruce	6"	P&B	7	50
Picea glauca 'Densata'	Black Hills Spruce	6"	P&B	5	30
Pinus strobus	White Pine	6"	P&B	15	55-65
SHRUBS					
Rosa rugosa 'Meitosaure'	Rugostar Raspberry Groundcover Rose	3 gal	P	6	25 WIDE
ANNUALS/PERENNIALS					
Hemerocallis x 'Cherry Cheeks'	Cherry Cheeks Daylily	1 gal	P	5	24"
Hemerocallis x 'Chicago Sunrise'	Chicago Sunrise Daylily	1 gal	P	5	24"
Hemerocallis x 'Janice Brown' TM	Janice Brown Daylily	1 gal	P	5	24"
Hemerocallis x 'Strawberry Candy' TM	Strawberry Candy Daylily	1 gal	P	5	24"
Rudbeckia fulgida 'Indian Summer'	'Indian Summer' Coneflower	1 gal	P	7	24"
GRASSES					
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	P	67	4-5'
Calamagrostis x acutiflora 'Stricta'	'Stricta' Feather Reed Grass	1 gal	P	12	3'

PLANT SCHEDULE HOUSE LINE PLANTINGS

TREES	COMMON NAME	SIZE	CONTAINER	QTY	MATURE HT.
Acer freemanii 'Franksred'	Franksred Freeman Maple	2" Cal.	P&B	6	40-50
Acer saccharum	Green Mountain Sugar Maple	2" Cal.	P&B	2	40-50
Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	6"	P&B	4	25
Magnolia kobus stellata 'Royal Star'	Royal Star Magnolia	6"	P&B	4	25
Malus x 'Coralcole' TM	Coralburst Crabapple	2" Cal.	P&B	4	20
Platanus x acerifolia 'Exclamation' TM	Exclamation London Plane Tree	2" Cal.	P&B	4	40-50
Quercus borealis	Northern Red Oak	2" Cal.	P&B	4	50
Ulmus x 'Accolade'	Accolade Elm	2" Cal.	P&B	5	45-55
EVERGREEN TREES					
Juniperus chinensis 'lowa'	Iowa Juniper	6"	P&B	4	30
Pinus strobus	White Pine	6"	P&B	4	55-65
ANNUALS/PERENNIALS					
Hemerocallis x 'Cherry Cheeks'	Cherry Cheeks Daylily	1 gal	P	5	24"
Hemerocallis x 'Chicago Sunrise'	Chicago Sunrise Daylily	1 gal	P	5	24"
Hemerocallis x 'Janice Brown' TM	Janice Brown Daylily	1 gal	P	5	24"
Hemerocallis x 'Strawberry Candy' TM	Strawberry Candy Daylily	1 gal	P	5	24"
GRASSES					
Calamagrostis x acutiflora 'Stricta'	'Stricta' Feather Reed Grass	1 gal	P	12	3'

PLANT SCHEDULE 27TH SCREENING

TREES	COMMON NAME	SIZE	CONTAINER	QTY	MATURE HT.
Malus x 'Adirondack'	Adirondack Crabapple	6"	P&B	3	25
Malus x 'JFS KW21PMX'	Raspberry Spearw Crabapple	6"	P&B	2	25
EVERGREEN TREES					
Picea glauca 'Densata'	Black Hills Spruce	6"	P&B	5	30

