



## PLAN COMMISSION REPORT

Proposal:	Heyday Oak Creek - Phase II Comprehensive Plan Amendment (Resolution) (1 agenda item) Official Map Amendment (1 agenda item) Rezone involving multiple properties (1 agenda item) Planned Unit Development Overlay (PUD) Amendment (1 agenda item) Certified Survey Map (1 agenda item)
Description:	Review requests for the following: <ul style="list-style-type: none"><li>• Amend the Comprehensive Land Use category from Single-Family Detached to Single-Family Attached for the properties located at 2301 and 2321 W. Puetz Rd.</li><li>• Remove a portion of the future street pattern on the Official Map in the vicinity of W. Puetz Rd. and S. 27<sup>th</sup> St.</li><li>• Rezone certain properties, or portions of, from Rs-2 Single-Family Residential District to Rd-1 Two-Family Residential District.</li><li>• Amend an existing Planned Unit Development Overlay District.</li><li>• Combine and reconfigure several properties, or portions of, through a Certified Survey Map.</li></ul>
Applicant(s):	Anthony Rodriguez, Heyday
Address(es):	2119, 2263, 2301, 2321, 2345, and 2411 W. Puetz Rd.; 8700, 8810, & 8830 S. 27th St.; and 2320 W. Grays Ln. (6 <sup>th</sup> Aldermanic District).
Suggested Motion:	<p>Item 5. Approval of a Resolution to adopt an amendment to the City of Oak Creek 2020 Comprehensive Plan Land Use category from Single-Family Detached to Single-Family Attached for the properties located at 2301 and 2321 W. Puetz Rd., (Tax Key Nos. 856-9005-000 and 856-9997-000).</p> <p>Item 6. That the Plan Commission recommends Common Council approval of an amendment to the Official Map affecting the properties located at 2263, 2301, 2321, 2345, and 2411 W. Puetz Rd.; 8700, 8810, and 8830 S. 27<sup>th</sup> St; and 2320 W. Grays Ln. (Tax Key Nos. 857-9015-000, 856-9005-000, 856-9997-000, 856-9996-000, 856-9995-000, 857-9017-000, 856-9994-000, 857-9016-000, and 856-9987-000).</p> <p>Item 7. That the Plan Commission recommends Common Council approval of a request to rezone all, or portions of, the properties located at 2119, 2263, 2301, and 2321 W. Puetz Rd., and 8830 S. 27th St., from Rs-2 Single-family Residential to Rd-1 Two-family Residential District (Tax Key Nos. 857-9014-000, 857-9015-000, 856-9005-000, 856-9997-000, and 857-9016-000; 6th Aldermanic District).</p>

---

Item 8. That the Plan Commission recommends Common Council approval to amend an existing Planned Unit Development Overlay District (PUD) with conditions and restrictions for Heyday Oak Creek, a single-family attached residential development on the properties located at 2119, 2263, 2301, and 2321 W. Puetz Rd., and 8830 S. 27th St. (Tax Key Nos. 857-9014-000, 857-9015-000, 856-9005-000, 856-9997-000, and 857-9016-000).

Item 9. That the Plan Commission recommends to the Common Council that the Certified Survey Map combining and reconfiguring the properties located at 2263, 2301, & 2321 W. Puetz Rd., and 8830 S. 27th St., be approved with the following condition:

1. That a Development Agreement between the City of Oak Creek and the Applicant is executed outlining compensation consisting of land conveyances for modifying the City’s tree preservation requirements, and conveyance of ownership interest of the land between the Applicant and the City of Oak Creek prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.
2. That the existing 30-foot access easement from S. Apple Creek Dr. is vacated and a new 30-foot access easement over the proposed east-west private road from Apple Creek Dr. to Lot 2 (8830 S. 27<sup>th</sup> St.) of the proposed CSM is recorded with the Milwaukee County Register of Deeds prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.
3. That new utility easements, as applicable and where possible, be added and recorded with the Milwaukee County Register of Deeds prior to recording of the CSM.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

---

Owner(s):	CR OAK CREEK LAND LLC, CR OAK CREEK LAND II LLC, JETTY FAMILY TRUST, DENNIS & BARBARA LINDER, DENNIS & JANICE DUENSING, MATANG INC., and CITY OF OAK CREEK.
Tax Key(s):	857-9014-000, 857-9015-000, 856-9005-000, 856-9997-000, 856-9996-000, 856-9995-000, 857-9017-000, 856-9994-000, 857-9016-000, and 856-9987-000
Lot Size(s):	857-9014-000 = 47.3 ac, 857-9015-000 = 7.7 ac, 856-9005-000 = 2.6 ac, 856-9997-000 = 2.9 ac, 856-9996-000 = 1.9 ac, 856-9995-000 = 1.9 ac, 857-9017-000 = 10.3 ac, 856-9994-000 = 3.7 ac, 857-9016-000 = 12.1 ac, and 856-9987-000 = 1.1 ac

Approximately 91.5 acre combined

Current Zoning District(s):	Rs-2, Single Family Residential	FW, Floodway
	Rd-1, Two-Family Residential	C-1, Shoreland Wetland Conservancy
	B-4, Highway Business	

Overlay District(s): FF, Flood Fringe PUD

Wetlands: ☒ Yes ☐ No Floodplain: ☒ Yes ☐ No

Comprehensive Plan: Single-Family Detached & Single-Family Attached

**Background:** In January 2022, the Plan Commission approved a resolution recommending adoption of an amendment to the City of Oak Creek 2020 Comprehensive Plan to change the Land Use designation from Single-Family Detached to Single-Family Attached for portions of the properties located at 2231 E. Puetz Rd., 8843R S. 13th St., and 8950 S. 20th St. for the Heyday residential project. The Common Council subsequently approved the Comprehensive Plan Land Use amendment at its March 1, 2022 meeting.

During that same timeframe, the Plan Commission recommended approval of a Certified Survey Map (CSM) to reconfigure the properties located at 2231 & 1933 E. Puetz Rd., 8843R S. 13th St., and 8950 S. 20th St., in anticipation of a future single-family attached residential development. The Common Council approved the proposed CSM in March 2022. State statute requires that a CSM be recorded with the County Register of Deeds within one (1) year of Common Council approval. Due to unforeseen circumstances, the CSM was not recorded within the required timeframe. As a result, the applicant returned to the Plan Commission in March 2023 seeking renewed recommendation for approval of the same CSM. The Plan Commission again recommended approval, and the Common Council approved the CSM in April 2023. The CSM (CSM No. 9496) was subsequently recorded with the Milwaukee County Register of Deeds in June 2023.

CSM No. 9496 created four (4) lots—Lot 1 (2119 W. Puetz Rd.), Lot 2 (2263 W. Puetz Rd.), Lot 3 (8830 S. 27th St.), and Lot 4 (8700 S. 27th St.)—as well as a public road extension from W. Puetz Rd. (S. Apple Creek Dr.) to serve the development. Since recording, Lots 2 through 4 have remained undeveloped and wooded. Lot 1 (2119 W. Puetz Rd.) was developed as Heyday Oak Creek – Phase I, a 130-unit, single-story, attached rental home community. Development of Phase I required approval of a Planned Unit Development (PUD) Overlay.

In May 2022, the Plan Commission recommended that the Common Council approve the establishment of a PUD Overlay for all of Lot 1 (2119 W. Puetz Rd.). While the request was approved with Conditions and Restrictions under Ordinance No. 3049, the requirement to commence construction within twelve (12)

---

months of approval, as outlined in Section 8 of the Conditions and Restrictions, was not met due to unforeseen circumstances. In March 2023, the Plan Commission recommended approval of an amendment to the PUD to extend the compliance timeline. The Common Council approved the amended PUD with revised Conditions and Restrictions under Ordinance No. 3072 in May 2023.

Heyday Oak Creek – Phase I has since been completed and is currently 99% occupied. Phase I consists of twenty-two (22) single-story residential buildings containing a total of 130 units, along with a leasing office/mail kiosk/storage building. Residential buildings are configured in 4-unit, 6-unit, and 8-unit attached layouts, with each unit provided an attached garage.

The developer is seeking approval for Phase II. Two (2) of the single-family homeowners/neighbors to the west approached the applicant about selling their properties, which are now either owned by the developer or under contract to purchase. In addition, rental demand for the one-story rental product is very high. Both circumstances have prompted the developer to expand the Heyday community with a Phase II proposal. Phase II is proposed on approximately 18.93 acres and includes the properties at 2321, 2301, and 2263 W. Puetz Rd., as well as a portion of 8830 S. 27th Street. The proposed Phase II development includes a total of 77 single-family attached dwelling units. Of these, 62 units will be single-story homes identical to those constructed in Phase I, and 15 units will be two-story townhomes.

The single-story units will be arranged in 4-unit, 6-unit, and 8-unit attached configurations, each with attached garages and driveways providing four (4) parking spaces per unit. The two-story townhomes will be arranged in three (3) groups of five (5) units fronting W. Puetz Rd., with garages and driveways accessed from a private internal street, also providing four (4) parking spaces per unit. Unit sizes range from approximately 1,211 square feet for the smallest two-bedroom units to approximately 1,746 square feet for the largest three-bedroom units. Conceptual model renderings and additional details are included with this report for reference.

Phase II also includes a maintenance facility located in the southeastern portion of the site, as well as guest parking distributed throughout the development (34 total spaces). All internal roadways within Phase II, including access connections to W. Puetz Rd. and S. Apple Creek Dr., will be privately owned and maintained. The proposed site layout is illustrated on the attached site plan.

To facilitate development of Heyday Oak Creek – Phase II as proposed, the following approvals are required:

- An amendment to the City of Oak Creek 2020 Comprehensive Plan to change the Land Use designation from Single-Family Detached to Single-Family Attached for the properties located at 2301 and 2321 W. Puetz Rd.
- An amendment to the City of Oak Creek Official Map affecting the designation of future roadways within the properties located at 2263, 2301, 2321, 2345, and 2411 W. Puetz Rd., and 8700, 8810, and 8830 S. 27th St.
- Rezoning of all or portions of the properties located at 2119, 2263, 2301, and 2321 W. Puetz Rd., and 8830 S. 27th St., from Rs-2 Single-Family Residential District to Rd-1 Two-Family Residential District.



- 
- An amendment to the existing Planned Unit Development (PUD) Overlay District for Heyday Oak Creek affecting the properties located at 2119, 2263, 2301, and 2321 W. Puetz Rd., and 8830 S. 27th St.
  - Approval of a Certified Survey Map to combine and reconfigure the properties located at 2263, 2301, and 2321 W. Puetz Rd., and 8830 S. 27th St.

Each of these items is discussed in further detail in the sections that follow.

**Comprehensive Land Use Map Amendment:** As noted previously, the Future Land Use designation in the City of Oak Creek 2020 Comprehensive Plan was amended in March 2022 from Single-Family Detached to Single-Family Attached for Heyday Oak Creek – Phase I.

The Comprehensive Plan describes the Single-Family Attached land use category as follows:

*“Also referred to as two-family residential, rowhomes, townhomes, or duplexes, this land use comprises single-family dwellings that share at least one common wall with an adjacent dwelling, and each unit has a separate external entrance. Single-family attached housing should form a larger share of housing as the City seeks to diversify housing options while maintaining community character.”*

The Applicant is now requesting an amendment to the Future Land Use Map to change the designation of the adjacent properties located at 2301 and 2321 W. Puetz Rd. from Single-Family Detached to Single-Family Attached. This requested designation would be consistent with the Future Land Use designations of the surrounding properties to the north, east, and south. Additionally, the amendment is necessary to allow for the proposed development of Heyday Oak Creek – Phase II. Staff recommends that the Plan Commission recommend Common Council approval of this application. A public hearing may be scheduled as early as March 17, 2026.

**Official Map Amendment:** The Applicant is requesting an amendment to the City’s Official Map to remove the planned future roadway network as it applies to the properties located at 2263, 2301, 2321, 2345, and 2411 W. Puetz Rd.; 8700, 8810, and 8830 S. 27th St.; and 2320 W. Grays Ln. As currently shown on the Official Map (see attached), the future street layout includes a connection to W. Puetz Rd. at the northwestern corner of the site that extends south approximately 195 feet and terminates in a cul-de-sac. The plan also depicts a looped street configuration with two (2) additional cul-de-sacs and a connection to W. Grays Ln. With the proposed Heyday Phase II project, the future roadway network is not feasible on any of the land in which it is currently laid out. In addition, the City owns Lot 2 and has no intention of development taking place north of W. Grays Ln., which deems the future roadway network unusable. Staff recommends that the Plan Commission recommend Common Council approval of this application. A public hearing may be scheduled as early as March 17, 2026.

**Rezoning:** To establish consistent zoning across both Phase I and Phase II of the Heyday Oak Creek development, and to allow for the density and residential uses proposed for Phase II, the Applicant is

---

requesting rezoning of all or portions of the properties located at 2119, 2263, 2301, and 2321 W. Puetz Rd., and 8830 S. 27th St. from Rs-2 Single-Family Residential District to Rd-1 Two-Family Residential District.

Currently, the developed portion of Phase I (2119 W. Puetz Rd.)—excluding areas zoned FW Floodway District or C-1 Shoreland Wetland Conservancy District—is split-zoned between Rs-2 Single-Family Residential and Rd-1 Two-Family Residential. It is poor planning practice to have one (1) parcel split-zoned. To eliminate this split zoning (and clean up the remnant zoning from Phase I) and ensure consistency with the existing and proposed land uses, it is proposed that the portion of Phase I currently zoned Rs-2 be rezoned to Rd-1 Two-Family Residential, which is more appropriate for the approved and constructed development.

The Rd-1 Two-Family Residential District permits residential densities of up to 5.8 dwelling units per net acre. The proposed Phase II development would have a density of approximately 4.54 dwelling units per net acre, while the combined density of Phases I and II would be approximately 3.86 dwelling units per net acre, both of which are within the allowable limits of the district. In addition, the Rd-1 Two-Family Residential District allows single-family attached, two-story, and/or five (5) or more dwelling-unit buildings as a conditional use.

If approved, the requested amendment to the Planned Unit Development (PUD) Overlay would modify the underlying Rd-1 Two-Family Residential District regulations to permit single-family attached, two-story, and/or five (5) or more dwelling-unit buildings without requiring a separate Conditional Use Permit. Staff recommends that the Plan Commission recommend Common Council approval of this application. A public hearing may be scheduled as early as March 17, 2026.

**Planned Unit Development Overlay (PUD) Amendment:** The Applicant is requesting approval of an amendment to the existing Planned Unit Development (PUD) Overlay for the Heyday Oak Creek property located at 2119 W. Puetz Road. The current PUD permits a maximum of twenty-two (22) single-family attached buildings containing up to one hundred thirty-four (134) single-family attached dwelling units. The PUD was originally established by Ordinance No. 3049 and later amended by Ordinance No. 3072, which extended the time-of-compliance condition. That amendment was approved by the Common Council in May 2023.

The proposed PUD amendment would expand the boundaries of the existing PUD to include the area proposed for Phase II of Heyday Oak Creek. This would be accomplished through revisions to the legal description in Section 1, LEGAL DESCRIPTION, as well as updates to site and use restrictions to accommodate the additional buildings and dwelling units proposed as part of Phase II.

Specifically, the applicant is requesting an amendment to Item A of Section 3. DESCRIPTION, and RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS, which states:

*“There shall be a maximum of 22 single-family attached buildings, and a maximum of 134 single-family attached units. Each unit shall have an attached garage (see Section 4 below).”*

---

It is proposed that item A of Section 3. DESCRIPTION, and RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS is modified to state:

*“There shall be a maximum of 35 single-family attached buildings, and a maximum of 207 single-family attached units. A maximum of 3 of the 35 single-family attached buildings and 15 of the 207 single-family attached units shall be two-story. The configuration of two-story single-family-attached buildings shall be in substantial conformance with the General Development Plan in Exhibit A and Exhibit B. Each unit shall have an attached garage (see Section 4 below).”*

Additional updates to the PUD include revisions to incorporate Phase II, ensure consistency with current Municipal Code regulations and standards, and update references within the Conditions and Restrictions to reflect the current City Code. These updates are outlined below:

- Updated the Applicant name to reflect current ownership.
- Updated the Property Address(es) to reflect the properties impacted by the PUD.
- Updated the Tax Key Number(s) to reflect the properties impacted by the PUD.
- Section 1: LEGAL DESCRIPTION – Modified the legal description to include 2119, 2263, 2301, 2321 W. Puetz Road and portions of 8700 S. 27<sup>th</sup> Street that will be within PUD.
- Section 2: REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS – Removed reference to Orchard Way in item E. as Orchard Way is not within Heyday Oak Creek.
- Section 2: REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS – Removed item J. requiring Plan Commission approval of a Master Landscaping Plan, as this is duplication of item 2(B).
- Section 2: REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS – Added an Item J. requiring a Development Agreement between the City of Oak Creek and the Applicant outlining compensation consisting of land conveyances for modifying the City’s tree preservation requirement, , and conveyance of ownership interest of the land between the Applicant and the City of Oak Creek prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.
- Section 4. PARKING AND ACCESS – Removed the reference to Puetz Road and S. 20<sup>th</sup> Street in Item C.
- Section 4. PARKING AND ACCESS – Added Item G. requiring that the existing 30-foot access easement from S. Apple Creek Drive is vacated and a new 30-foot access easement over the proposed east-west private road from Apple Creek Drive to Lot 2 (8830 S. 27<sup>th</sup> Street) of the proposed CSM is recorded with the Milwaukee County Register of Deeds prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.
- Section 11: REVOCATION – Updated the code reference number to align with the current Chapter 17 of the zoning code.
- Exhibit A & B – Updated the General Development Plan to include both Phase I and Phase II.

Staff recommends that the Plan Commission recommend Common Council approval of this application. A public hearing may be scheduled as early as March 17, 2026.

---

**Certified Survey Map:** The Applicant is requesting Plan Commission recommendation of approval for a Certified Survey Map (CSM) to combine and reconfigure the properties located at 2263, 2301, and 2321 W. Puetz Rd., along with a portion of the property at 8830 S. 27th St. (this parcel is owned by the City, donated from the Heyday developer during Phase I in lieu of meeting the tree preservation requirements). Specifically, the proposal would combine the properties at 2263, 2301, and 2321 W. Puetz Rd. with the eastern approximately 5.31 acres of 8830 S. 27th St. to create a new Lot 1 totaling approximately 18.63 acres. Lot 1 would serve as a unified parcel for the proposed development of Heyday Oak Creek – Phase II. Phase I will remain on its own parcel. The remaining approximately 6.46 acres of 8830 S. 27th St. would be created as Lot 2 and would remain City-owned, undeveloped land.

Both resulting lots would meet the minimum lot standards of the Rd-1 Two-Family Residential District as set forth in Sec. 17.0301(b) of the Municipal Code, which requires a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet. Additional lot standards are provided in Sec. 14.122(b) of the Municipal Code, including a minimum lot depth of 115 feet.

