



January 6, 2026

Mr. Daniel Bukiewicz, Mayor
City of Oak Creek Plan Commission
8040 S. 6th Street
Oak Creek, WI 53154

RE: Area D CSM 3, Lot 8 - PUD - The Prairie-Walden LLC Properties (NEC 27th St. & Drexel Av)

Honorable Mayor Bukiewicz & Plan Commissioners,

RM-1/PUD Multifamily Complex (Area D)

Comprised of CSM 3 Lot 8

Acreage – (CSM 3, Lot 8) (10.6535/9.768 net)

Units - 104

Density – 11.94 Units per Acre

OC 27 LLC is proposing to develop four 26-Unit 2-Story walk-up apartment buildings with two (2) 10 bay external garages (5 bays back-to-back) and possibly a maintenance building that would be a possible secondary location. To develop these buildings, code relief is required on the following.

Zoning Code adjustments to Table 17.0501 (h) (4) Minimum Parking Requirements by Use

Residential Uses; Dwelling Multifamily complex – One (1) enclosed space per dwelling unit

Change to one (1) enclosed parking space for 58% of available units.

Based on the proposed unit mix and resident parking preferences observed across Wangard's other two-story stacked flat developments, we are requesting flexibility to reduce the required enclosed parking from 100% of units to 58% of units. Studios and one-bedroom units typically generate lower demand for enclosed parking, as many

residents either do not own vehicles or prefer not to lease enclosed stalls. As a result, enclosed parking is primarily aligned with one-bedroom-plus, two-bedroom, and three-bedroom units, which tend to attract residents with greater vehicle needs. To provide additional optional capacity, five (5) detached garages per building will be available on an as-needed basis for residents who desire enclosed parking but are not assigned an attached stall. This approach is consistent with Wangard's experience across dozens of comparable stacked flat developments containing 18 to 26 units per building, where enclosed parking ratios commonly average around 58%. In several cases, these communities rely solely on main-building enclosed parking supplemented by a limited number of detached garages and have demonstrated that this configuration adequately meets resident demand while supporting efficient site design.

Zoning Code adjustments to 17.0403 Residential use Standards

(b) (5) *"A maximum of one curb cut shall be permitted per street frontage unless otherwise approved by the Plan Commission"*

Change to two (2) curb cuts at City minimum separation of 300'

Zoning Code adjustments to 17.0414 (A) Accessory, Building

(3) *"...On residential lots greater than 0.5 acre, the aggregate maximum area of all accessory buildings shall not exceed 1200 square feet..."*

a. Change to...up to 10,000 square feet to accommodate two (2) 2,900 sf 10-bay external garages to serve the (4) 26-unit stacked flat buildings and a 2,000 square foot Maintenance Building or 3,600 s.f. Clubhouse w/pool

(5) *"Accessory buildings shall have a maximum height of 20'..."*

a. Change to 24'

Please do not hesitate to reach out should you have any questions or need additional information.

Respectfully Submitted,

Mark C. Lake

Mark C. Lake, AICP, Principal
Wangard Development LLC on behalf of
OC 27 LLC

CC: Siepmann Realty Corp.
Project File
Asset Manager
Property Manager