REFERENCE NOTES SCHEDULE TOTAL AREA

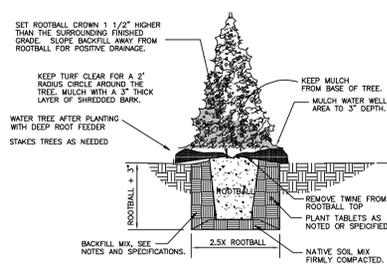
SYMBOL	Site Furnishings DESCRIPTION	QTY
12-93-09	WAUSAU TILE ERGO METAL BENCH INGROUND OR EQUAL, ITEM # MF2012. INSTALL PER MANUFACTURERS DIRECTIONS.	4
12-93-10	COMBO PET WASTE STATION OR EQUAL by PET WASTE ELIMINATOR, ITEM# E46	1
PLANTING DESCRIPTION		
92-93-10	SEED AND STRAW MULCH. USE REINDARS PREMIUM 60 SEED MIX, INSTALL AT RECOMMENDED RATES FERTILIZE AT 1/2 RATE WITH 10-10-10 AFTER SEED HAS GERMINATED	20,710 sf
92-93-20	REINDARS PREMIUM 60 TURF-SEED AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. BENT OVER STAPLES WILL NOT BE ACCEPTED.	12461 sf
PLANTING ACCESSORIES DESCRIPTION		
92-94-119	SHREPPED BARK MULCH, 3-4" DEPTH	926 sf
92-94-126	3" DIAMETER MULCH TREE RING	87
92-94-142	WOODLAND MULCH PATH. GRADE BASE WITH 2% PITCH. REMOVE ENOUGH SOIL TO BACKFILL WOODCHIPS. MECHANICALLY COMPACT BASE, APPLY 6" LAYER OF WOODCHIPS, COMPACT TO 6" DEPTH +/-	498.94 cy
92-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	186 lf

PLANT SCHEDULE POND PLANTINGS

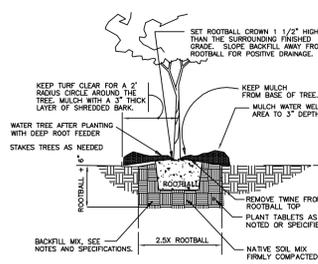
TREES	COMMON NAME	SIZE	CONTAINER	QTY	MATURE HT.
Acer saccharum	Green Mountain Sugar Maple	2" Cal.	P&B	3	25
Quercus borealis	Northern Red Oak	2" Cal.	P&B	3	50
EVERGREEN TREES					
Juniperus chinensis 'lowa'	Iowa Juniper	6"	P&B	3	30
Pinus strobus	White Pine	6"	P&B	2	55-65

PLANT SCHEDULE NORTH SCREENING

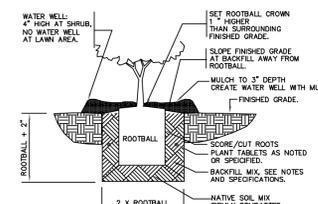
TREES	COMMON NAME	SIZE	CONTAINER	QTY	MATURE HT.
Cercis canadensis	Eastern Redbud Multi-trunk	6"	P&B	8	25
Malus x 'Adirondack'	Adirondack Crabapple	6"	P&B	2	25
EVERGREEN TREES					
Picea abies	Norway Spruce	6"	P&B	7	50
Pinus strobus	White Pine	6"	P&B	3	55-65



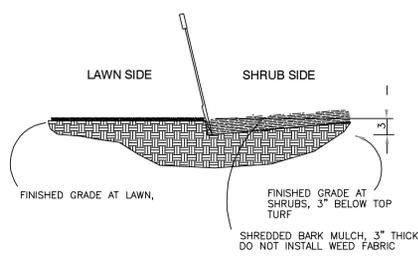
102 EVERGREEN PLANTING DETAIL
3" = 1'-0"



101 TREE PLANTING DETAIL
3" = 1'-0"



103 SHRUB PLANTING
3" = 1'-0"



201 SHOVEL CUT BED EDGE
3" = 1'-0"

GENERAL LANDSCAPE NOTES:

- Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
- Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
- Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
- Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

THOMAS NORDLOH ASSOCIATES
 Landscape Architecture
 Project Management
 4111 Taft Rd, Kenosha WI 53142