The majority of the proposed Lot 1 is currently undeveloped and heavily wooded. Development of Heyday Oak Creek – Phase II would require removal of a substantial number of existing trees on the site. A tree inventory was conducted in December 2025 and identified 173 mature high-quality trees with a diameter at breast height (DBH) of twelve (12) inches or greater. Of these, 85 trees would be removed to accommodate the proposed development. Based on the City's tree preservation requirements, an estimated 263 replacement trees would be required.

Given the proposed site layout, there is insufficient space on site to accommodate the required number of replacement trees. As a result, the applicant would be unable to fully comply with the City's tree preservation ordinance (Sec. 17.0505(d) of the Municipal Code).

Pursuant to the Municipal Code, the Plan Commission may approve a modification to the tree preservation requirements by a three-fourths (3/4) majority vote of the Commissioners present, provided that supplemental design elements or improvements are incorporated to compensate for the modification of the standard.

Following suit with Phase I, the Heyday developers are proposing a land swap in lieu of not being able to meet the tree preservation/replacement requirements. This would be done through a Development Agreement, to be reviewed for consideration by the Common Council. Approval of the Development Agreement will be a condition of approval of the proposed CSM. The Applicant would dedicate the approximately 10.24-acre property they own at 8700 S. 27th St. (located at the northwest corner of W. Puetz Rd. and S. 27th St.) to the City of Oak Creek in exchange for the eastern approximately 5.61 acres of the property located at 8830 S. 27th St. Staff recommends that the Plan Commission recommend Common Council approval of this application. A public hearing may be scheduled as early as March 17, 2026.

**Conclusion:** If the Commission recommends approval of all of the various applications, public hearings for the Comprehensive Plan Amendment, the Official Map Amendment, the rezoning request, and the PUD Amendment request, before the Common Council may be scheduled as early as March 17, 2026. The Certified Survey Map would also be placed on the March 17, 2026 Common Council agenda.

As a condition of the original PUD, site, landscaping and architectural plans will be presented for Plan Commission at a future date.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Comprehensive Plan Amendment, the Official Map Amendment, the rezoning request, the PUD Amendment request, and the Certified Survey Map, or that the Common Council not approve of the same considerations.

---

Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

Prepared by:



Todd Roehl  
Senior Planner

---

**Attachments:**

Resolution No. 2026-1 – Amendment of the Oak Creek 2020 Comprehensive Land Use Plan (2 pages)

Draft Amended PUD Conditions and Restrictions (14 pages)

Location Maps (4 pages)

Project Narrative (65 pages)

Plans (15 pages)

---

**RESOLUTION NO. 2026-1**

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE CITY OF  
OAK CREEK 2020 COMPREHENSIVE PLAN LAND USE CATEGORY FROM  
SINGLE-FAMILY DETACHED TO SINGLE-FAMILY ATTACHED FOR THE  
PROPERTIES LOCATED AT 2301 AND 2321 W. PUETZ RD., CITY OF OAK CREEK,  
MILWAUKEE COUNTY, WISCONSIN**

WHEREAS, Sections 62.23 and 66.1001 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and,

WHEREAS, the City of Oak Creek Plan Commission has the authority to recommend approval of the proposed Comprehensive Plan amendment to the Common Council through resolution; and,

WHEREAS, Anthony Rodriguez, Heyday, has proposed an amendment to the City of Oak Creek 2020 Comprehensive Plan designating the Land Use category from Single-Family Detached to Single-Family Attached for the properties located at 2301 and 2321 W. Puetz Rd.; and,

WHEREAS, the Plan Commission reviewed the aforementioned amendment to the City of Oak Creek 2020 Comprehensive Plan at a public meeting on March 17, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts an amendment to the City of Oak Creek 2020 Comprehensive Plan Land Use category from Single-Family Detached to Single-Family Attached for the properties located at 2301 and 2321 W. Puetz Rd. per Exhibit A, and recognizes that the Common Council must also adopt the amendment to the Comprehensive Plan through ordinance for it to become effective; and,

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this 17<sup>th</sup> day of March, 2026.

---

Plan Commission Chair

Attest:

---

Secretary of the Plan Commission



## EXHIBIT A

### Existing Land Use Plan Map



### Proposed Land Use Plan Map



**City of Oak Creek – Planned Unit Development (PUD)  
AMENDED Conditions and Restrictions**

<b>Applicant:</b> Anthony Rodriguez, Heyday	<b>Approved by Plan Commission:</b> TBD
<b>Property Address(es):</b> 2119, 2263, 2301, & 2321 W. Puetz Rd., and 8830 S. 27th St.	<b>Approved by Common Council:</b> TBD (Ord. TBD, Amend. Ord. 3072)
<b>Tax Key Number(s):</b> 857-9014-000, 857-9015-000, 856-9005-000, 856-9997-000, and 857-9016-000	

**1. LEGAL DESCRIPTION**

Part of the Northeast 1/4 and the Northwest 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 19; thence South 0°17'46" West, 667.33 feet along the east line of the NW 1/4 of said Section 19; thence North 89°30'42" East, 1190.85 feet to the west line of I-94; thence South 0°04'01" West, 1331.67 feet along said west line; thence South 89°22'45" West, 1196.23 feet to said east line of the Northwest 1/4; thence North 0°17'46" East, 898.27 feet along said east line; thence South 89°14'48" West, 514.48 feet; thence North 0°07'58" West, 1103.12 feet to the north line of the Northwest 1/4 of said Section 19; thence North 89°12'41" East, 522.75 feet along said north line to the point of beginning.

Said parcel contains 2,163,094 square feet or 49.658 acres of land, more or less.

AND

Part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest 1/4 of said Section 19; thence North 89°12'41" East, along the north line of said Northwest 1/4, 1070.00 feet; thence South 00°09'32" East, 65.00 feet to the south right of way line of West Puetz Road and the point of beginning of the lands to be described; thence North 89°12'41" East, along said north line, 726.08 feet to a northeast corner of Lot 2 of Certified Survey Map 9496; thence South 00°08'01" East, along the east line of said Lot 2, 595.00 feet to a northeast corner of said Lot 2; thence North 89°12'41" East, along said east line, 132.00 feet to a northeast corner of said Lot 2; thence South 00°07'58" East, along said east line, 443.11 feet to the southeast corner of said Lot 2; thence South 89°14'48" West, along the south line of Lot 2 and Lot 3 of CSM 9496, 857.61 feet to a point; thence North 00°09'32" West, 1037.58 feet to the south right of way line of West Puetz Road and the point of beginning.

Said parcel contains 811,723 square feet or 18.63460 acres of land, more or less.

**2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS**

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Planned Unit Development shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall be in substantial conformance with the adopted General Development Plan (see Exhibit A) and show and describe the following:

**1) General Development Plan**

- a) Detailed building/structure location(s) with setbacks

**2) Landscape Plan**

1. Screening plan, including parking lot screening/berming

- b) Square footage of all buildings/structures
- c) Area(s) for future expansion/phases
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number & type(s) of dwellings
  - iii) Number of all parking spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

- 2. Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

**3) Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

**4) Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

**5) Grading, Drainage and Stormwater Management Plan**

- 1. Contours (existing & proposed)
- 2. Location(s) of storm sewer (existing and proposed)
- 3. Location(s) of stormwater management structures and basins (if required)

**6) Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- D. 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.
- E. A Development Agreement shall be executed 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 in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. Prior to the issuance of any permits for any portion of the development, the Applicant/landowner shall submit all City-approved Certified Survey Maps for recording.
- H. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).
- I. A tree preservation and removal plan with pre-development inventory shall be submitted to the Plan Commission for approval in conformance with the requirements of Sec. 17.0505(d) (as amended).
- J. A Development Agreement between the City of Oak Creek and the owner shall be executed outlining compensation consisting of land conveyances for modifying the City's tree preservation requirements, and conveyance of ownership interest of the land between the owner and the City of

Oak Creek prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be a maximum of 35 single-family attached buildings, and a maximum of 207 single-family attached units. A maximum of 3 of the 35 single-family attached buildings and 15 of the 207 single-family attached units shall be two-story. The configuration of two-story single-family-attached buildings shall be in substantial conformance with the General Development Plan in Exhibit A and Exhibit B. Each unit shall have an attached garage (see Section 4 below).
- B. Accessory buildings may be permitted in conformance with all applicable provisions of the Municipal Code (as amended) and these Conditions and Restrictions.
- C. Attached garages shall
  - 1. Be subordinate to the principal building.
  - 2. Not exceed fifty (50) percent of the livable area of the single family attached unit.
  - 3. Share a common wall and roof with the single family attached unit.
  - 4. Provide internal access to the single family attached unit.
  - 5. Not exceed the height of the principal building.
  - 6. Not include doors that exceed eight (8) feet in height.
- D. Exterior building materials shall be traditional, time- and weather-tested materials and techniques.
  - 1. Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
  - 2. Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the façade of the building.
  - 3. Vinyl may be utilized as an exterior building material as part of building plans reviewed and approved by the Plan Commission.
- E. There shall be a maximum of two (2) monument signs for the development in accordance with the following:
  - 1. There shall be one (1) sign per lot frontage.
  - 2. Each sign shall
    - i. Be located at the entryway or gateway to the development, and entirely on private property

within easements where maintenance shall be the responsibility of the landowner and/or association.

- ii. Not block any points of ingress or egress.
  - iii. Not be placed in any sidewalk, pedestrian walkway, vision clearance triangle, floodplain, or wetland.
  - iv. Conform to the setbacks per Section 7 below.
  - v. Not exceed five (5) feet in height and 25 square feet in area.
  - vi. Display the address for the development per Sec. 17.0604(b)(4) (as amended).
3. The sign base shall conform to the structural and design requirements of Sec. 17.0604(b)(6) (as amended).
4. Landscaping at the base of the sign shall be equal in area to the square footage of the sign area and incorporated into the landscape plans for the development.
- F. Maintenance, including reconstruction, of private roadways and sidewalks (both public and private) within this development shall be the responsibility of the property owner(s).
- G. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements (as amended).
- H. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

#### 4. PARKING AND ACCESS

- A. Each one-bedroom residential unit shall have, at a minimum, an attached one-car garage in accordance with Section 3 above. Each two-bedroom and three-bedroom unit shall have, at minimum, an attached two-car garage in accordance with Section 3 above. Parking for additional vehicles on the driveway/parking pad shall not obstruct any sidewalk, pathway, alley/garage access, or roadway.
- B. Driveways shall incorporate a parking apron that is a minimum of 22 feet in length, and of sufficient width to park two (2) vehicles without obstructing any sidewalk, pathway, alley/garage access, or roadway.
- C. Public roads shall be constructed in conformance with all local requirements and Codes. There shall be a minimum 20-foot-wide landscaped buffer and transition area between the public street and the residential property located at 2125 W. Puetz Rd.
- D. Private roads shall be constructed to provide a minimum 20-foot-wide clear area at all times for emergency access.
- E. On-street parking shall be restricted to one side of the road, and shall not interfere with any fire hydrants or apparatus turning movements. A minimum 20-foot wide clear area shall be maintained at all times.
- F. There shall be no direct access or connection to W. Grays Ln. Access to S. 20<sup>th</sup> St. shall be restricted

to emergency vehicles and gated in conformance with all Fire Codes (as amended).

- G. That the existing 30-foot access easement from S. Apple Creek Drive is vacated and a new 30-foot access easement over the proposed east-west private road from S. Apple Creek Dr. to Lot 2 (8830 S. 27th St.) of the proposed CSM is recorded with the Milwaukee County Register of Deeds prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sec. 17.0509 of the Municipal Code (as amended).
- B. Pole type, color, height, and placement in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code (as amended).
- C. Fixture type and color on light poles in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code (as amended).

6. IMPACT FEES

Single-family attached residential buildings constructed as part of this Planned Unit Development shall be subject to the collection of impact fees as required by Section 3.40 of the Municipal Code based on the number of bedrooms in each unit.

7. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b><i>Lot Standards (Minimum)</i></b>	
Lot Area	15,000 sq ft
Lot Area / DU	7,500 sq ft
Lot Width (3)	100 ft
<b><i>Yard Setbacks (Minimum) (4)</i></b>	
Front	30 ft
Street Facing Side	30 ft
Interior Side	10 ft
Rear	30 ft
<b><i>Building Standards (Maximum)</i></b>	
Height	35 ft
Building Coverage	50%
Lot Coverage	30%
<b><i>Parking</i></b>	
Transition areas	See Sec. 17.0505
<b><i>Signs</i></b>	
Property Lines (all)	10 ft
Rights-of-way (all)	10 ft



Utility Easements	10 ft
<b>Notes:</b>	
(1) As detailed in Article 4. Use Specific Standards.	
(2) No multifamily structure shall be located closer than 50 ft to a single-family district line.	
(3) An additional ten (10) feet of lot width shall be required for corner lots.	
(4) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	

8. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire eighteen (18) months after the date of adoption of the ordinance if a building permits have not been issued for this use. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

9. 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.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Planned Unit Development 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 Planned Unit Development 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 Planned Unit Development, 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 Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other City ordinances.

11. REVOCATION

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 Planned Unit Development 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 Article VII of the Municipal Code (as amended).

12. 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)

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



# **EXHIBIT A:** **GENERAL DEVELOPMENT PLAN ENLARGED – PHASE I**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





**EXHIBIT A:**  
**GENERAL DEVELOPMENT PLAN – PHASE II**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

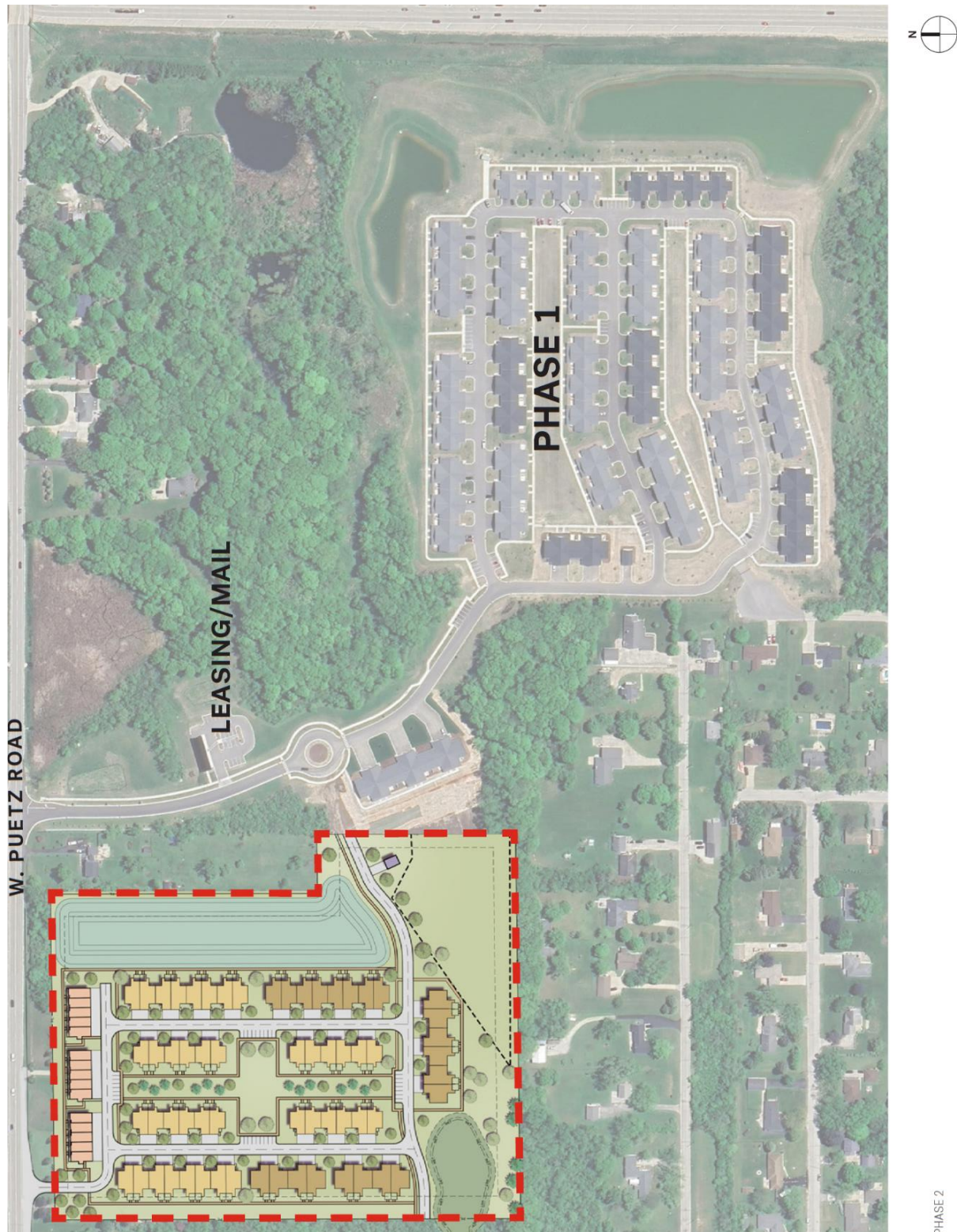
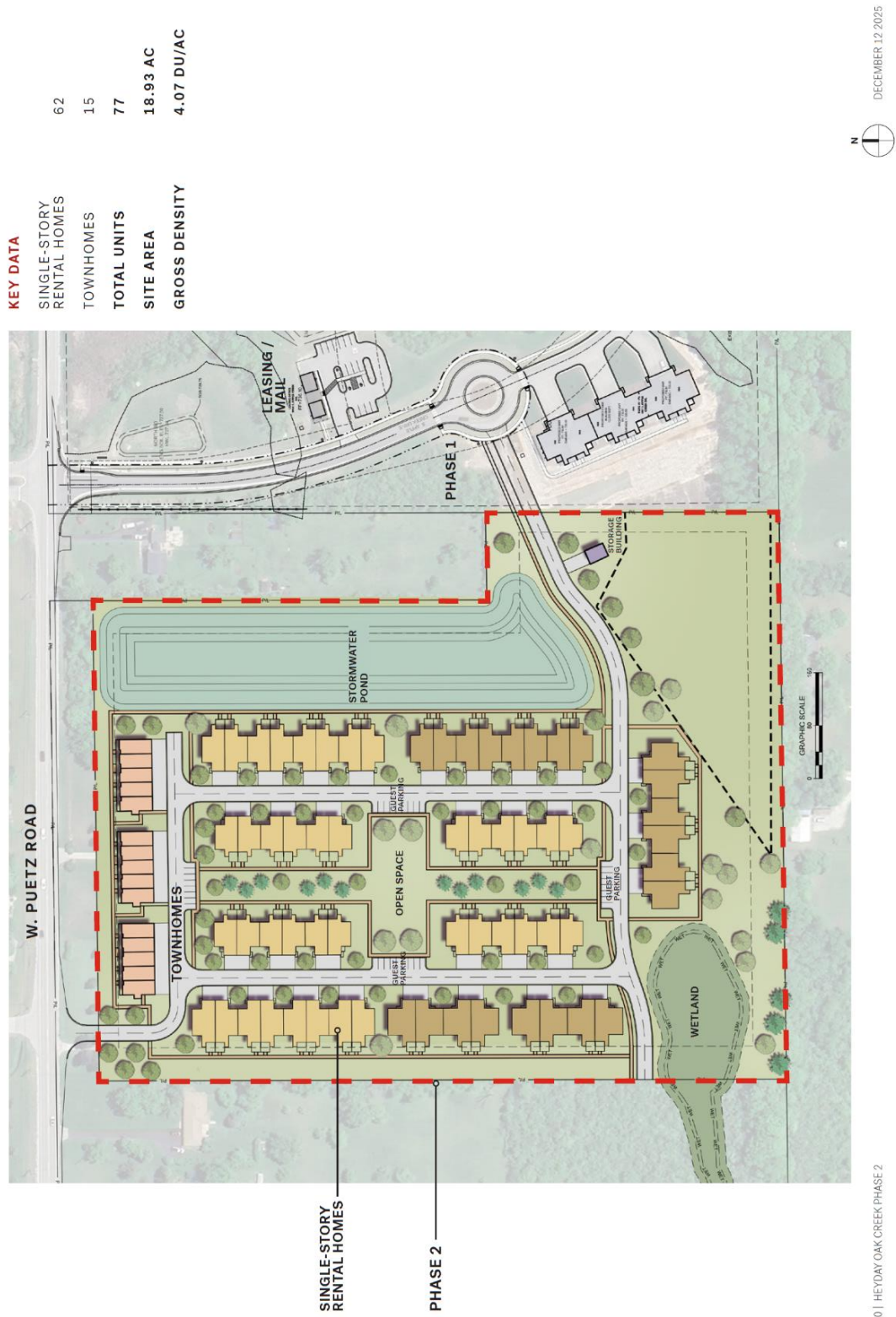


