



January 06, 2026

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

RE: The Prairie-Rezoning-Northwest Mutual / Walden LLC Properties (NEC 27th St. & Drexel Av)

Honorable Mayor Bukiewicz & Plan Commissioners,

We are excited to continue to develop The Prairie, a Mixed-Use Development at the northeast corner of S. 27th Street and W. Drexel Avenue. This development, led by OC 27 LLC (a partnership of Wangard Development LLC and Siepmann Realty Corp.), will include a variety of residential options (single-family detached), 26-unit, and 48-unit buildings) as well as commercial development opportunities. We have changed our business plan to not include Single-Family attached condominiums and develop additional 26-unit apartments along with their accessory buildings. As a result, we need to rezone the Area E/F (Lot 6) Rd-1 parcel to Residential Multifamily (Rm-1) to meet our business plan requirements.

Zoning

The parcels that comprise The Prairie have several existing zoning districts that overlay our various parcels. They are Rs-4, Rd-1 and Rm-1. We will be modifying the boundaries of the existing Rd-1 District to allow for efficient development of The Prairie.

Each "Area" on the Site Plan for the Prairie is comprised of at least one parcel, and sometimes many that have been redivided by CSM.

Area E/F includes parcels (in whole or in part):

Taxkey No. 7629007001 (7332 S. 27th Street), is proposed to have its zoning changed from Rd-1, Rs-4 and Rm-1 to Rm-1 and Rs-4.

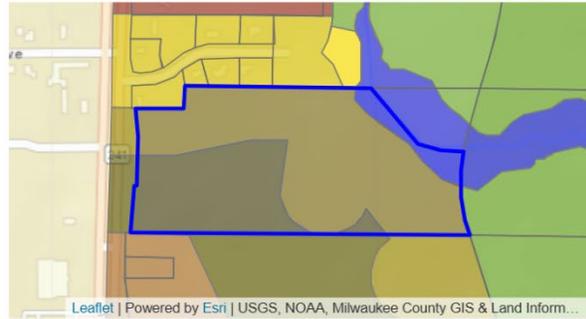


MapLink™ | Parcel Details

Owner: WALDEN OC LLC
Address: 7332 S 27TH ST
Parcel Number: 7629007001
Acres:

Zoning District(s)

- Rs-4 - Single-Family Residential 4
- FW - Floodway
- Rd-1 - Two-Family Residential



+ Interactive Zoning Details

+ Development Applications (2)



Taxkey No. 7629992003 (7430 S. 27th Street), is proposed to have its zoning changed from Rd-1, Rs-4 and Rm-1 to Rm-1 and Rs-4.

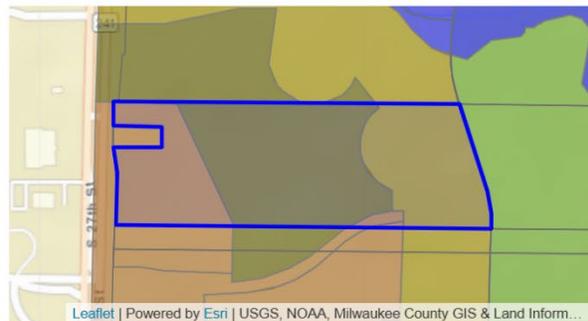


MapLink™ | Parcel Details

Owner: WALDEN OC LLC
Address: 7430 S 27TH ST
Parcel Number: 7629992003
Acres:

Zoning District(s)

- Rm-1 - Multi-Family Residential
- Rs-4 - Single-Family Residential 4
- Rd-1 - Two-Family Residential



+ Interactive Zoning Details

+ Development Applications (2)



Taxkey No. 7629991003 (7478 S. 27th Street), is proposed to have its zoning changed from Rd-1, Rs-4 and Rm-1 to Rm-1 and Rs-4.