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**ROYAL ESTATES CONDOMINIUMS
 LANDSCAPE PLANS
 OAKCREEK WISCONSIN**

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629
 Project: 20230208
 Date: 11-7-25-2
 Scale:
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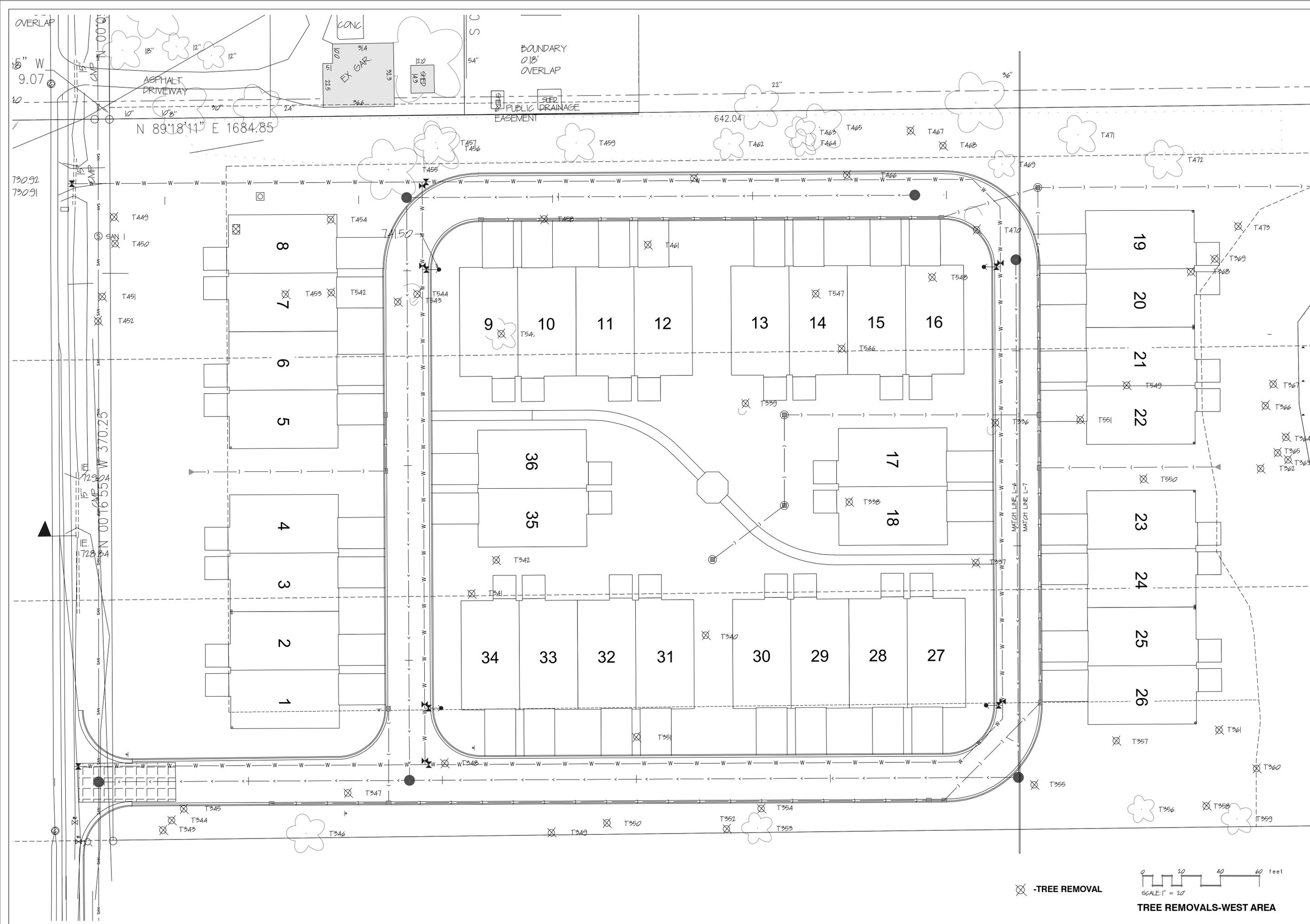
Thomas H. Nordloh
 Landscape Architect
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Project **20230208**

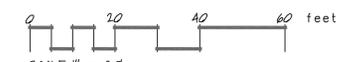
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☒ - TREE REMOVAL