EXHIBIT A:  
GENERAL DEVELOPMENT PLAN ENLARGED – PHASE II

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





## EXHIBIT B: PLANNED UNIT DEVELOPMENT DETAILS – PHASE I

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

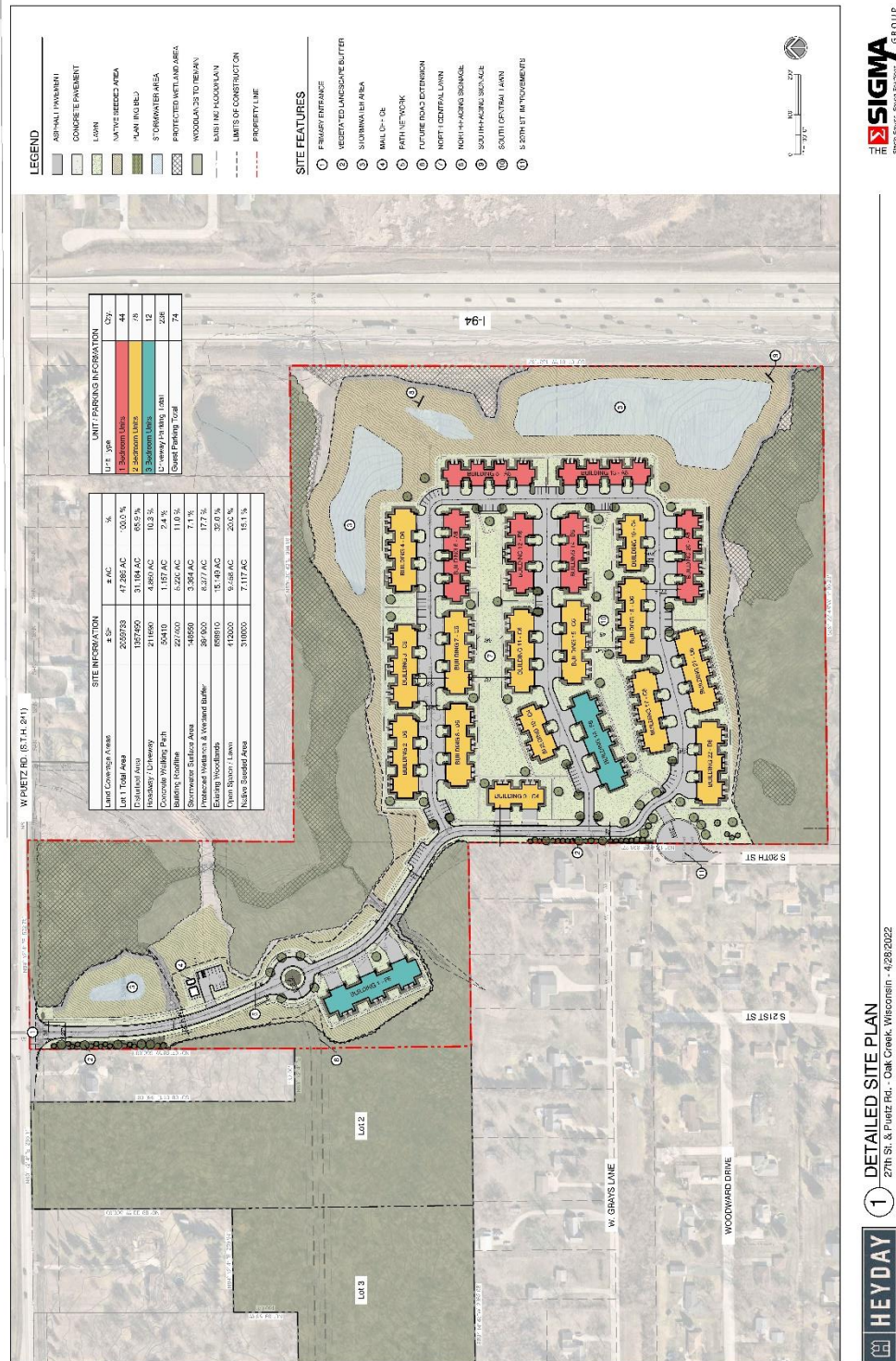
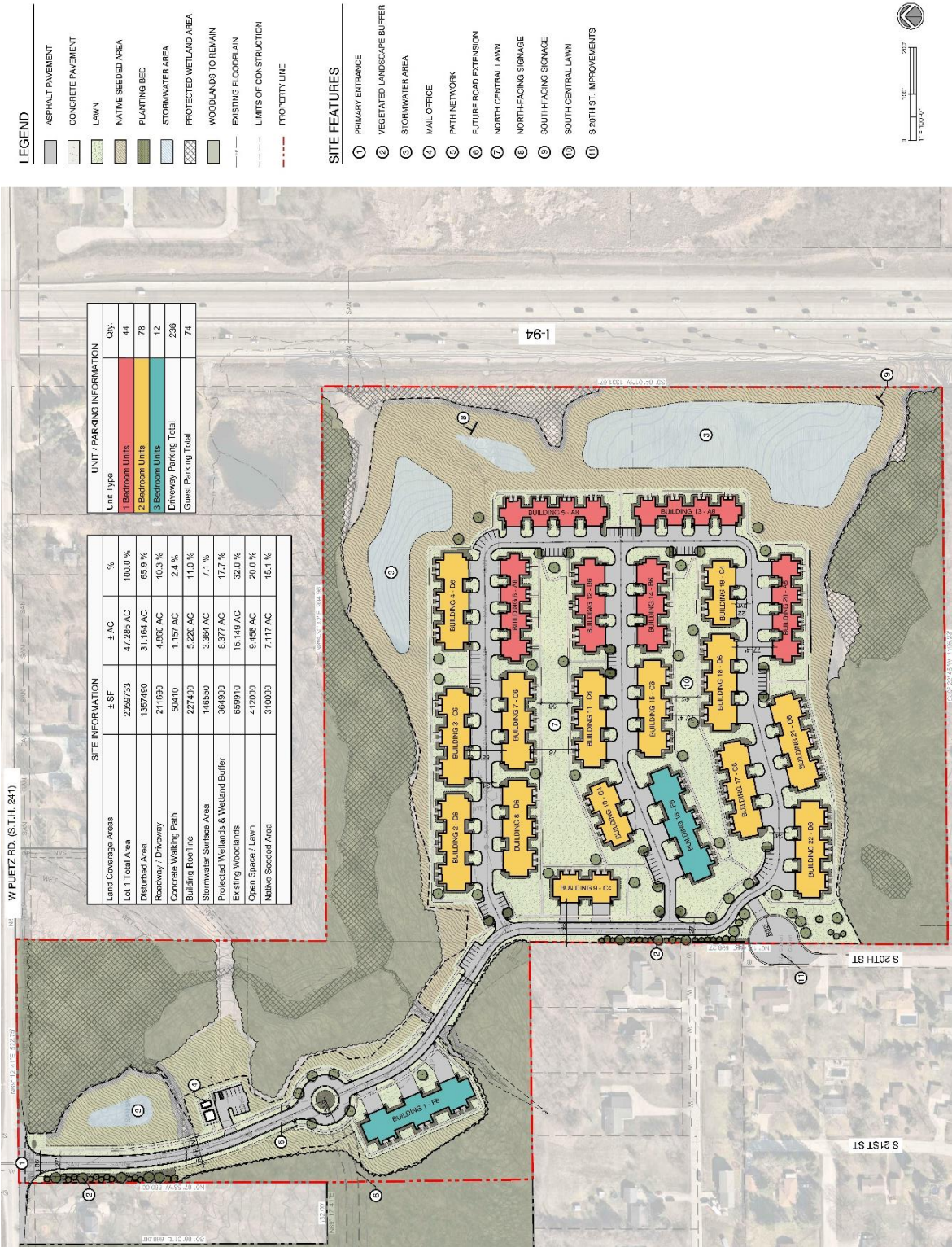




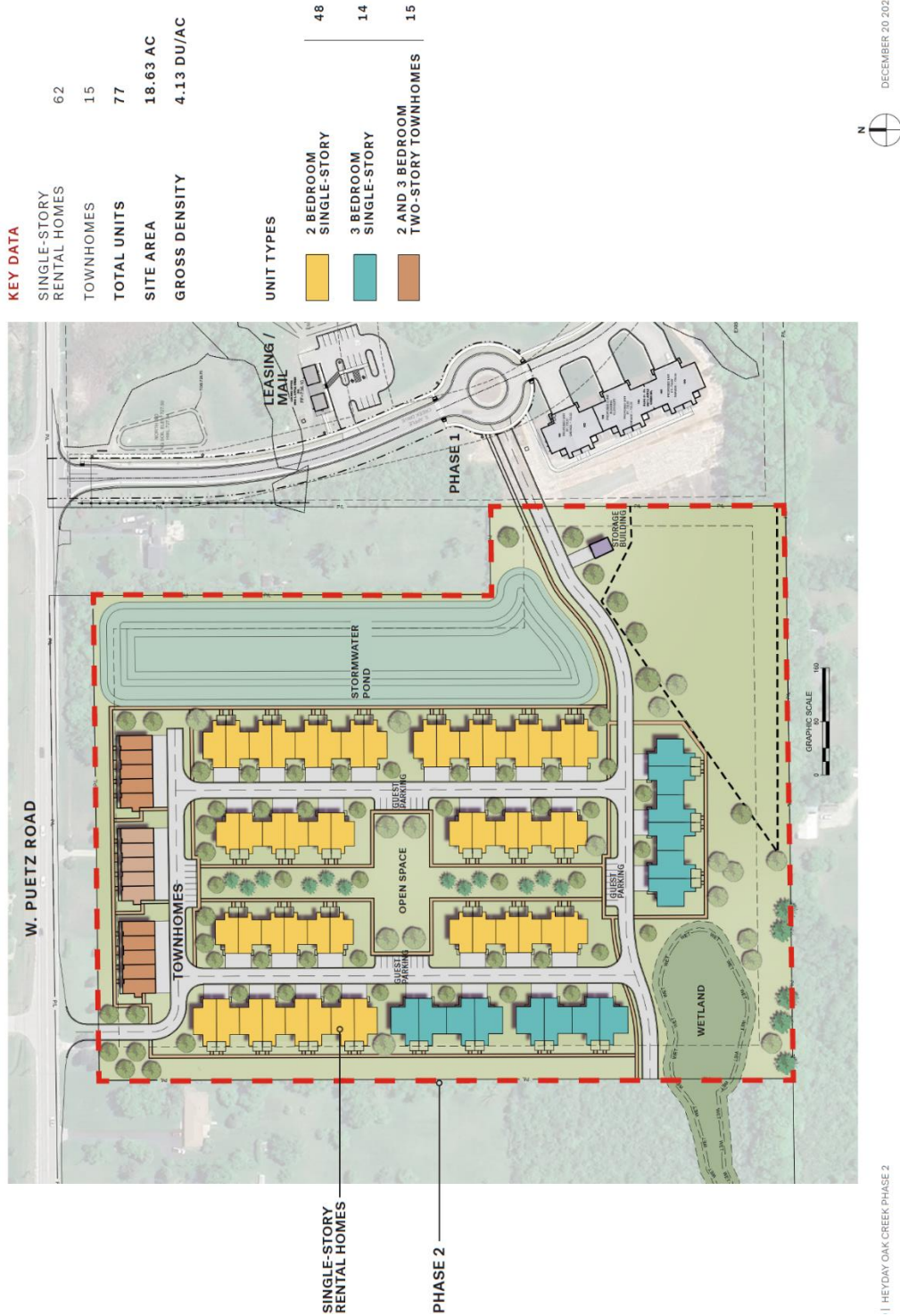
EXHIBIT B:  
PLANNED UNIT DEVELOPMENT DETAILS ENLARGED – PHASE I

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



## EXHIBIT B: PLANNED UNIT DEVELOPMENT DETAILS – PHASE II

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





## EXHIBIT B: PLANNED UNIT DEVELOPMENT DETAILS ENLARGED – PHASE II

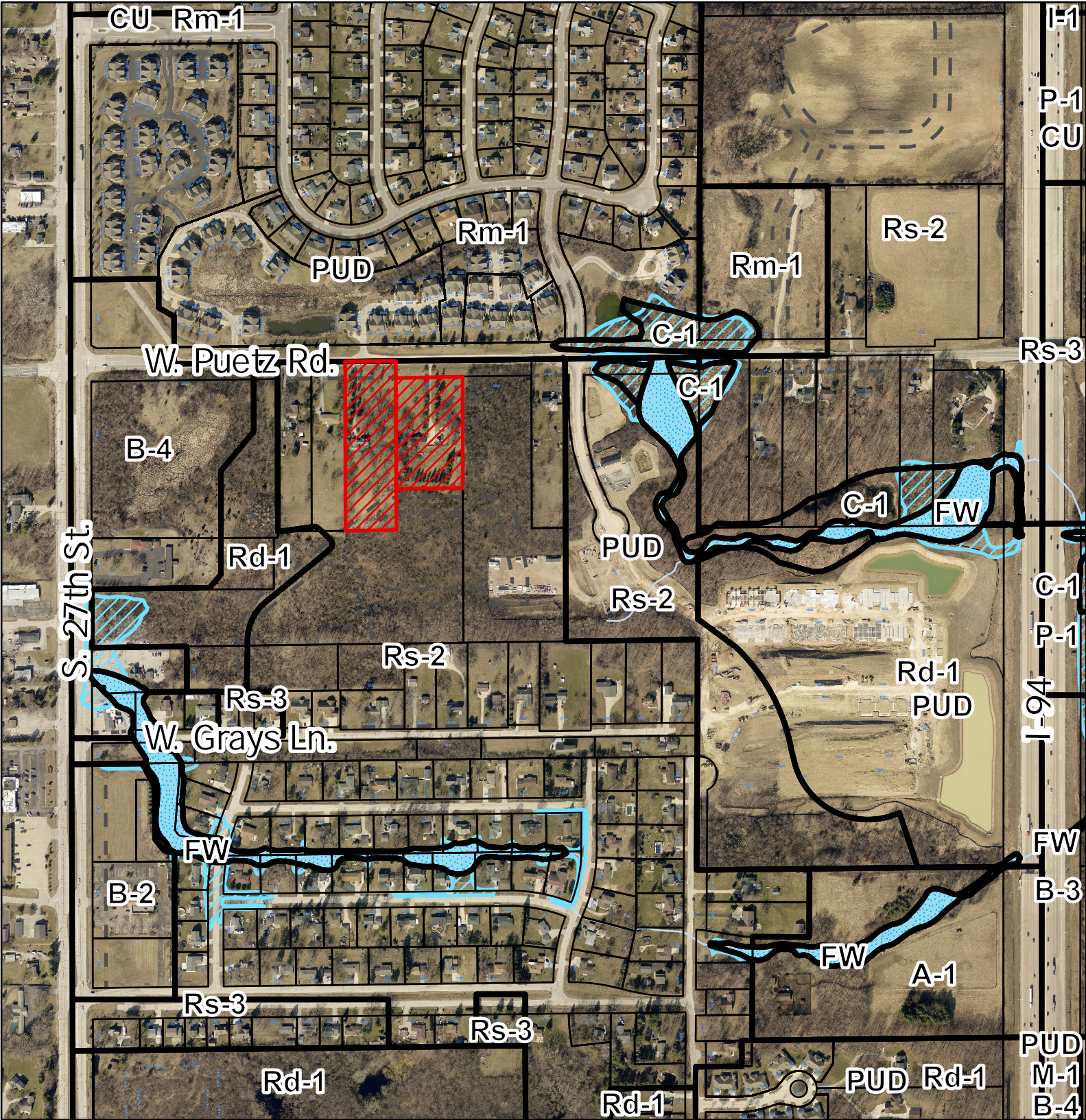
(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





# Location Map

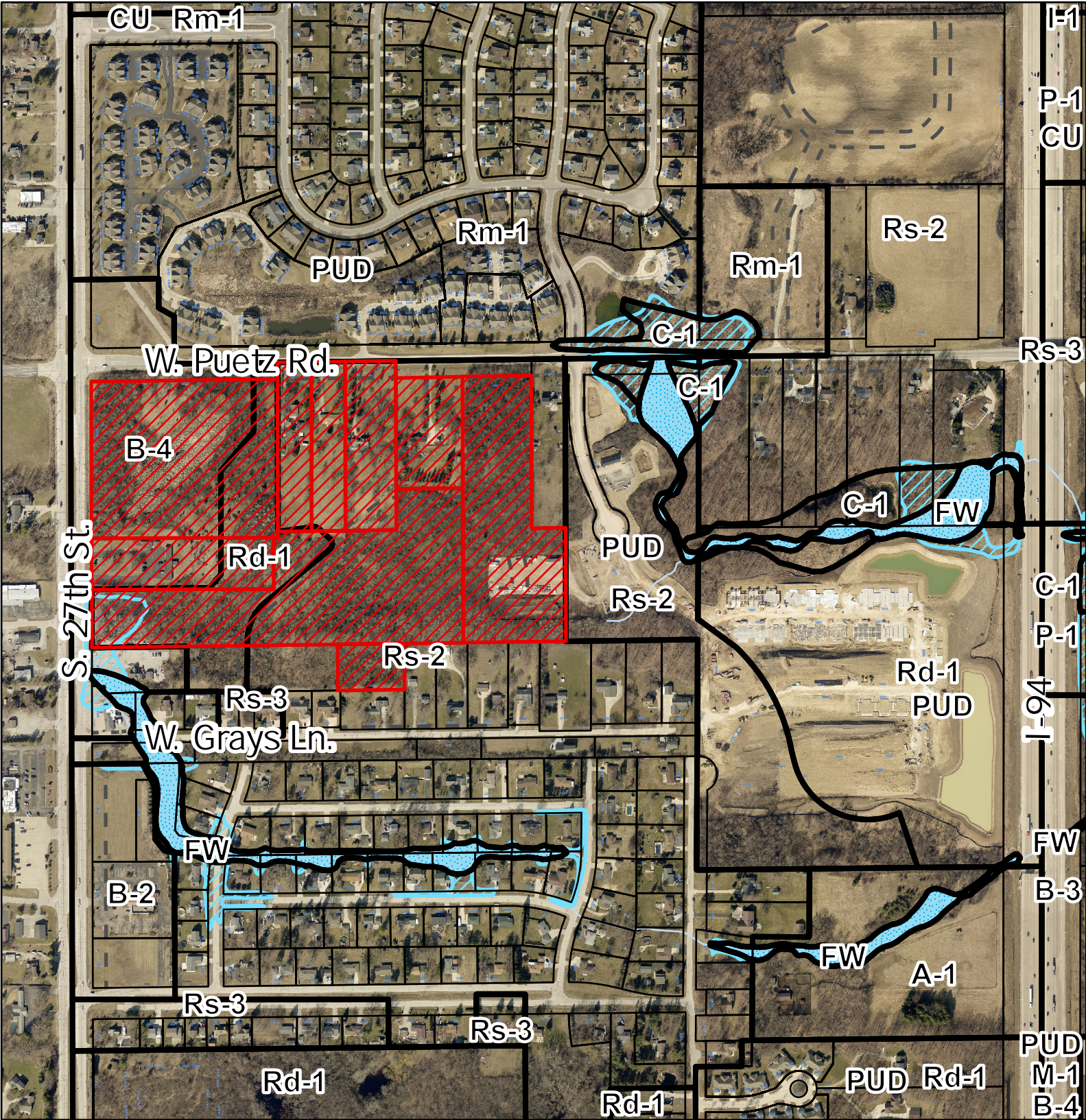
## Heyday Phase II - Comp. Plan Amendment