City of Oak Creek

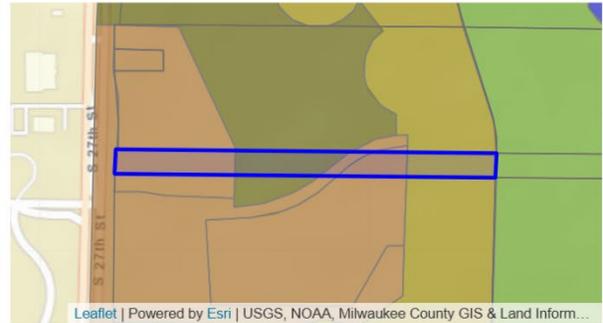
[Homepage](#) [Highlights](#) [Interactive Map](#) [Administration](#) [Tools](#)

MapLink™ | Parcel Details

Owner: WALDEN OC LLC
Address: 7478 S 27TH ST
Parcel Number: 7629991003
Acres:

Zoning District(s)

- Rm-1 - Multi-Family Residential
- Rs-4 - Single-Family Residential 4
- Rd-1 - Two-Family Residential



+ Interactive Zoning Details

+ Development Applications (2)



Taxkey No. 7859999003 (7546 S. 27th Street), is proposed to have its zoning changed from Rd-1, Rs-4 and Rm-1 to Rm-1 and Rs-4.



City of Oak Creek

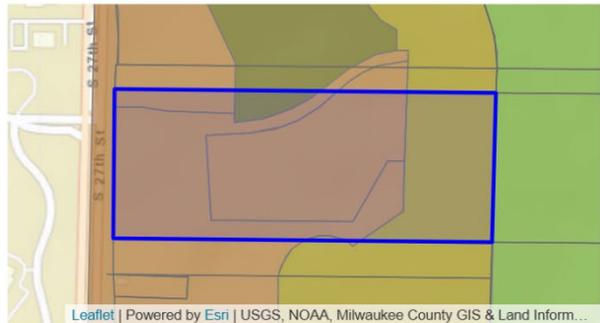
[Homepage](#) [Highlights](#) [Interactive Map](#) [Administration](#) [Tools](#)

MapLink™ | Parcel Details

Owner: WALDEN OC LLC
Address: 7546 S 27TH ST
Parcel Number: 7859999003
Acres:

Zoning District(s)

- Rm-1 - Multi-Family Residential
- Rs-4 - Single-Family Residential 4
- Rd-1 - Two-Family Residential



+ Interactive Zoning Details

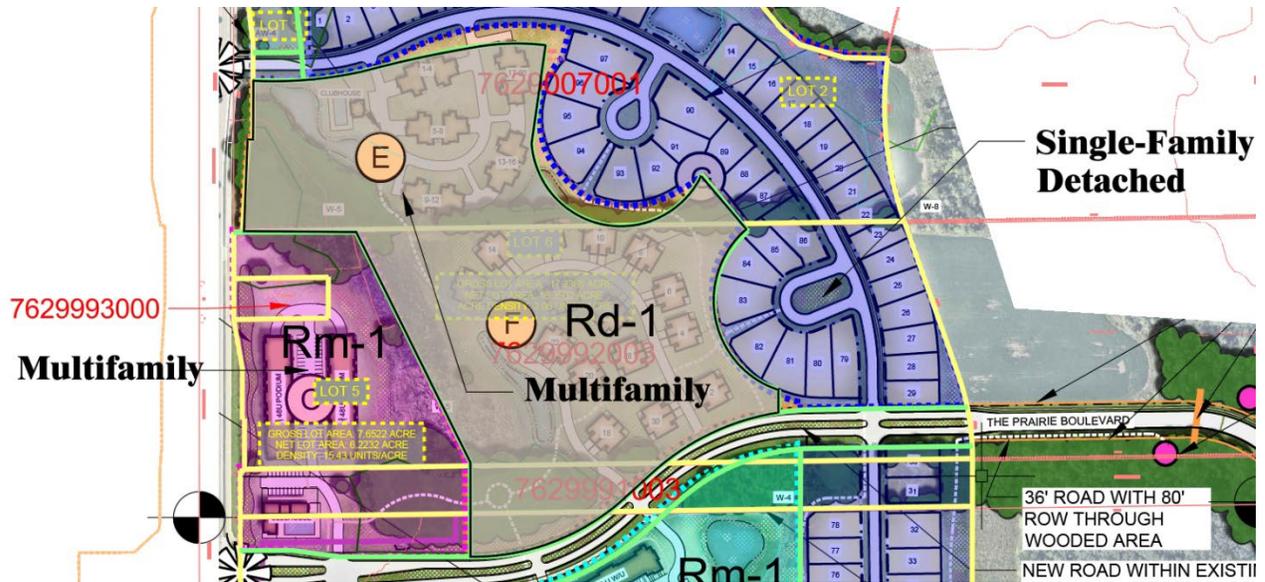
+ Development Applications (4)



RM-1 – Residential Multifamily (Area E/F)

Includes - Parcels CSM 2, Lot 6

Acreeage – 17.2315 (CSM 2, Lot 6)



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