TREE REMOVALS-WEST AREA



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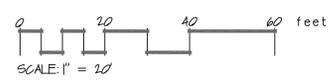
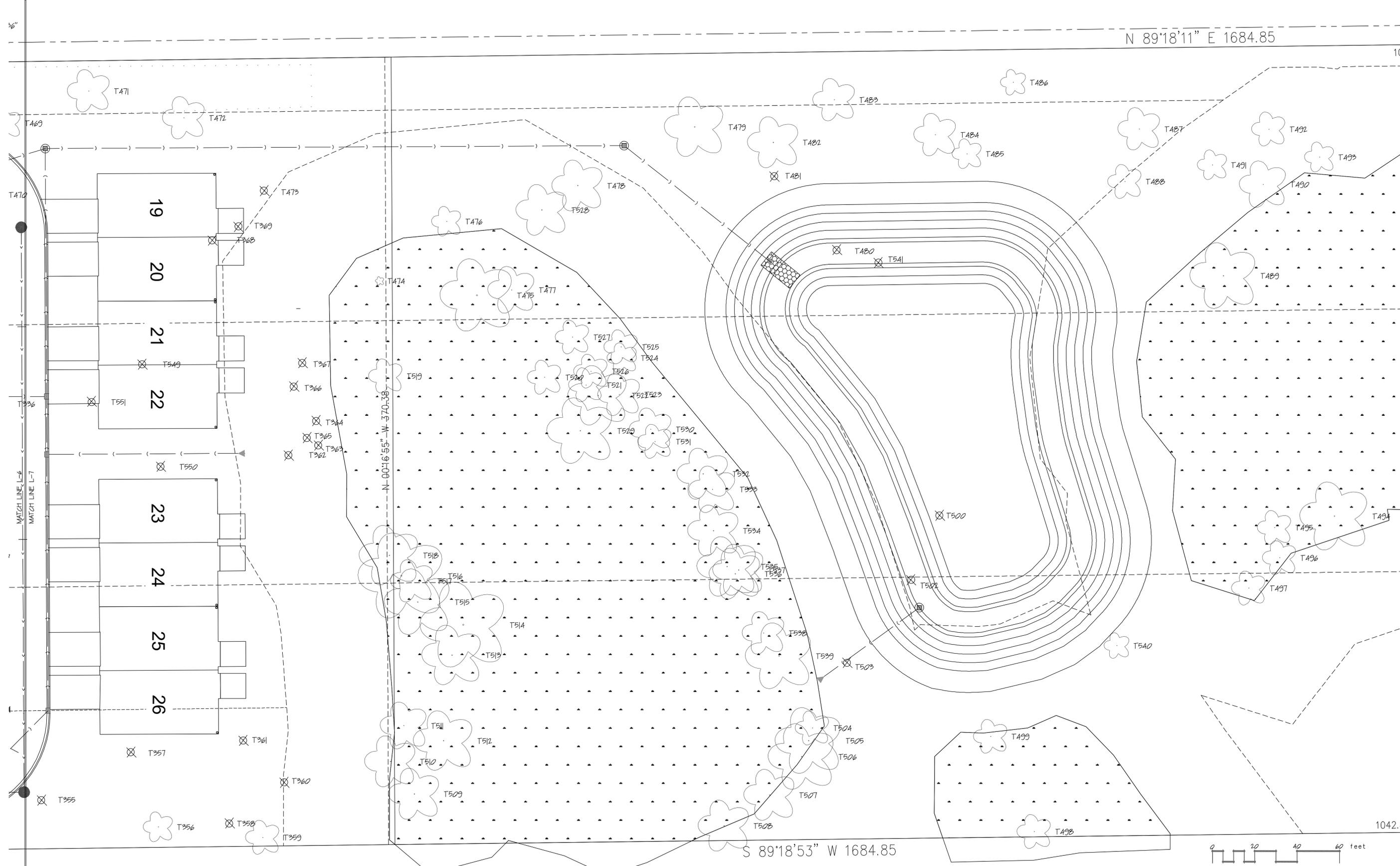
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Date **11-7-25-2**