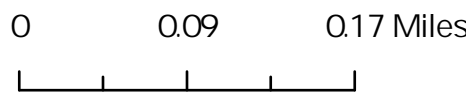


# Location Map

## Heyday Phase II - Official Map Amendment



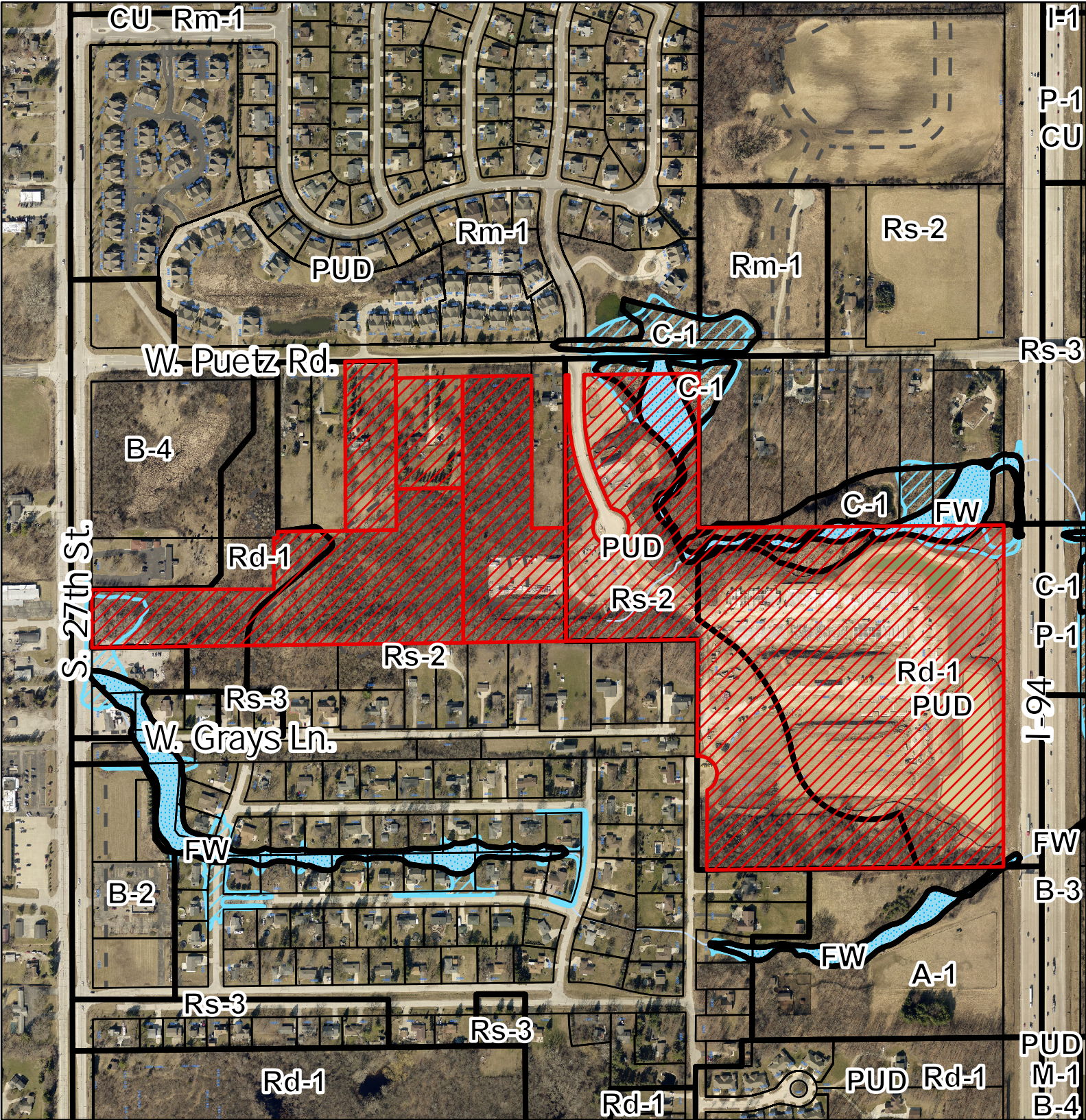
This map is not a survey of the actual boundary of the property this map depicts





# Location Map

## Heyday Phase II - Rezone & PUD Amendment



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



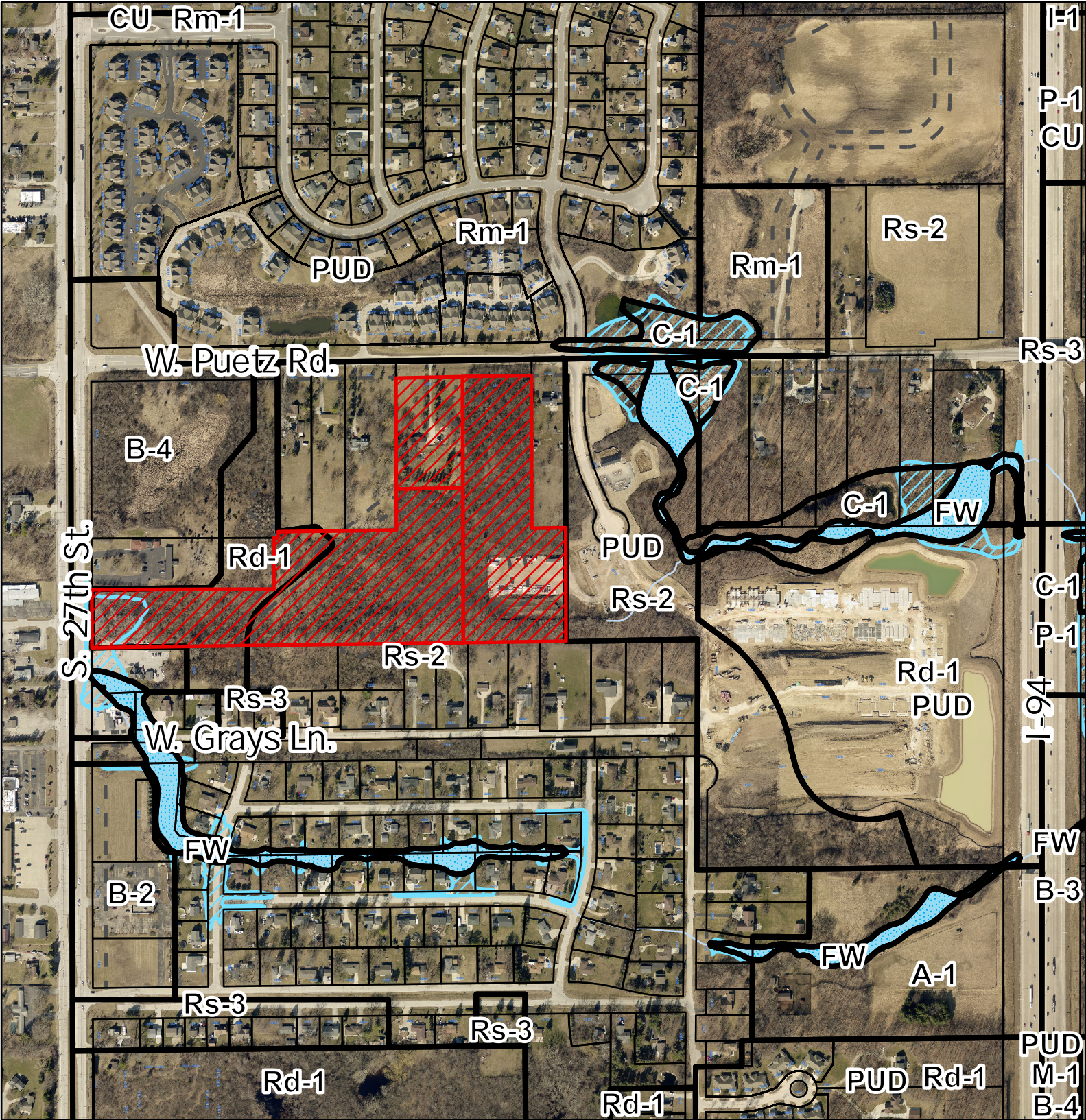
Community Development





# Location Map

## Heyday Phase II - Certified Survey Map



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





# Heyday Oak Creek Phase II

Request for:

**Phase II**

Comprehensive Plan Map Amendment  
Partial and Full Rezoning  
Official Map Amendment  
Planned Unit Development (PUD) Amendment  
CSM

**Phase I**

Partial Rezoning (*administrative cleanup requested by staff*)

*CR Oak Creek Land II, LLC  
December 16, 2025*

## **Heyday Oak Creek – Phase II Project Narrative**

### ***Introduction***

CR Oak Creek Land II, LLC (dba “Heyday”) is pleased to submit this request for the expansion of the successful Heyday Oak Creek community located along W. Puetz Road in Oak Creek, Wisconsin.

Phase I, located at 2119 W. Puetz Road, was completed and delivered 130 single-story attached rental homes designed around principles of low-density, conservation-oriented neighborhood planning. The community has been extremely well-received and is currently 100% occupied, demonstrating strong market demand for this product type in Oak Creek.



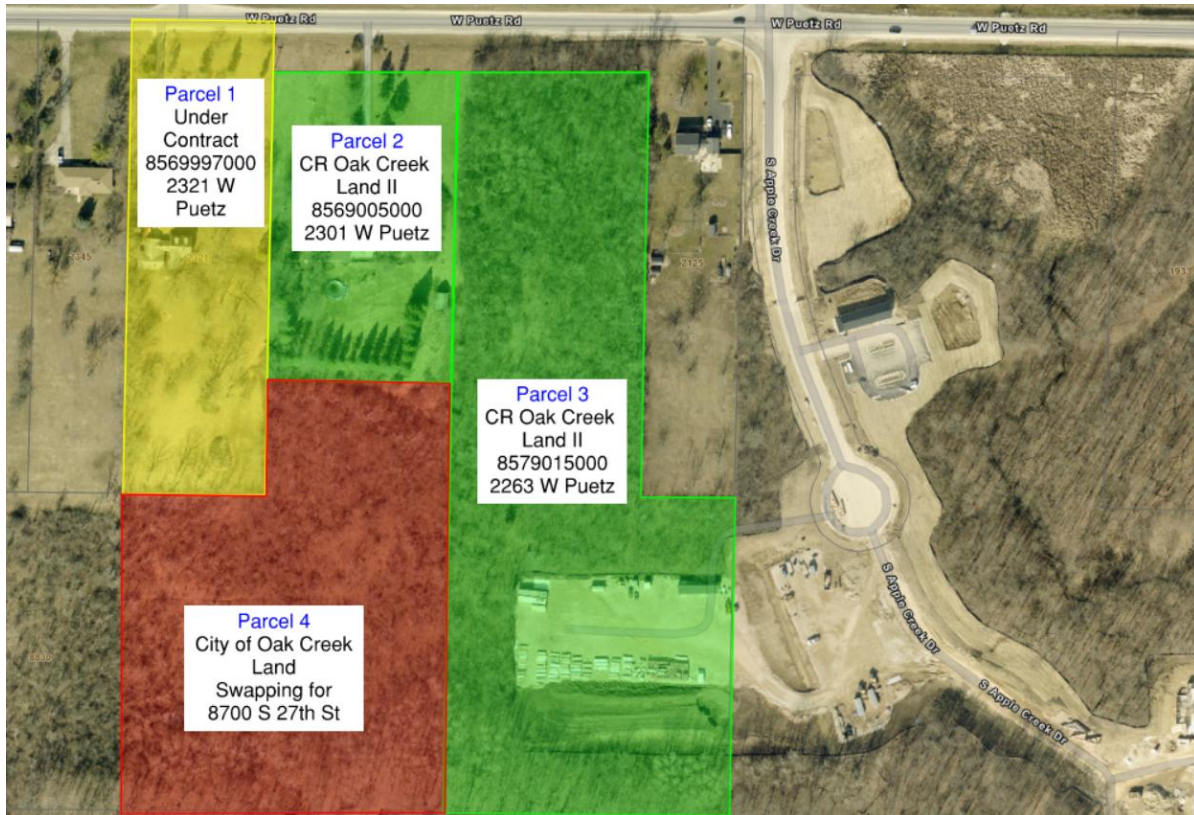
With this success, Heyday now proposes Heyday Oak Creek – Phase II, a continuation and natural evolution of the established community. Phase II will occupy approximately 18.93 acres on parcels 2321, 2301, 2263 W. Puetz Road and a portion of 8830 S. 27<sup>th</sup> Street, immediately west of Phase I. The proposal includes 77 total homes, comprised of 62 single-story attached rental homes (identical to those in Phase I) and 15 two-story townhomes fronting W. Puetz Road to enhance the streetscape and housing diversity.

This application includes requests for a Comprehensive Plan Map Amendment, Rezoning, Official Map Amendment, Planned Unit Development (PUD) Amendment, and Certified Survey Map (CSM). Supporting materials include legal descriptions, maps, traffic study and a tree inventory.

The proposed development consists of four (4) tax parcels:

***Tax Parcel Information:***

- Parcel 1 – 3.00 acres, 2321 W. Puetz Road, Parcel Number 8569997000
- Parcel 2 – 2.60 acres, 2301 W. Puetz Road, Parcel Number 8569005000
- Parcel 3 – 7.724 acres, 2263 W. Puetz Road, Parcel Number 8579015000
- Parcel 4 – +/-5.61 acres of the total 12.069 acres, 8830 S. 27th Street, Parcel Number 8579016000



***Current Land Use and Features***

- Single-family residences exist on parcels 1 and 2
- Parcels 3 and 4 consists of a dense mix of vegetation including various shrubs and trees which extend throughout most of the site. Some clearing and grubbing will be required as part of the development. A Tree Study has been completed and includes with this submittal.

The proposal includes 77 total homes and requests a series of coordinated land use and zoning actions. **Please refer to the accompanying exhibits** for a comprehensive summary of the existing and proposed zoning classifications for all affected parcels.

As part of the subject development, we are requesting a land swap and boundary adjustment. Please see the image below as reference. As part of the Phase I approvals, Lot 3 (outlined in red below) was dedicated to the City by the developer. This was proposed to be a natural public park, similar to the Cudahy Nature Preserve. While an access easement currently exists, in its current configuration, the public is not afforded access to lot 3 as the public roadway does not exist.

The remainder of lot 3 (outlined in red, filled in white) will be retained by the city. In addition, as part of the subject development the developer will build the road that provides access to the remainder of Lot 3.

[illegible]



Site Plan Concept



KEY DATA	
SINGLE-STORY RENTAL HOMES	62
TOWNHOMES	15
TOTAL UNITS	77
SITE AREA	18.93 AC
GROSS DENSITY	4.07 DU/AC

## Project Specifics

### Heyday Oak Creek – Phase II

Location	South of W. Puetz Road, West of S Apple Creek Drive
Parcel Size	Approximately 18.93 acres, or 824,591 sq ft.
Total Homes	77
Total Garage Parking Spaces	154 (4.0 assigned, private spaces per home)
Total Surface Parking Spaces:	154
Roadway Guest Parking	34
Total Parking Project wide (Ratio)	342 (4.44 spaces / home)
Gross Density per Acre	77 homes / 18.93 acres = <b>4.07 homes per acre</b>

The proposed development consists of 77 attached single-family rental homes within 13 buildings, with each building containing four, five, six or eight homes. The buildings will feel and operate like a typical single family home neighborhood, with primarily like ranch-style single-family homes (62 of the 77 homes) and two-story townhomes (15 of the 77 homes). Each homes offers a two-car attached garage providing direct access. In addition, the garages will have 22' driveway parking aprons that can be used for guest parking.

The following chart details the projects' preliminary mix of homes.

Heyday Oak Creek - Phase II Rental Home Project						
Home Type	Qty	Garage Sq. Ft.	Garage Spaces	Driveway Spaces	Sq. Ft./Unit	% of Unit Mix
Saratoga (TH-B)	10	469	20	20	1,493	12.99%
Huron (C)	24	416	48	48	1,211	31.17%
Geneva (D)	24	416	48	48	1,449	31.17%
<b>2 Bed Avg.</b>	<b>58</b>		<b>116</b>	<b>116</b>	<b>1,358</b>	<b>75.32%</b>
La Belle (TH-C)	5	469	10	10	1,597	6.49%
Mendota (F)	14	416	28	28	1,746	18.18%
<b>3 Bed Avg.</b>	<b>19</b>		<b>38</b>	<b>38</b>	<b>1,707</b>	<b>24.68%</b>
<b>Total Units</b>	<b>77</b>		<b>154</b>	<b>154</b>	<b>1,444</b>	<b>100.00%</b>



### **A Focus on Architecture and a Connection to Nature**

Unlike most garden-style apartment communities, this low-density community will offer an abundance of outdoor open space. Each home will have a covered front porch, as well as a large private patio off the living space. In addition, each home will either open onto a large centralized landscaped common area referred to as the community garden courtyard, or to the stormwater detention basin and/or small landscaped areas.

We have strived to create a modern day cottage home with Craftsman influences. Exterior cladding and color palettes will vary, adorned with either classic board and batten emphasizing the vertical, or lap siding with gable shakes emphasizing the horizontal. A masonry (stone) water table detail wraps the front of the single-story homes as well as the end facades of the two-story townhomes. Windows are ganged together to create oversized openings. Coupled together, the fenestration will flood the living spaces with natural light, providing a visual and physical connection to the outdoors.

Please see the images on the following pages representing the architecture of the attached single-family homes followed by the townhomes.









## Single-Level Homes



The single-story homes have been designed for vehicular access from the rear of the unit, allowing for front doors to open to the private and common conservation / open spaces and garden courtyards detailed above.

Within the single-story homes, the space is defined by two main side-by-side cores; living and sleeping. An open floor plan concept defines the living space, providing connectivity from the kitchen through the living room, and beyond to the outdoors. Tucked behind the kitchen are bathrooms and a multi-function mudroom, providing space for laundry, coats, as well as for bulk storage (Costco-closet) above a multifunction countertop that can serve as a home-office. The sleeping core provides two or three bedrooms, oversized walk-in closets, and gracious bathrooms.

Unit finishes will include shaker wood cabinetry, stainless steel appliances, luxury vinyl plank flooring, solid surface countertops (quartz), dimmable LED light fixtures, Smart locks, thermostats and myQ Garage operators, Kohler plumbing fixtures, double-pane insulated windows as well as multiple storage locations in the unit and the garage.

In both the single-story homes and the two-story townhomes the utilities are housed in the garage, allowing for non-intrusive access for maintenance. In addition this location removes

any noise created by the operation of the furnace or air conditioning unit away from the living areas, resulting in a quieter living environment within the home.

It is hard to overstate the luxury of single-level and attached single-family living and the benefits of having no one living above or below, as is typical in rental housing. Besides the low density nature of the project prioritizing open space over parking, we see this as the single most valuable and appealing amenity of our community. Combined with the direct access attached garages, not only do our homes provide a level of privacy and convenience similar to traditional detached single-family homes, **the single-level design also provides the highest level of accessibility to residents of all ages and all levels of mobility. This product captures all of the major design features of Universally Designed Housing.**

## Two-Story Townhomes

The two-story townhomes have been designed for vehicular access from the rear of the home, allowing for front doors to open to Puetz Road.

The two story townhomes employ all the same design attributes and finishes as the single-story homes, except in two levels. These homes are slightly smaller in size and thus will be slightly more attainable than the single story product. Below please see an example of our 3 bedroom townhome.



## **Project and Community Design Thesis and Highlights**

Heyday's project will benefit the City of Oak Creek community by expanding an already proven and highly demanded housing option. Heyday Oak Creek – Phase I successfully introduced low-density, single-story attached homes to the area, and these homes are now substantially leased, demonstrating both the strength of the concept and the lack of sufficient supply. Phase II will add 62 additional single-story attached homes and 15 two-story town homes that live and feel like typical detached single-family homes, but with all the benefits and efficiencies of rental housing. This expansion will continue to serve as a steppingstone for (1) the ever-increasing demographic of Baby Boomers who are approaching, or have initiated, retirement and no longer desire the cost and effort of maintaining a single-family home, and (2) Millennials/Gen Y & Z choosing to rent for various reasons such as affordability, saving for a home, flexibility, or preferred lifestyle.

In comparison to previous generations of retirees, many Baby Boomers prioritize a lifestyle focused on physical fitness, continuing education, and social engagement. They seek an alternative form of housing providing all the benefits of a single-family home but with the downsized, easy-to-maintain, lock-and-leave lifestyle offered by rental housing.

There is no longer any stigma associated with renting, in any form it may take. Housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials/Gen Z deciding to purchase their first home. The increased costs are keeping many households renting for longer periods of time, either out of necessity or by choice.

Heyday's universally designed, low-density single-family attached housing community was conceived in response to all the factors detailed above and is intended to provide a lifestyle focused on downsizing, convenience, and enhanced social interaction, located proximate to the communities in which its residents have previously lived or intend on living. By doing so, relationships with families, friends, cultural and social resources, and even employment will be maintained in Oak Creek.

The following list of amenities details key differentiators of these homes, and of our community.

- ***2- Car Direct Access Parking Garages***

Most traditional garden-style apartment projects dedicate significant acreage to on-grade parking, which creates a less-than-desirable visual environment and burdensome stormwater management. We believe the Oak Creek rental market will continue to value the 2-car private garages and parking configuration that has already been proven successful in Phase I, where attached homes feature direct-access garages rather than large surface lots. In Phase II, all homes will include 2-car direct-access garages, and this approach—paired with functional driveway aprons—will provide residents with enhanced security and convenience while maintaining a strong emphasis on open and green space not typically seen in rental housing.

- ***Thoughtful Architecture, Universally Designed Housing***

- Our homes embrace Universal Design, also called Barrier-Free Design, which focuses on making a house safe and accessible for everyone, regardless of age or physical ability. Key features include stepless entrances, single floor living, open plan design, Type A units and 32" or greater doorways.

- ***Meaningful Private and Public Open Spaces and Walking Trails***

- The Baby Boomer and Millennial demographics enjoy outdoor activities such as walking, jogging, or biking for both exercise and socialization. The Oak Creek rental community will gravitate to our landscaped community garden courtyard and open space which will be visually pleasing and will create areas that promote social interaction and walkability throughout our community.



- Our unique site plan concept promotes relationships between each home and the public and private outdoor space and allows for walking paths throughout the community. These design features encourage social interaction and communal activities, thus promoting healthier and happier residents.
- Our design seeks to enhance the connection to the outdoors through expansive glazing systems that look out to covered porches, patios, and green space connecting the home and the residents to the expansive private and communal outdoor spaces.

### **Community Amenities**

The development will offer the following community amenities to promote social interaction and walkability:

- Conservation / open space and nature trails, as well as common garden courtyards.
- Bike and walking paths throughout the community connecting to adjacent residential neighborhoods.
- Private outdoor spaces include a covered porch and separate patio for each residential unit.
- Private parking for each rental home.
- No one living above or below.
- Peaceful, low-density community.
- 24-hour maintenance provided by certified licensed third-party property manager.

Heyday's design and development strategies will create a unique residential community that features a private, serene, spacious, and park-like community, all the while being an infill neighborhood site with proximity to transportation and retail.

### **Project Justification – Oak Creek Comprehensive Plan**

Heyday respectfully submits this Project Justification Memo to the City of Oak Creek Commission for preliminary review and feedback regarding the proposed Heyday Oak Creek – Phase II neighborhood. This concept aims to deliver a thoughtfully designed single-family rental and townhome community that aligns with the City of Oak Creek Comprehensive Plan (2020) which outlines clear objectives to guide future housing and neighborhood development. Heyday Oak Creek – Phase II directly supports these goals by adding additional Missing Middle housing units to the established Phase I housing stock in a conservation-oriented layout consistent with the City's vision.

Heyday Oak Creek – Phase II supports this vision by creating a low-density, conservation-oriented residential neighborhood that emphasizes open space, lifestyle flexibility, and quiet, community-focused living. Key components include:

- 62 single-story rental homes
- 15 two-story townhomes
- Integrated sidewalks and connections
- Approximately 9.4-acres as green/open space (including stormwater detention, wetland & preservation of the environmental corridor)
- Low density at 4.07 du/ac (gross density for residential)

<b>Comprehensive Plan Objective</b>	<b>How Heyday Oak Creek – Phase II Meets It</b>
Promote attainable and diverse housing	Expands Oak Creek's Missing Middle housing by offering single-story and townhome rentals in a single-family format.
Encourage conservation-oriented development	Preserves environmental corridors and employs a clustered layout with low impervious coverage.
Foster community health and walkability	Integrates sidewalks, trails, and courtyard green spaces to promote active, outdoor lifestyles.

Encourage increased density where appropriate	Adds medium-density housing along Puetz Road and S. 27th Street, key corridors identified in the Plan.
Promote compatibility with adjacent neighborhoods	Uses single-story architecture and landscape buffering to blend with surrounding single-family homes.
Leverage existing infrastructure where available.	Utilizes Phase I's access and utility network, minimizing new disturbance and maximizing efficiency.

Phase II strengthens Oak Creek's housing diversity, environmental stewardship, and neighborhood design quality, delivering a project that fulfills multiple goals of the City's Housing and Neighborhood Framework.

### ***Broader Alignment with Comprehensive Plan Themes***

1. Infrastructure & Growth Management
  - Leverages existing utility and transportation infrastructure.
2. Diversified Housing Supply
  - Fills a housing gap by offering rental townhomes and multifamily homes.
  - Addresses needs of Baby Boomers and Millennials.
3. Land Use Compatibility
  - Supports compatible intensity and character of development.
  - The Future Land Use map in the Comprehensive Plan designates the subject site for single-family detached, single-family attached and commercial.

### ***Community Design & Open Space Integration***

The neighborhood design emphasizes high-quality architecture, cohesive landscaping, and sustainability. Open space is distributed throughout the site, with shared green areas, connected walking trails, and preserved natural habitats. Stormwater management is integrated into the landscape as aesthetic and functional amenities.

### ***Demographic and Market Trends***

More innovative, thoughtful, and diversified housing options are needed to accommodate future growth.

Our single-family attached rental product is intended to provide communities with a housing option that serves as a steppingstone for residents moving into, or out of, homeownership. This is in response to the changing demands for two key demographics where the greatest growth (and need) is forecasted:

1. Baby Boomers who are approaching, or have initiated, retirement, and are downsizing; and
2. Millennials choosing to rent for various reasons such as affordability, lifestyle and saving for a home, etc.

### ***Addressing Housing Issues***

Our single-family attached rental product will assist Oak Creek in addressing housing issues that are apparent throughout the country. The three main housing issues are:

1. The Growing Housing Shortage
2. The "Missing Middle"; and
3. Accessibility Concerns

The Wisconsin REALTORS® Association (WRA) reports that statewide housing inventory remains critically low, approximately 22,000 homes listed in May 2025. Months of supply statewide averaged 3.9 months in mid-2025, far below the six-month benchmark for a balanced market. This shortage has pushed prices to record highs, reducing affordability across all income levels.

As with the rest of the Midwest, the limited availability of new starter homes continues to exacerbate affordability pressures. In the 1980s, approximately 40% of new homes built were classified as entry-level. In 2020, that share dropped to just 7%. This shift underscores the need for more attainable, smaller-scale housing types such as Heyday Oak Creek – Phase II single-family attached rental product.

Heyday Oak Creek – Phase II will address is the “Missing Middle”.

The definition of Missing Middle housing is:

*“...house-scale buildings with multiple units in walkable neighborhoods providing a range of diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.”*

Our product is comprised of four and six-plex single-story and 2-story homes. Missing Middle homes are intended to fit into existing residential neighborhoods and support walkability. Our current site plan aims to fit in with the surrounding uses given the density and scale.

Missing Middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics. Our unit mix of 1, 2 and 3-bedroom homes aims to provide multiple pricing options for two shifting demographics:

- Baby Boomers who represent the fastest growing renter demographic; and
- Millennials who are the largest generation in U.S. history — who are now in their 30s, the time when most folks start transitioning back to the suburbs to plan for/or start families and homes.

Given the current housing supply shortage, and specifically Missing Middle housing, our product helps facilitate this transition into single-family for Millennials while assisting Baby Boomers who wish to downsize and remain in their communities.

Heyday Oak Creek – Phase II will help address the need for universal housing / “accessible product”.

Within the next two decades, the number of households headed by people aged 75 and over is projected to double from 14 million to 28 million. **Now consider only 4 percent of the US housing stock provides all three critical accessibility features:**

- A no-step entry
- Single floor living; and
- Extra-wide doorways and hallways (ADA compliant approaches)

**Our “universal housing” product will provide all three critical accessibility features which will aid the City of Oak Creek households with reduced mobility to live safely and comfortably.**

In conclusion, housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials purchasing their first home. The demographic forecasts are only going to further compound this issue. Please also consider:

- 72 million millennials are entering the housing market and represent the largest generation in U.S. history at a time when the housing supply is the lowest it has ever been...while affordability has never been more difficult.
- Baby Boomers make up the second largest renter pool, after Millennials, and over the next fifteen years the population aged 65 and over is projected to grow from 48 million to 79 million (a 65% increase).

We believe our community will be positioned to serve both demographics by providing housing that lives and feels like a single-family home, but with all the benefits and efficiencies of multifamily housing (lower overhead, maintenance, and utility costs).

We also believe that our proposed development will help diversify the housing options within Oak Creek by providing a low-density residential community focused on increased open / green space, accessibility, and walkability all the while addressing the “Missing Middle” in a time when the need for new housing options has never been greater.

### **Summary & Next Steps**

Heyday Oak Creek – Phase II represents the next chapter in a proven housing concept that aligns fully with the City of Oak Creek’s long-term vision for housing diversity, sustainability, and community health.

- 1) Continues the high-quality, low-density attached housing established in Phase I.
- 2) Introduces townhomes along Puetz Road to diversify housing types and enhance the streetscape.
- 3) Preserves open space and environmental corridors.
- 4) Adds pedestrian connections and new on-site stormwater infrastructure.
- 5) Strengthens Oak Creek’s housing stock with universally designed attainable homes that meet the needs of modern renters.

### **The Request**

In support of the proposed Phase II development, and as further outlined and described in the accompanying exhibits, CR Oak Creek Land II, LLC respectfully requests approval of the following applications as coordinated with the City of Oak Creek Community Development Department:

- a) **Comprehensive Plan Map Amendment** (2301 & 2321 W. Puetz Rd.) – change from *Single-Family Detached* to *Single-Family Attached* to reflect the proposed housing type.
- b) **Partial Rezone of 8830 S. 27th St.** – rezone the Rs-2 portion to *Rd-1* for uniformity and to support integration into the existing development framework.
- c) **Rezone of 2263, 2301, and 2321 W. Puetz Rd.** – from *Rs-2* to *Rd-1* to allow for the proposed attached single-family and townhome uses.
- d) **Official Map Amendment** – to align the proposed Phase II site layout and access points with the City’s adopted Official Map.
- e) **Planned Unit Development (PUD) Amendment** – to incorporate the new parcels into the existing Heyday Oak Creek PUD boundary, maintaining consistent design and operational standards across both phases.
- f) **Certified Survey Map (CSM)** – to reconfigure parcels, document the land swap, and record the necessary boundary adjustments supporting the proposed site plan.

In addition to the above, City staff has asked for the following clean-up related to Phase I.

- g) **Partial Rezone of Existing Phase I** (2119 W. Puetz Rd.) – to eliminate split-zoning (Rs-2 and Rd-1) and rezone the property entirely to *Rd-1* for consistency.

Thank you for your time and consideration.

CR Oak Creek Land II, LLC



## Comprehensive Plan Amendment Narrative - 2301 & 2321 W. Puetz Road

Requested Amendment:

- ***Change Future Land Use Map designation from Single-Family Detached to Single-Family Attached***

Current Comprehensive Plan Land Use Category:

- ***Single-Family Detached***



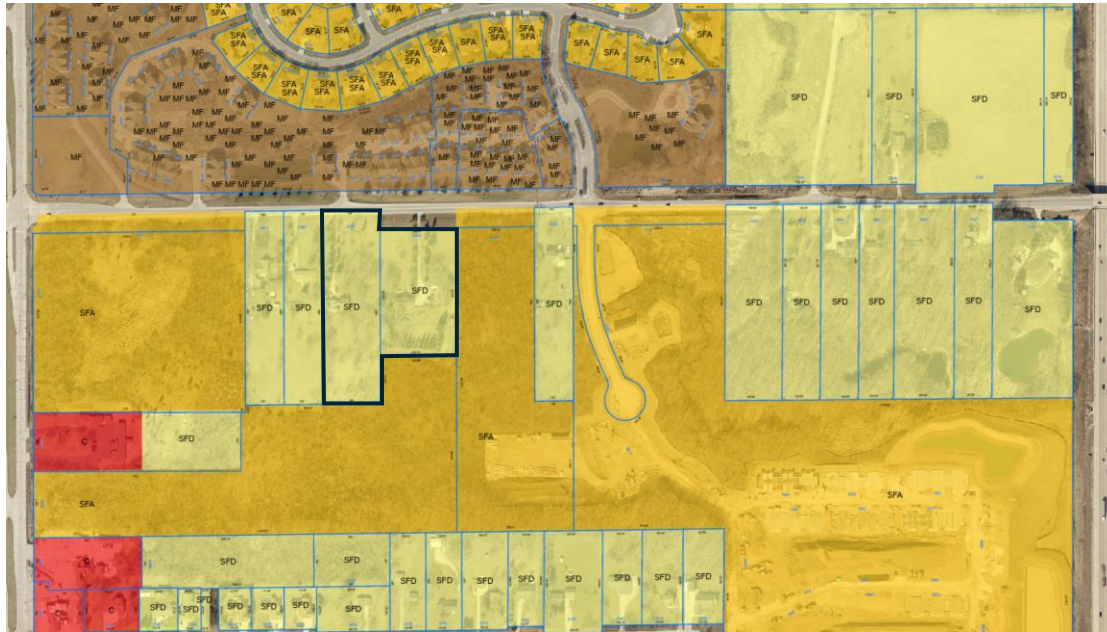
Proposed Comprehensive Plan Land Use Category:

- ***Single-Family Attached.***

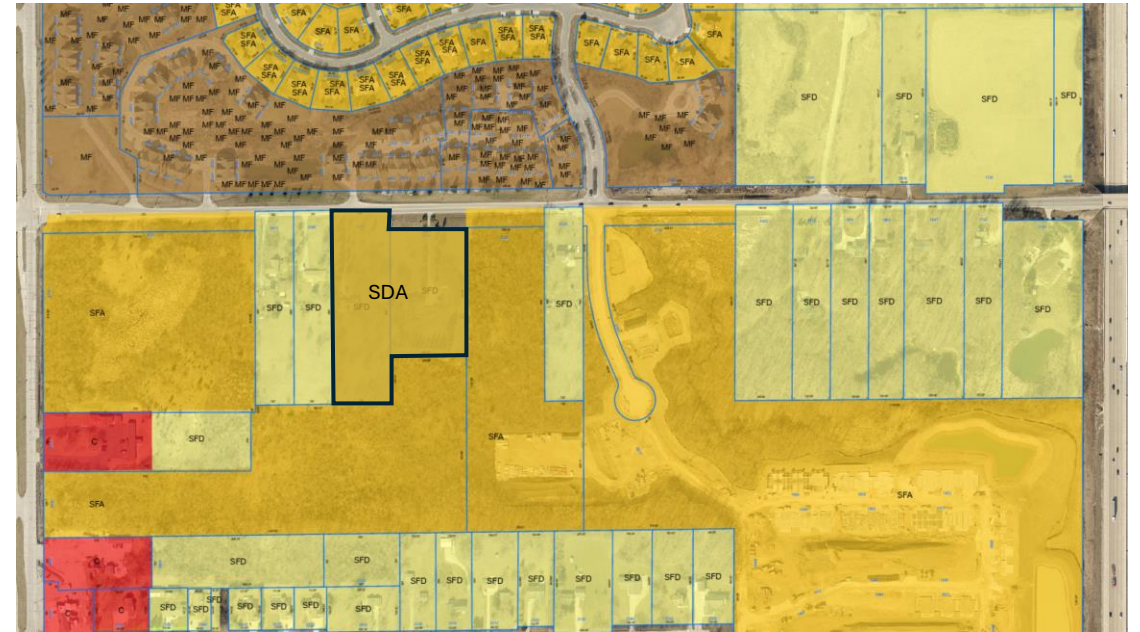




## Existing Land Use Plan Map



## Proposed Land Use Plan Map





#### *Why the Amendment Is Needed:*

The amendment is necessary to align the Future Land Use Map with the City's adopted Comprehensive Plan policies for the Puetz Road corridor. The Plan identifies single-family attached housing as a preferred land use along major transportation corridors, including East Puetz Road, where this exact type of development is encouraged to expand housing diversity, buffer lower-density neighborhoods, and support long-term growth objectives.