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TREE REMOVAL-EAST AREA

TB REMOVED	Tree #	Type of Tree	DBH	Replace	Total Replace	Condition	Comments
YES	336	DEAD	12"	3	0	DEAD	Not Viable *
YES	337	ASH	10"			DEAD	
YES	338	BLACK CHERRY	10"			POOR	
YES	339	CRAB	10"			POOR	
YES	340	DEAD	12"	3	0	DEAD	Not Viable *
YES	341	DEAD	12"	3	0	DEAD	Not Viable *
YES	342	DEAD	12"	3	0	DEAD	Not Viable *
YES	343	BLACK CHERRY	10"			POOR	
YES	344	COTTONWOOD	14"		3	OK	
YES	345	COTTONWOOD	16"		3	OK	
YES	347	BLACK CHERRY	12"		3	POOR	
YES	348	BUCKTHORN	MS 12"	3	0	POOR	Not Viable *
YES	349	HAWTHORN	14"		3	POOR	
YES	350	BLACK CHERRY	12"		3	POOR	
YES	351	BLACK CHERRY	16"		3	16"	
YES	352	BUCKTHORN	14"	3	0	POOR	Not Viable *
YES	354	BLACK CHERRY	10"			OK-POOR	
YES	357	not found					
YES	358	DEAD	14"	3	0	DEAD	Not Viable *
YES	360	HAWTHORN	MS 12"		3	POOR	
YES	361	DEAD	14"	3	0	DEAD	Not Viable *
YES	362	SILVER MAPLE	15"	3	0	GOOD	Not Viable *
YES	366	BLACK CHERRY	MS 12-30"		3	POOR	
YES	368	DEAD	18"	3	0	DEAD	Not Viable *
YES	369	BLACK CHERRY	10"			POOR	
YES	449	SPRUCE	12"		3	GOOD	
YES	450	SPRUCE	12"		3	GOOD	
YES	451	PINE	14"		3	POOR	
YES	452	SPRUCE	15"		3	POOR	
YES	453	CATALPA	15"		3	GOOD	
YES	454	PINE	15"		3	GOOD	
YES	458	CRAB	MS 8"			POOR	
YES	460	BUCKTHORN	11"			POOR	
YES	461	IRONWOOD	12"		3	OK	
YES	466	IRONWOOD	MS 36"		4	DYING	
YES	467	TREE OF HEAVEN	13"	3	0	POOR	Not Viable *
YES	468	BOXELDER	12"	3	0	POOR	Not Viable *
YES	470	IRONWOOD	24"		3	DEAD	
YES	473	SILVER MAPLE	MS 36"	4	0	OK	Not Viable *
YES	480	SILVER MAPLE	13"	3	0	OK	Not Viable *
YES	481	SILVER MAPLE	24"	3	0	OK	Not Viable *
YES	500	IRONWOOD	15"	3	0	POOR	Not Viable *
YES	502	ELM	18"		3	OK	
YES	503	DEAD	24"	3	0	DEAD	Not Viable *
YES	541	IRONWOOD	18"		3	OK	
YES	542	MULBERRY	MS 15"	3	0	POOR	Not Viable *
YES	543	COTTONWOOD	24"	3	0	OK TO POOR	Not Viable *
YES	544	BOXELDER	10"			DEAD/DYING	
YES	545	CATALPA	15"		3	OK	
YES	546	CEDAR	12"		3	OK	
YES	547	BOXELDER	MS 9"			POOR	
YES	548	DEAD	14"	3	0	DEAD	Not Viable *
YES	549	DEAD	15"	3	0	DEAD	Not Viable *
YES	550	DEAD	12"	3	0	DEAD	Not Viable *
YES	551	DEAD	14"	3	0	DEAD	Not Viable *
YES	355	SILVER MAPLE	11"		3	OK	
YES	363	SILVER MAPLE	30"		3	GOOD	
YES	364	SILVER MAPLE	24"		0	POOR	Not Viable *
YES	365	IRONWOOD	14"		0	POOR	Not Viable *
YES	367	IRONWOOD	12"		3	DECENT	
	60	REMOVALS	Replace		73		88 TOTAL REPLACEMENTS/PLANTINGS
	346	BLACK CHERRY	18"			POOR	
	353	NORWAY MAPLE	15"			POOR	
	356	IRONWOOD	12"			OK	
	359	IRONWOOD	14"			OK	
	455	BOXELDER	36"			DECENT	
	456	SILVER MAPLE	24"			GOOD	
	457	SILVER MAPLE	20"			OK	
	459	CRAB	18"			POOR	
	462	IRONWOOD	14"			OK	
	463	IRONWOOD	15"			OK TO POOR	
	464	IRONWOOD	12"			OK	
	465	IRONWOOD	24"			POOR	
	469	IRONWOOD	12"			OK	
	471	COTTONWOOD	18"			OK	
	472	IRONWOOD	18"			OK	
	474	DEAD	12"			DEAD	
	475	SILVER MAPLE	MS 36-42"			POOR	
	476	IRONWOOD	12"			OK	