The current Single-Family Detached designation does not reflect those stated policy goals nor the established development pattern initiated by Heyday Oak Creek Phase I.

#### *Intended Future Use:*

The parcels will be integrated into Heyday Oak Creek – Phase II, proposing 62 single-story attached Heyday homes and 15 two-story townhomes. The project continues the low-density, neighborhood-scale housing model established in Phase I, with universal design, high-quality architecture, and open space preservation.

#### *Current Zoning:*

The parcels are currently zoned single-family residential (RS). A companion rezoning request will be submitted to bring zoning into conformance with the proposed future land use designation.

#### *Surrounding Land Use Categories and Compatibility of the Proposed Amendment*

The surrounding area includes a mix of residential, open space, and the established Heyday Oak Creek Phase I community to the east. The proposed Single-Family Attached land use category is compatible with surrounding uses because:

- It maintains a residential character consistent with the neighborhood.
- It provides an appropriate transition between single-family areas and the Puetz Road corridor.
- It aligns with the Comprehensive Plan's objective to locate SFA along major roadways and to buffer lower-density neighborhoods from activity corridors.
- It continues the established pattern of attached residential development already present in Phase I.

The amendment therefore strengthens compatibility and reinforces a coherent land use pattern along Puetz Road.

#### *Conceptual Plan Triggering the Request*

The conceptual plan for Heyday Oak Creek Phase II includes:

- 62 single-story attached residences consistent with the Heyday product in Phase I;
- 15 street-fronting townhomes along Puetz Road to enhance the corridor's streetscape;
- Preservation of environmental corridors and functional open space;
- Enhanced pedestrian connections, internal walkability, and on-site stormwater management improvements;
- A continuation of a proven, high-quality attainable housing model (Phase I is currently 100% occupied).

This development concept directly triggers the need to update the Comprehensive Plan designation so that the land use map reflects the appropriate residential category required to accommodate this community.



***Summary for Plan Commission***

The Comprehensive Plan Amendment Request:

- ✓ Aligns the Future Land Use Map with the City's stated policy direction for Puetz Road.
- ✓ Implement the Comprehensive Plan's goal of increasing single-family attached housing in targeted locations.
- ✓ Supports the City's housing diversity, attainability, and neighborhood transition objectives.
- ✓ Reflects an extension of the successful Heyday Oak Creek Phase I community.
- ✓ Ensures internal consistency between the Comprehensive Plan, zoning, and the proposed development.



## **Official Map Amendment**

Heyday Oak Creek – Phase II

Request:

***Amend the City's Official Map to reflect the updated internal street layout and pedestrian connections proposed as part of the Heyday Oak Creek Phase II development.***

Describe the conceptual plan that is triggering the request.

The conceptual plan for Heyday Oak Creek – Phase II includes:

- 62 single-story attached Heyday homes arranged in a walkable neighborhood pattern
- 15 two-story townhomes fronting Puetz Road to enhance the corridor's character
- New internal private drives, fire access routes, and local connection points
- Pedestrian pathways linking Phase II to Phase I, Puetz Road sidewalks, and internal open spaces
- Stormwater management, preservation of natural corridors, and designated open space

*The Phase II layout requires adjustments to the City's Official Map, specifically where the current map shows:*

- Future public street extensions that do not align with the feasible and environmentally responsible layout of the proposed neighborhood
- Roadway stubs or alignments that cross environmental corridors or wetlands
- Outdated conceptual connections inconsistent with the Phase I street pattern

*Describe why the currently proposed street pattern does not meet the needs of the proposal, and what is being proposed to amend.*

Why the existing Official Map street pattern does not work:

1. Environmental Constraints – The Official Map includes roadway alignments that would cross or fragment wetlands and natural corridors, conflicting with Phase II's conservation-based layout.
2. Mismatch With Phase I Connections – The Official Map still shows street layouts that conflict with the road network actually constructed during Phase I.
3. Infeasible Cross-Parcel Extensions – Some roadway extensions are no longer possible due to existing grading, utilities, private development, and Phase I improvements.
4. Policy Shift Toward Conservation – The Heyday model emphasizes low-impact, attached residential neighborhoods with private drives, reducing impervious surface and protecting natural features.

*What is being amended:*

- Remove or modify outdated future street alignments that conflict with the Phase II design
- Update internal connection points to reflect actual tie-ins to Phase I
- Add appropriate pedestrian pathway corridors
- Clarify circulation to match the proposed internal private drives
- Align the Official Map with adopted development direction for this corridor





*Additional requirements per Sec. 17.0804(f)*

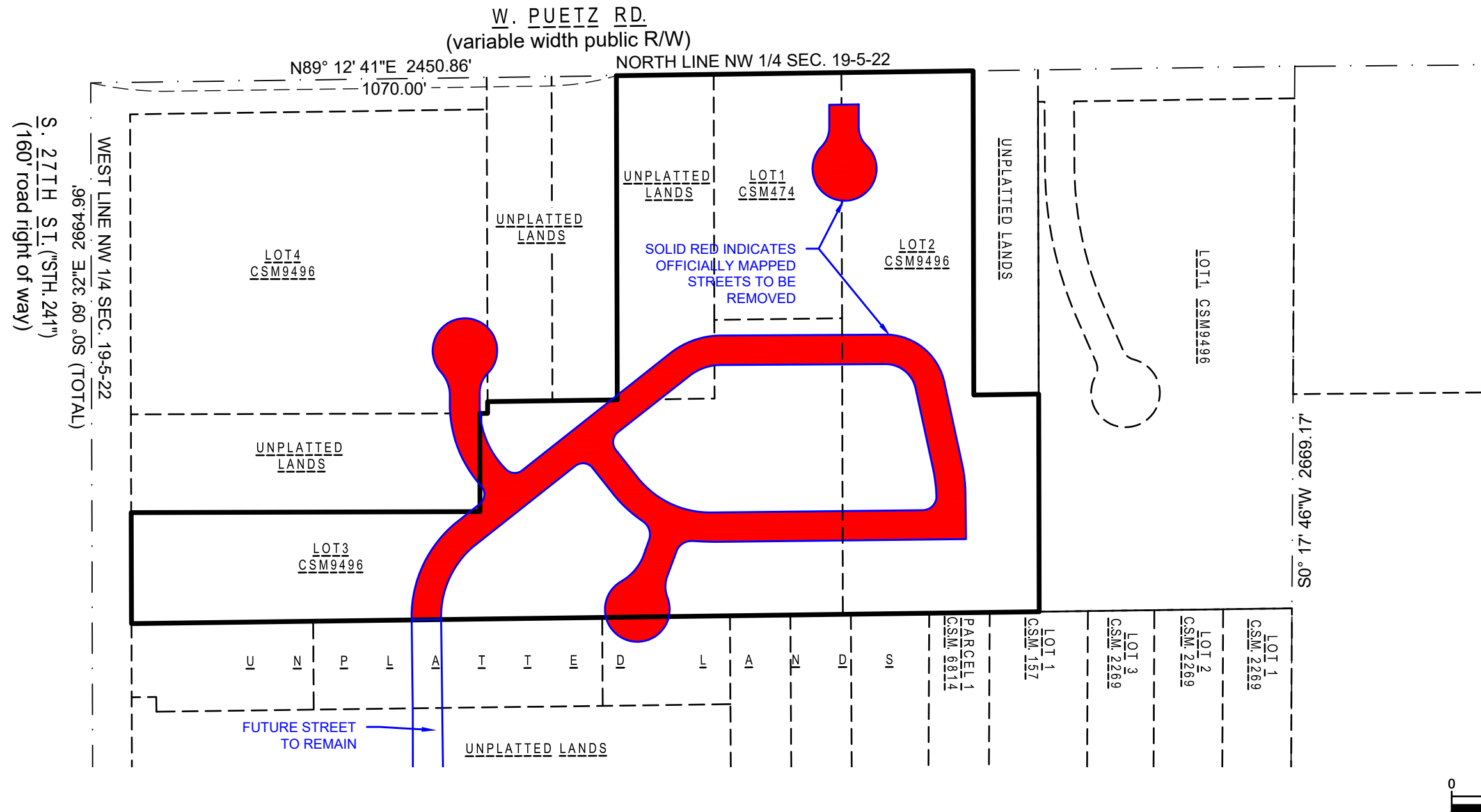
This amendment meets Sec. 17.0804(f) requirements by:


- Providing a logical, connected circulation network consistent with surrounding development
- Avoiding unnecessary public street extensions across sensitive environmental features
- Supporting Comprehensive Plan goals for flexible, context-sensitive neighborhood design
- Ensuring the Official Map does not impede reasonable development of the site
- Maintaining adequate emergency access and utility routing
- Preserving clarity for long-term planning and adjacent parcels

***Summary***

The Official Map Amendment:

- ✓ Updates the City's Official Map to reflect the feasible and environmentally sensitive Phase II layout
- ✓ Removes outdated or infeasible street extensions
- ✓ Ensures consistency with Phase I's built circulation system
- ✓ Supports Comprehensive Plan goals for housing diversity, corridor design, and conservation
- ✓ Establishes a realistic, connected neighborhood pattern
- ✓ Facilitates orderly development of Heyday Oak Creek Phase II



CITY OF OAK CREEK OFFICIAL MAP AMENDMENT			 www.thesigmagroup.com 1300 West Canal Street Milwaukee, WI 53233 Phone: 414-643-4200 Fax: 414-643-4210
DATE: 01/13/2026	DRAWN BY: KMA	SCALE: 1:250	
EXISTING STREETS			FIGURE # 2



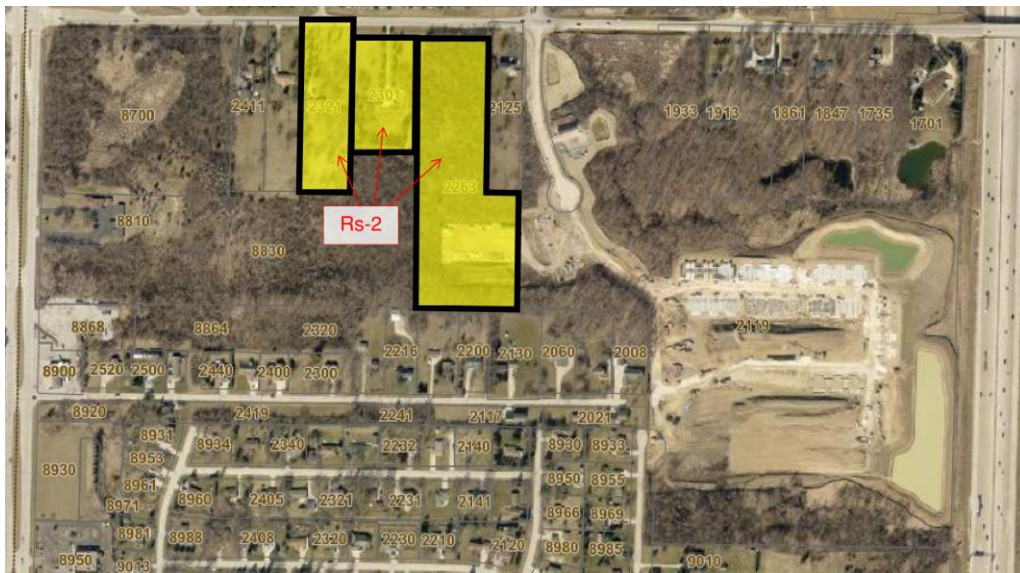
**Rezone - 2263, 2301 & 2321 W. Puetz Road**

Request:

***Rezone parcels currently zoned RS-2 (Single-Family Residential) to RD-1 (Two-Family Residential) to match the planned residential development pattern for Heyday Oak Creek – Phase II.***

Current Zoning:

All three parcels—2263, 2301, and 2321 W. Puetz Road—are currently zoned RS-2 Single-Family Residential.



Proposed Zoning:

Rezone all parcels from RS-2 to RD-1, establishing a consistent zoning district across the Phase II development area.





#### *Why the Rezone Is Needed:*

- RS-2 does not permit the single-family attached and townhome configurations proposed for Heyday Oak Creek Phase II.
- RD-1 is the appropriate district for the single-family attached housing type, consistent with the Comprehensive Plan's Single-Family Attached land use category.
- The rezoning brings zoning into conformance with the Comp Plan Amendment request for 2301 and 2321 W. Puetz Road.
- Establishing uniform RD-1 zoning eliminates patchwork zoning and supports cohesive planning of Phase II.
- RD-1 zoning supports the City's stated policy direction for Puetz Road, including adding diverse housing options along major transportation corridors.

#### *Intended Future Use:*

The parcels are intended to be developed as Heyday Oak Creek – Phase II, consisting of 62 single-story attached Heyday homes, 15 two-story townhomes, enhanced pedestrian pathways, integrated stormwater facilities, and neighborhood-scale design consistent with Phase I.

#### *Ownership Situation*

- All parcels are under single ownership or under contract to purchase by CR Oak Creek Land II, LLC.

#### *Whether the Rezone Request Meets the Comprehensive Plan Land Use Category*

The proposed rezoning directly aligns with the Comprehensive Plan's Single-Family Attached land use designation. RD-1 zoning corresponds to this category and implements the Plan's policy direction for the Puetz Road corridor.

#### *Consistency with the Policy and Intent of the Comprehensive Plan*

The requested zoning amendment is consistent with the Plan because it:

- Advances the City's goal of diversifying housing options.
- Supports attainable, modern housing types suited for a range of ages and lifestyles.
- Locates attached housing in an area designated for this use in the Land Use Plan.
- Strengthens transitions between the Puetz Road corridor and existing residential areas.
- Ensures zoning matches the intended residential density and built form.

#### *Surrounding Zoning and Compatibility of the Proposed Zoning with Neighboring Land*

Surrounding zoning consists of RD-1 and attached residential uses associated with Heyday Phase I, single-family residential neighborhoods beyond the project area, and open space and environmental corridors. RD-1 zoning is compatible with these surroundings, maintaining a residential character and scale, and supporting the established pattern of attached housing.

#### *Conceptual Plan Triggering the Request*

The rezoning is triggered by the conceptual plan for Heyday Oak Creek Phase II, which includes continuation of the Heyday attached residential model, townhomes along Puetz Road, open space preservation, and improved connectivity.





### ***Summary***

The rezoning of 2263, 2301, and 2321 W. Puetz Road from RS-2 to RD-1:

- ✓ Aligns zoning with the Comprehensive Plan Amendment.
- ✓ Supports the City's preferred land use strategy for Puetz Road.
- ✓ Enables Heyday Oak Creek Phase II to be developed as envisioned.
- ✓ Maintains compatibility with surrounding residential areas.
- ✓ Implements the Comprehensive Plan's goals for diverse, attainable housing.
- ✓ Corrects outdated or mismatched zoning designations.



### Partial Rezone - 8830 S. 27th Street

Request:

***Rezone the portion of the property currently zoned RS-2 (Single-Family Residential) to RD-1 (Two-Family Residential), resulting in a uniform RD-1 zoning designation for the entire parcel.***

Current Zoning:

The property at 8830 S. 27th Street is currently split-zoned RS-2 and RD-1. The RS-2 portion is a legacy designation from prior mapping and does not reflect current or intended development patterns.



Proposed Zoning:

Rezone the RS-2 portion to RD-1, resulting in consistent, unified RD-1 zoning across the full parcel.





#### *Why the Rezone Is Needed:*

- The split zoning is outdated and no longer reflects the anticipated development configuration for this property.
- The RD-1 district accurately aligns with the future attached residential uses envisioned as part of the coordinated planning for the Heyday Oak Creek Phase II area.
- Maintaining a split designation may complicate future approvals, permitting, and site planning.
- A single unified zoning district will simplify administration, reduce ambiguity, and ensure long-term clarity for both the City and the property owner.
- This rezoning also ensures zoning alignment with the Comprehensive Plan's policy direction for this corridor, which encourages attached housing along major transportation corridors.

#### *Intended Future Use:*

The property is intended to be incorporated into the broader Heyday Oak Creek Phase II land planning area or remain available for future residential development consistent with RD-1 standards. There are no immediate changes to density, building types, or site layout being proposed as part of this rezoning. This is a technical/corrective rezoning that brings the zoning into conformity with envisioned residential use patterns and the adjacent RD-1 areas.

#### *Ownership Situation*

- The property is under single ownership by the City of Oak Creek. This parcel is part of the land swap discussions with the city for 8700 S 27<sup>th</sup> Street, currently owned by CR Oak Creek Land II, LLC.

#### *Whether the Rezone Request Meets the Comprehensive Plan Land Use Category*

The property lies within an area designated for future Single-Family Attached (SFA) residential use, based on the City's Future Land Use Map and its policy direction for the 27th Street corridor. RD-1 directly corresponds to the Single-Family Attached land use category and therefore meets the Comprehensive Plan's intent.

#### *Consistency With the Policy and Intent of the Comprehensive Plan*

The rezoning fully supports the Comprehensive Plan because it:

- Implements the Plan's policy to expand single-family attached housing in targeted corridors.
- Ensures zoning is consistent with future land use designations.
- Supports the City's objectives for housing diversity and attainability.
- Aligns with the Plan's guidance to reduce land use inconsistencies and maintain clarity in zoning administration.
- Prepares the property for cohesive, compatible residential development in coordination with the Phase II area.

#### *Surrounding Zoning and Compatibility With Neighboring Land*

Surrounding zoning districts consist primarily of residential zones, RD-1 areas associated with Phases I and II and nearby detached residential neighborhoods. The shift to 100% RD-1 zoning maintains compatibility, supports consistent land use patterns, and provides long-term predictability for the area.



### *Conceptual Plan Triggering the Request*

No site construction or design modification is proposed at this time. The conceptual trigger for this request is to clean up the zoning map, eliminate an outdated RS-2 fragment, allow the parcel to function cohesively with the RD-1 development pattern planned in other areas of Phase II, and support land assembly and entitlement coordination.

### ***Summary***

The partial rezone of 8830 S. 27th Street:

- ✓ Corrects an outdated split zoning condition
- ✓ Creates a uniform RD-1 designation consistent with anticipated residential development
- ✓ Supports the Comprehensive Plan's SFA housing strategy
- ✓ Enhances compatibility with surrounding land uses
- ✓ Facilitates future planning and entitlement efficiency
- ✓ Involves no changes to density, units, or physical design





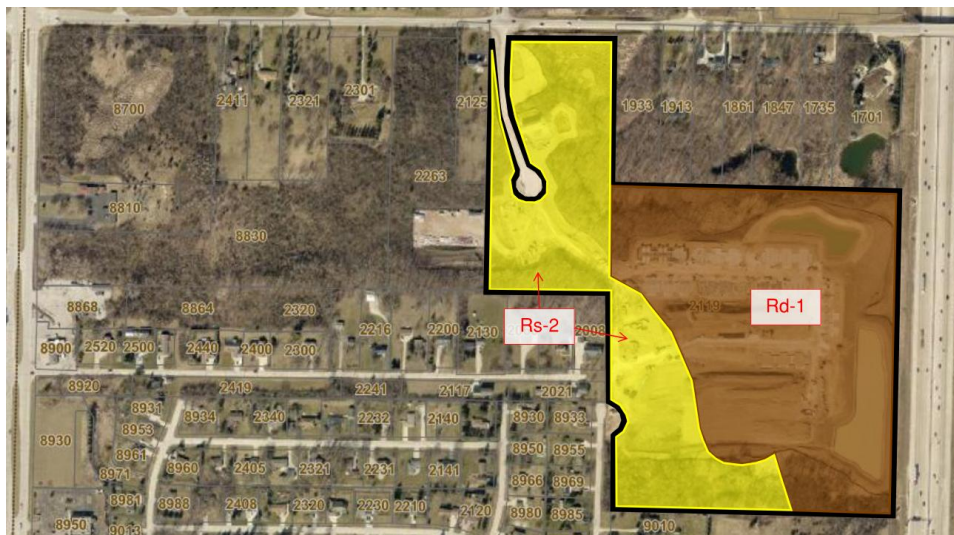
### Partial Rezone - 2119 W. Puetz Road (Heyday Oak Creek – Phase I)

Request:

***Rezone the portion of the existing Phase I property currently zoned RS-2 (Single-Family Residential) to RD-1 (Two-Family Residential), resulting in a uniform RD-1 zoning designation for the entire parcel.***

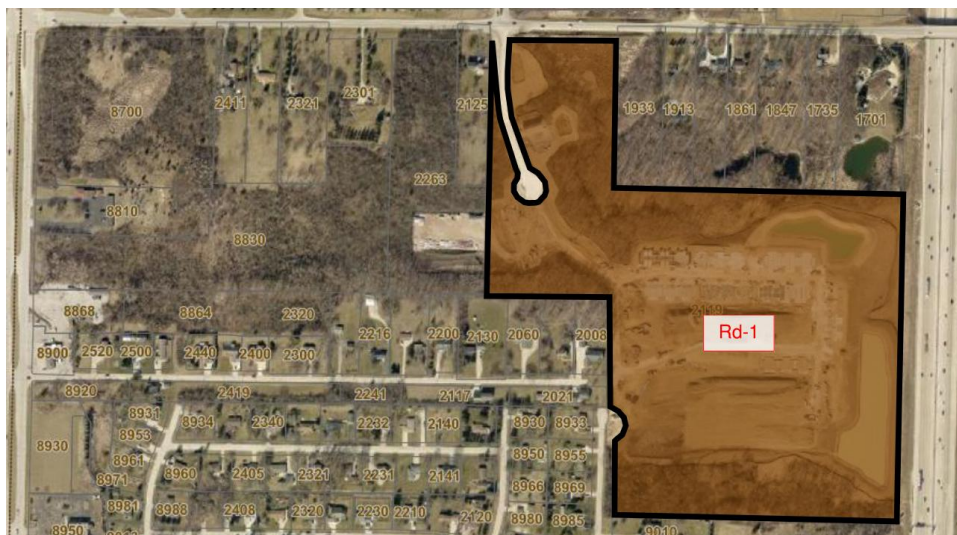
*Current Zoning:*

The existing Phase I parcel at 2119 W. Puetz Road is currently split-zoned RS-2 and RD-1. The RS-2 portion exists only as a historical remnant from prior mapping and no longer reflects the built site improvements, the approved development program, or the residential building types constructed during Phase I.



*Proposed Zoning:*

The request is to rezone the remaining RS-2 portion to RD-1, creating a consistent, single zoning district (RD-1) across the entire Phase I property.





#### *Why the Rezone Is Needed:*

- The split zoning is administratively outdated and does not match the approved Phase I plans or constructed buildings.
- All homes within Phase I function as single-family attached units, which are consistent with RD-1 standards—not RS-2.
- Maintaining the split zoning could create future inconsistencies during permitting, future inspections, or amendments to the Phase I approvals.
- The city encourages zoning districts to match actual land use to support clarity in implementation of the Comprehensive Plan.
- Uniform RD-1 zoning will clean up the map, eliminate ambiguity, and accurately reflect both the current development and the intended long-term use of the property.

#### *Intended Future Use:*

No changes are proposed to the existing Phase I homes or site layout. The rezoning is purely administrative to align zoning with the existing built condition, the previously approved development concept, and the intended long-term land use.

#### *Ownership Situation*

- The property is owned and operated by CR Oak Creek Land, LLC (dba “Heyday Oak Creek”).

#### *Whether the Rezone Request Meets the Comprehensive Plan Land Use Category*

The property is designated (and already developed) for Single-Family Attached residential use. RD-1 zoning directly aligns with the SFA designation, and with the City’s goals to diversify housing types while maintaining neighborhood compatibility.

#### *Consistency With the Policy and Intent of the Comprehensive Plan*

The request is fully consistent with the Plan because it:

- Aligns zoning with the Plan’s Single-Family Attached land use category.
- Maintains the character, scale, and residential form envisioned for this corridor.
- Supports administrative clarity for long-term implementation of the Plan.
- Ensures zoning reflects approved and existing development, avoiding conflicts in future entitlements.
- Reinforces the Plan’s emphasis on attainable, modern housing options.

#### *Surrounding Zoning and Compatibility of the Proposed Zoning with Neighboring Land*

Surrounding zoning districts include residential districts to the north, east, and west; RD-1 zoning associated with Phase I and Phase II areas; and residential detached lots in nearby subdivisions. The uniform RD-1 designation maintains full residential compatibility, accurately reflects the development already present, strengthens transition patterns, and provides long-term predictability for neighbors and the city.



### *Conceptual Plan Triggering the Request*

There is no new construction or design change associated with this request. The conceptual trigger is the need to clean up an older zoning map condition that no longer reflects the built improvements, maintain consistent zoning across Phases I and II, and support the pending Phase II entitlements.

### ***Summary***

The partial rezone of Heyday Oak Creek Phase I:

- ✓ Corrects an outdated split zoning condition
- ✓ Creates a uniform RD-1 designation consistent with the built residential community
- ✓ Supports the Comprehensive Plan's housing goals and SFA corridor strategy
- ✓ Enhances long-term clarity for the city and the applicant
- ✓ Involves no changes to density, units, building types, or site operations



## Heyday Oak Creek – Phase II

Request:

***Amend the existing Heyday Oak Creek PUD to incorporate the additional Phase II lands, update the PUD boundaries, and apply the established development standards to the expanded area.***

Heyday Oak Creek – Phase II is an 18.93-acre expansion of the existing Heyday Oak Creek PUD community. The project includes:

- 62 single-story-attached Heyday homes arranged in a walkable neighborhood pattern
- 15 two-story townhomes along Puetz Road to enhance the corridor's frontage
- Internal private drives, enhanced vehicle circulation, and pedestrian pathways
- Open space preservation, stormwater management facilities, and environmental corridor protection
- Continuation of the high-quality, low-density, universally designed rental neighborhood established in Phase I

The PUD Amendment is required to formally add newly assembled parcels into the PUD boundary, allowing consistent application of the development standards and design framework.

*Describe what sections of the Code cannot be met, and why. Describe the flexibility that is being requested.*

### 1. Lot Size and Dimensional Standards

The RS/RD base zoning districts do not accommodate the single-story attached Heyday home format, which utilizes shared walls and compact footprints.

Flexibility Requested:

- Reduced minimum lot area
- Reduced minimum frontage
- Adjusted setbacks consistent with the attached-home configuration

### 2. Private Internal Drives Instead of Public Streets

The project relies on private drives to create a low-impact, walkable neighborhood layout.

Flexibility Requested:

- Permission to utilize private streets for primary access
- Modified right-of-way and pavement cross-sections

### 3. Integrated Open Space Instead of Conventional Parkland Allocation

Open space is provided through environmental corridor preservation and shared greens.

Flexibility Requested:

- Alternative compliance with open space and parkland requirements





#### 4. Architectural Uniformity/Branding

The Heyday product utilizes a consistent architectural style with variations.

Flexibility Requested:

- Approval of a curated architectural palette consistent with the Heyday brand and Phase I Community

6(c). Describe what the alternative verbiage would be for that section of the Code.

The PUD ordinance will replace base zoning with PUD-specific standards, including:

- Custom setbacks for the Heyday building type
- Defined private drive standards and emergency access requirements
- Tailored lot area, width, coverage, and building separation standards
- Revised open space definitions, including environmental corridor credit
- Adoption of a project-specific architectural pattern book

6(d). Additional requirements per Sec. 17.0700 (Article VII).

The amendment meets Article VII requirements by:

- Promoting coordinated neighborhood development with consistent site planning
- Providing efficient pedestrian and vehicle circulation systems
- Conserving natural resources and reducing impervious surfaces
- Allowing compatible building types within a unified development
- Enhancing community open space and stormwater management
- Providing necessary flexibility to achieve the high-quality design established in Phase I

#### Summary

The PUD Amendment:

- ✓ Expands the PUD boundary to include Phase II lands
- ✓ Applies established Heyday development standards to the new area
- ✓ Aligns with the Comprehensive Plan and Puetz Road corridor goals
- ✓ Ensures design consistency across Phases I and II
- ✓ Provides flexibility needed for the attached-home model
- ✓ Supports coordinated, environmentally sensitive neighborhood design

**City of Oak Creek – Planned Unit Development (PUD)  
AMENDED Conditions and Restrictions**

<b>Applicant:</b> CR Devco, LLC ("Heyday")	<b>Approved by Plan Commission:</b> 3-28-23
<b>Property Address(es):</b> 1933 and 2231 W. Puetz Rd., 8843 S. 13 <sup>th</sup> St., 8950 S. 20 <sup>th</sup> St. (portions)	<b>Approved by Common Council:</b> 5-2-23 (Ord. 3072, Amend. Ord. 3049)
<b>Tax Key Number(s):</b> 857-9993-000, 856-9999-001, 857-9992-000, 857-9991-000 (portions)	

**1. LEGAL DESCRIPTION**

Lot 1 of Certified Survey Map to be recorded.

Part of the Northeast 1/4 and the Northwest 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 19; thence South 0°17'46" West, 667.33 feet along the east line of the NW 1/4 of said Section 19; thence North 89°30'42" East, 1190.85 feet to the west line of I-94; thence South 0°04'01" West, 1331.67 feet along said west line; thence South 89°22'45" West, 1196.23 feet to said east line of the Northwest 1/4; thence North 0°17'46" East, 898.27 feet along said east line; thence South 89°14'48" West, 514.48 feet; thence North 0°07'58" West, 1103.12 feet to the north line of the Northwest 1/4 of said Section 19; thence North 89°12'41" East, 522.75 feet along said north line to the point of beginning.

Said parcel contains 2,163,094 square feet or 49.658 acres of land, more or less.

**2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS**

A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.

B. A precise detailed site plan for the area affected by the Planned Unit Development shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall be in substantial conformance with the adopted General Development Plan (see Exhibit A) and show and describe the following:

**1) General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion/phases
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number & type(s) of dwellings
  - iii) Number of all parking spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)

**2) Landscape Plan**

- 1. Screening plan, including parking lot screening/berming
- 2. Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

**3) Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

**4) Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

**5) Grading, Drainage and Stormwater Management Plan**

- 1. Contours (existing & proposed)
- 2. Location(s) of storm sewer (existing and proposed)
- 3. Location(s) of stormwater management

- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

structures and basins (if required)

**6) Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- D. 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.
- E. 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 (e.g., Orchard Way, etc.) required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. Prior to the issuance of any permits for any portion of the development, the Applicant/landowner shall submit all City-approved Certified Survey Maps for recording.
- H. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).
- I. A tree preservation and removal plan with pre-development inventory shall be submitted to the Plan Commission for approval in conformance with the requirements of Sec. 17.0505(d) (as amended).
- J. A Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of and permit issuance for any project within the Planned Unit Development. For each stage of development, detailed landscaping plans in conformance with the requirements of Sec. 17.0505 and Sec. 17.0606 (as amended) shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each phase prior to the issuance of occupancy permits for that phase.

**3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS**

- A. There shall be a maximum of 22 single-family attached buildings, and a maximum of 134 single-family attached units. Each unit shall have an attached garage (see Section 4 below).
- B. Accessory buildings may be permitted in conformance with all applicable provisions of the Municipal Code (as amended) and these Conditions and Restrictions.

C. Attached garages shall

1. Be subordinate to the principal building.
2. Not exceed fifty (50) percent of the livable area of the single family attached unit.
3. Share a common wall and roof with the single family attached unit.
4. Provide internal access to the single family attached unit.
5. Not exceed the height of the principal building.
6. Not include doors that exceed eight (8) feet in height.

D. Exterior building materials shall be traditional, time- and weather-tested materials and techniques.

1. Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
2. Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the façade of the building.
3. Vinyl may be utilized as an exterior building material as part of building plans reviewed and approved by the Plan Commission.

E. There shall be a maximum of two (2) monument signs for the development in accordance with the following:

1. There shall be one (1) sign per lot frontage.
2. Each sign shall
  - i. Be located at the entryway or gateway to the development, and entirely on private property within easements where maintenance shall be the responsibility of the landowner and/or association.
  - ii. Not block any points of ingress or egress.
  - iii. Not be placed in any sidewalk, pedestrian walkway, vision clearance triangle, floodplain, or wetland.
  - iv. Conform to the setbacks per Section 7 below.
  - v. Not exceed five (5) feet in height and 25 square feet in area.
  - vi. Display the address for the development per Sec. 17.0604(b)(4) (as amended).
3. The sign base shall conform to the structural and design requirements of Sec. 17.0604(b)(6) (as amended).



- 4. Landscaping at the base of the sign shall be equal in area to the square footage of the sign area and incorporated into the landscape plans for the development.
- F. Maintenance, including reconstruction, of private roadways and sidewalks (both public and private) within this development shall be the responsibility of the property owner(s).
- G. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements (as amended).
- H. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

#### 4. PARKING AND ACCESS

- A. Each one-bedroom residential unit shall have, at a minimum, an attached one-car garage in accordance with Section 3 above. Each two-bedroom and three-bedroom unit shall have, at minimum, and attached two-car garage in accordance with Section 3 above. Parking for additional vehicles on the driveway/parking pad shall not obstruct any sidewalk, pathway, alley/garage access, or roadway.
- B. Driveways shall incorporate a parking apron that is a minimum of 22 feet in length, and of sufficient width to park two (2) vehicles without obstructing any sidewalk, pathway, alley/garage access, or roadway.
- C. Public roads (from Puetz Rd. and S. 20<sup>th</sup> St.) shall be constructed in conformance with all local requirements and Codes. There shall be a minimum 20-foot-wide landscaped buffer and transition area between the public street and the residential property located at 2125 W. Puetz Rd.
- D. Private roads shall be constructed to provide a minimum 20-foot-wide clear area at all times for emergency access.
- E. On-street parking shall be restricted to one side of the road, and shall not interfere with any fire hydrants or apparatus turning movements. A minimum 20-foot wide clear area shall be maintained at all times.
- F. There shall be no direct access or connection to Grays Lane. Access to S. 20<sup>th</sup> St. shall be restricted to emergency vehicles and gated in conformance with all Fire Codes (as amended).

#### 5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sec. 17.0509 of the Municipal Code (as amended).
- B. Pole type, color, height, and placement in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code (as amended).
- C. Fixture type and color on light poles in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code (as amended).

#### 6. IMPACT FEES

Single-family attached residential buildings constructed as part of this Planned Unit Development shall

be subject to the collection of impact fees as required by Section 3.40 of the Municipal Code based on the number of bedrooms in each unit.

7. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b>Lot Standards (Minimum)</b>	
Lot Area	15,000 sq ft
Lot Area / DU	7,500 sq ft
Lot Width (3)	100 ft
<b>Yard Setbacks (Minimum) (4)</b>	
Front	30 ft
Street Facing Side	30 ft
Interior Side	10 ft
Rear	30 ft
<b>Building Standards (Maximum)</b>	
Height	35 ft
Building Coverage	50%
Lot Coverage	30%
<b>Parking</b>	
Transition areas	See Sec. 17.0505
<b>Signs</b>	
Property Lines (all)	10 ft
Rights-of-way (all)	10 ft
Utility Easements	10 ft
<b>Notes:</b>	
(1) As detailed in Article 4. Use Specific Standards.	
(2) No multifamily structure shall be located closer than 50 ft to a single-family district line.	
(3) An additional ten (10) feet of lot width shall be required for corner lots.	
(4) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	

8. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire eighteen (18) months after the date of adoption of the ordinance if a building permits have not been issued for this use. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

9. 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.

10. VIOLATIONS & PENALTIES

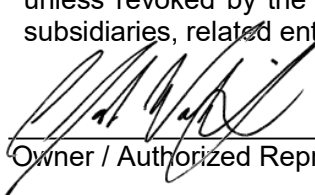
Any violations of the terms of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Planned Unit Development is convicted of two 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 Planned Unit Development, 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 Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other City ordinances.