	477	SILVER MAPLE	20"			POOR	
	478	DEAD	24"			DEAD	
	479	DEAD	30"			DEAD	
	482	IRONWOOD	24"			POOR	
	483	ELM	18"			OK	
	484	CATALPA	18"			OK	
	485	CATALPA	12"			OK	
	486	BLACK CHERRY	10"			POOR	
	487	IRONWOOD	18"			OK	
	488	IRONWOOD	15"			OK TO POOR	
	489	COTTONWOOD	36"			OK	
	490	DEAD	20"			DEAD	
	491	DEAD	12"			DEAD	
	492	DEAD	15"			DEAD	
	493	IRONWOOD	12"			POOR	
	494	COTTONWOOD	40"			OK	
	495	DEAD	MS 12-14"			DEAD	
	496	IRONWOOD	14"			OK	
	497	SILVER MAPLE	15"			OK	
	498	DEAD	15"			DEAD	
	499	DEAD	15"			DEAD	
	504	SILVER MAPLE	15"			OK	
	505	SILVER MAPLE	MS 36"			POOR	
	506	SILVER MAPLE	36"			POOR	
	507	SILVER MAPLE	24"			POOR	
	508	BLACK LOCUST	24"			POOR	
	509	IRONWOOD	24"			OK	
	510	IRONWOOD	24"			OK	
	511	SILVER MAPLE	MS 20"			OK	
	512	SILVER MAPLE	MS 30"			OK	
	513	SILVER MAPLE	MS 30"			POOR	
	514	BLACK LOCUST	MS 48"			POOR	
	515	SILVER MAPLE	MS 36"			POOR	
	516	BLACK LOCUST	MS 48"			POOR	
	517	SILVER MAPLE	MS 18"			POOR	
	518	SILVER MAPLE	MS 30"			POOR	
	519	ELM	MS 10-14"			POOR	
	520	SILVER MAPLE	14"			POOR	
	521	SILVER MAPLE	14"			POOR	
	522	SILVER MAPLE	MS 30"			OK	
	523	SILVER MAPLE	18"			OK	
	524	SILVER MAPLE	12"			POOR	
	525	DEAD	15"			DEAD	
	526	SILVER MAPLE	15"			OK	
	527	SILVER MAPLE	MS 9-15"			OK	
	528	DEAD	24"			DEAD	
	529	SILVER MAPLE	MS 36"			POOR	
	530	SILVER MAPLE	MS 14-18"			OK	
	531	SILVER MAPLE	15"			POOR	
	532	BLACK LOCUST	24"			POOR	
	533	BLACK LOCUST	20"			POOR	
	534	BLACK LOCUST	24"			POOR	
	535	SILVER MAPLE	MS 30"			POOR	
	536	SILVER MAPLE	MS 24"			POOR	
	537	SILVER MAPLE	MS 24"			POOR	
	538	BLACK LOCUST	18"			POOR	
	539	SILVER MAPLE	MS 36"			POOR	
	540	SILVER MAPLE	10"			OK	

* Not Counted as Replacement Tree

**NOTE; TREE REMOVAL CONTRACTOR TO VERIFY REMOVALS VS EXISTING TREES TO REMAIN.
CONTACT OWNER AND LANDSCAPE ARCHITECT IF THERE ARE DESCREANCIES**



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No.	Revision/Issue	Date
1		
2		
3		
4		

**ROYAL ESTATES CONDOMINIUMS
LANDSCAPE PLANS
OAKCREEK WISCONSIN**

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project **20230208**

Date **11-7-25-2**

Scale

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