11. REVOCATION

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 Planned Unit Development 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 17.1007 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

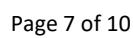
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

  
\_\_\_\_\_  
Owner / Authorized Representative Signature

04/15/2024w  
Date

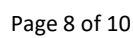
C. Joshua Wohlreich  
(please print name)

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

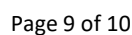
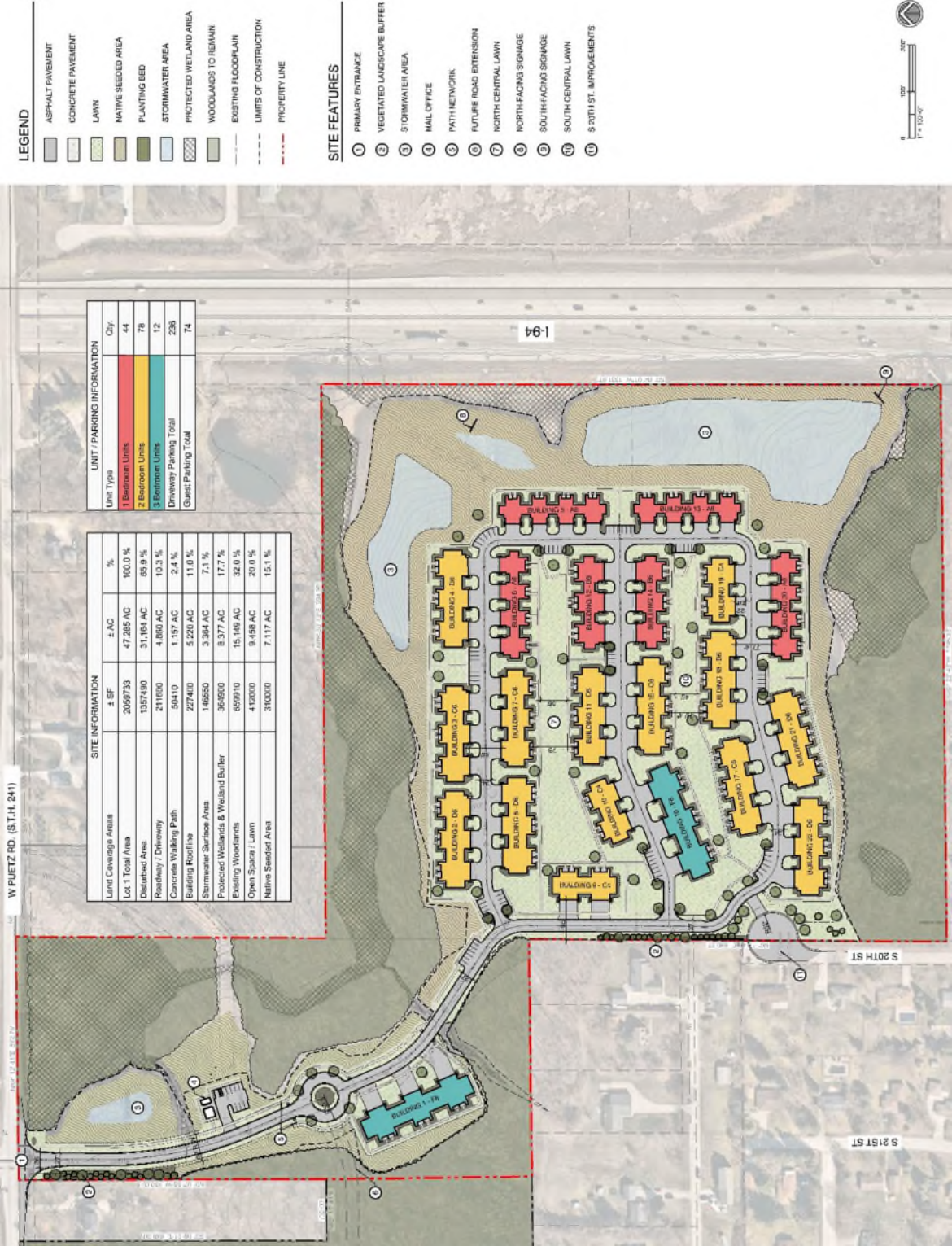




EXHIBIT B:  
PLANNED UNIT DEVELOPMENT DETAILS ENLARGED

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





### **Certified Survey Map (CSM)**

Heyday Oak Creek – Phase II

Request:

***Approval of a Certified Survey Map to reconfigure parcels at 2263, 2301, and 2321 W. Puetz Road, along with a portion of 8830 S. 27th Street, which together comprise Heyday Oak Creek Phase II, Lot 1 of the proposed CSM. The CSM will consolidate the property into logical, developable lots, eliminate residual and outdated parcel lines, and reflect boundary adjustments associated with the proposed PUD expansion.***

*Describe land reconfiguration (including existing acreage vs. new acreage) and why it is necessary.*

The CSM creates a unified development site for Heyday Oak Creek Phase II by reorganizing the boundaries of several parcels along W. Puetz Road and 27th Street.

#### *Existing Conditions:*

The Heyday Oak Creek Phase II land area is currently comprised of four (4) separate parcels with differing origins, configurations, and legal descriptions. The parcels are identified as follows:

1. Parcel 1 – approximately 3.00 acres, located at 2321 W. Puetz Road  
Tax Parcel No. 8569997000
2. Parcel 2 – approximately 2.60 acres, located at 2301 W. Puetz Road  
Tax Parcel No. 8569005000
3. Parcel 3 – approximately 7.724 acres, located at 2263 W. Puetz Road  
Tax Parcel No. 8579015000
4. Parcel 4 – approximately 5.31 acres of the larger 12.069-acre parcel located at 8830 S. 27th Street  
Tax Parcel No. 8579016000 (Lot 3 of CSM 9496)

Collectively, these parcels include Lots 2 and 3 of Certified Survey Map No. 9496, originally approved in 2023, as well as Parcel 1 of Certified Survey Map No. 474. CSM 9496 (Exhibit A) is included as an exhibit for further reference.

While Phase I has been fully platted and developed, certain adjoining Phase II parcels retain outdated legal descriptions that no longer reflect current or proposed land use conditions.

#### *Proposed Reconfiguration:*

The proposed Certified Survey Map (Exhibit B), prepared by The Sigma Group and dated December 10, 2025, redivides and consolidates the four existing parcels into two (2) logically configured development lots consistent with the Phase II PUD boundary and site plan.

- Proposed Lot 1, 18.63 acres will serve as the development parcel for Heyday Oak Creek Phase II, encompassing the full area intended for the Phase II residential program, internal private drives, stormwater facilities, and associated improvements.
- Proposed Lot 2, 6.46 acres will be retained by the City of Oak Creek.





The proposed configuration:

- Eliminates outdated and irregular internal parcel lines
- Consolidates the Phase II development lands into a cohesive and legally buildable parcel
- Aligns parcel boundaries with proposed development infrastructure and environmental corridors
- Prevents split-zoning and fragmented ownership conditions

Following reconfiguration, the parcels will accurately reflect the intended development layout and support the requested PUD Amendment, rezoning actions, Comprehensive Plan Amendment, and Official Map updates.

*Why the CSM Is Necessary:*

- To provide the legal parcel configuration needed to support the PUD Amendment, Rezones, and Comprehensive Plan Amendment.
- To ensure that parcel boundaries match the intended development layout, avoiding split zoning and irregular boundaries.
- To create clear, legally defined development lots required for permitting, infrastructure design, and long-term property management.
- To integrate land formerly under separate ownership into a single coordinated Phase II development site.

*Ownership situation*

- The parcels included in the CSM are owned by or under contract with CR Oak Creek Land II, LLC and being consolidated into a single ownership structure for Phase II.

### **Summary**

The Certified Survey Map:

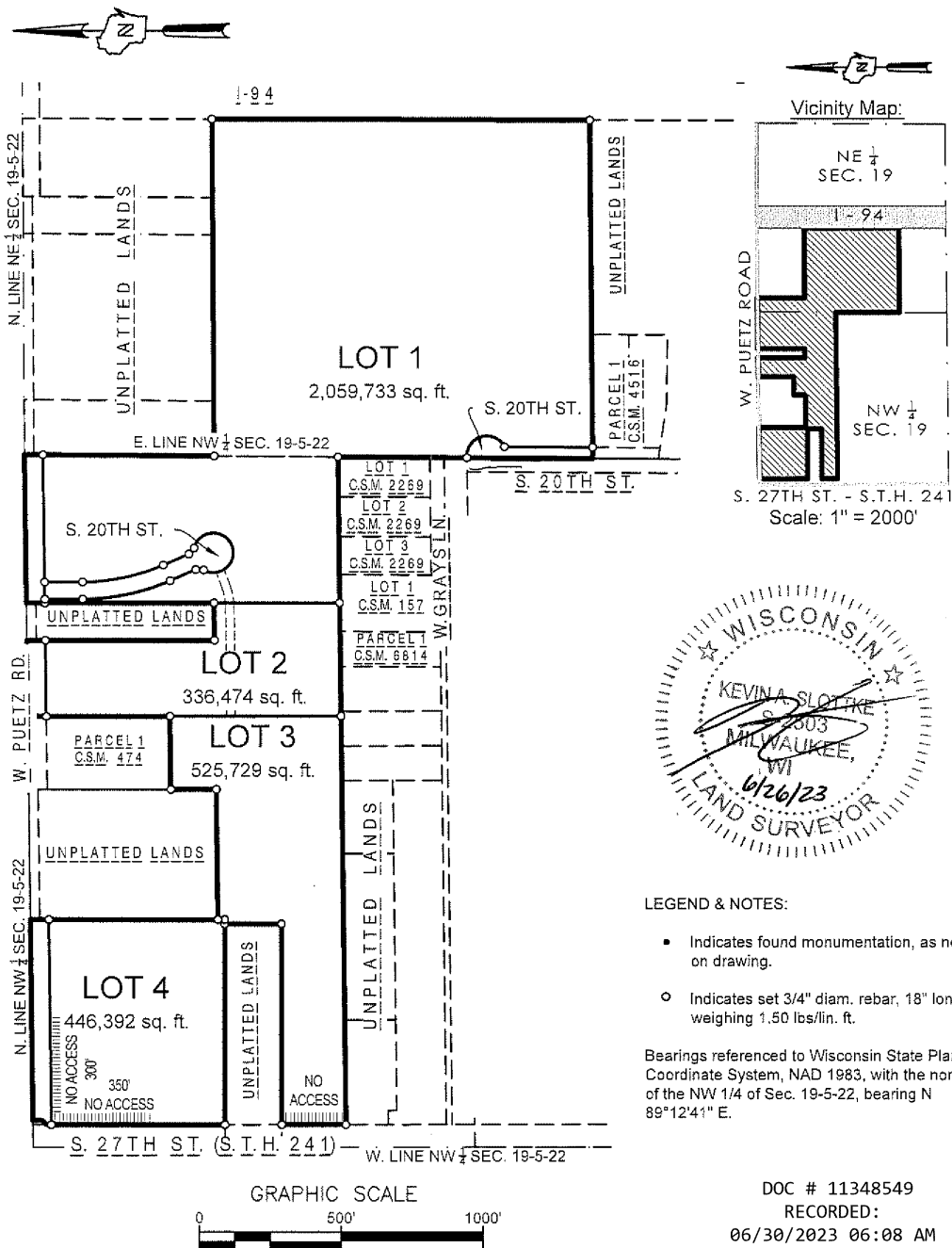
- ✓ Consolidates multiple irregular parcels into a unified development site
- ✓ Establishes clear, logical boundaries for Phase II
- ✓ Eliminates outdated parcel lines and split-zoned property conditions
- ✓ Supports the PUD Amendment, Rezones, and Official Map Amendment
- ✓ Creates legally viable lots for construction, utilities, stormwater, and circulation
- ✓ Ensures long-term clarity for the City, the developer, and future residents



## Exhibit A

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



DOC # 11348549  
RECORDED:  
06/30/2023 06:08 AM  
ISRAEL RAMON  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00  
CSM NUMBER: 9496

## TABLE OF CONTENTS:

Sheet 1.....	Overall lot layout areas & monumentation
Sheets 2 - 7.....	Lot dimensions, floodplain (Sheets 4 & 5), public dedications, easements
Sheet 8.....	Surveyor's Certificate
Sheets 9 - 12.....	Wetland shapes
Sheets 13 - 14.....	Wetland Line Tables
Sheet 15.....	Certificates

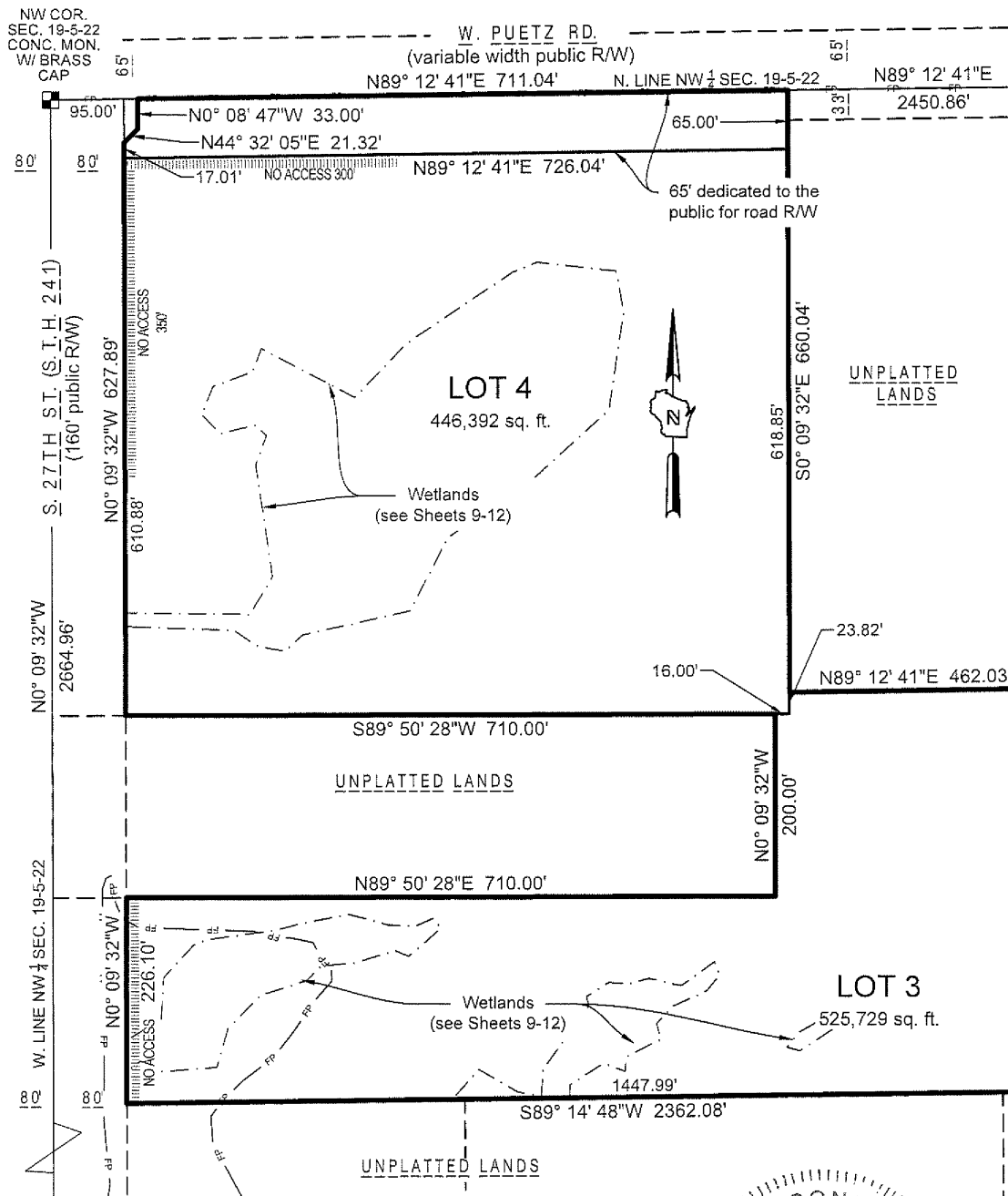
**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 1 of 15

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



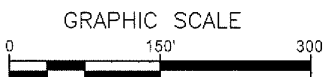
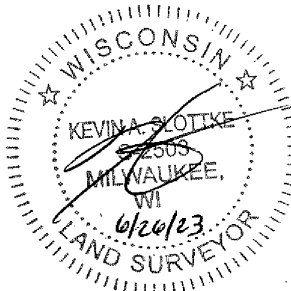
## LEGEND & NOTES:

- Indicates found monumentation, as noted on drawing.
- Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

WisDOT Access Management Plan for S.T.H. 241 does not permit access to Lots 3 or 4 to S. 27th St. - S.T.H. 241)

PROJECT NUMBER 20312 DRAFTED BY BMR



**THE SIGMA GROUP**  
 Single Source. Sound Solutions.

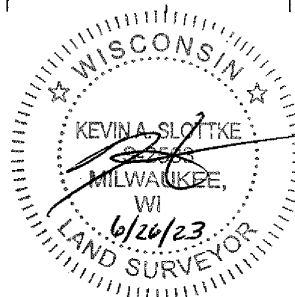
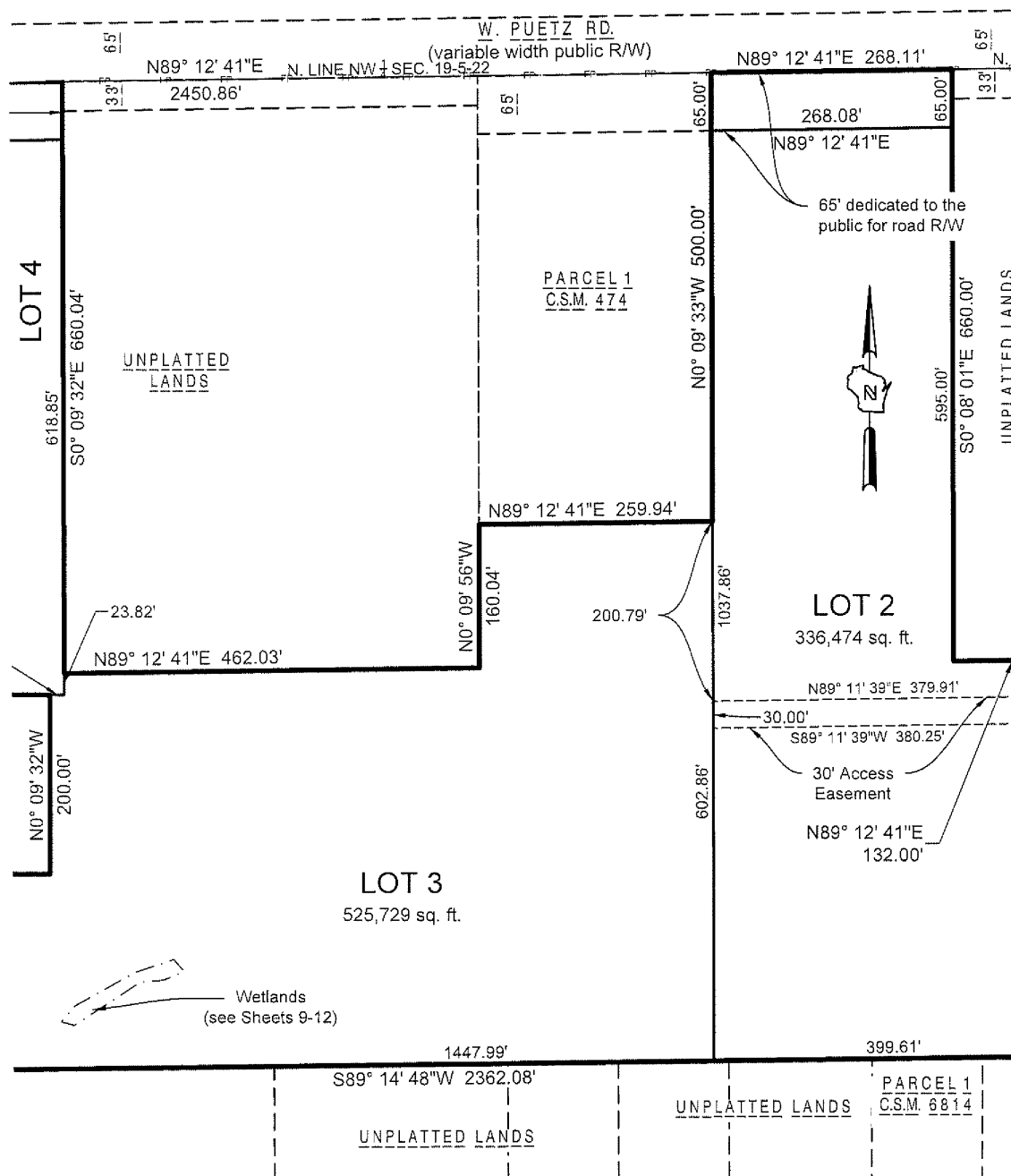
www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

Sheet 2 of 15



# CERTIFIED SURVEY MAP NO. 9496

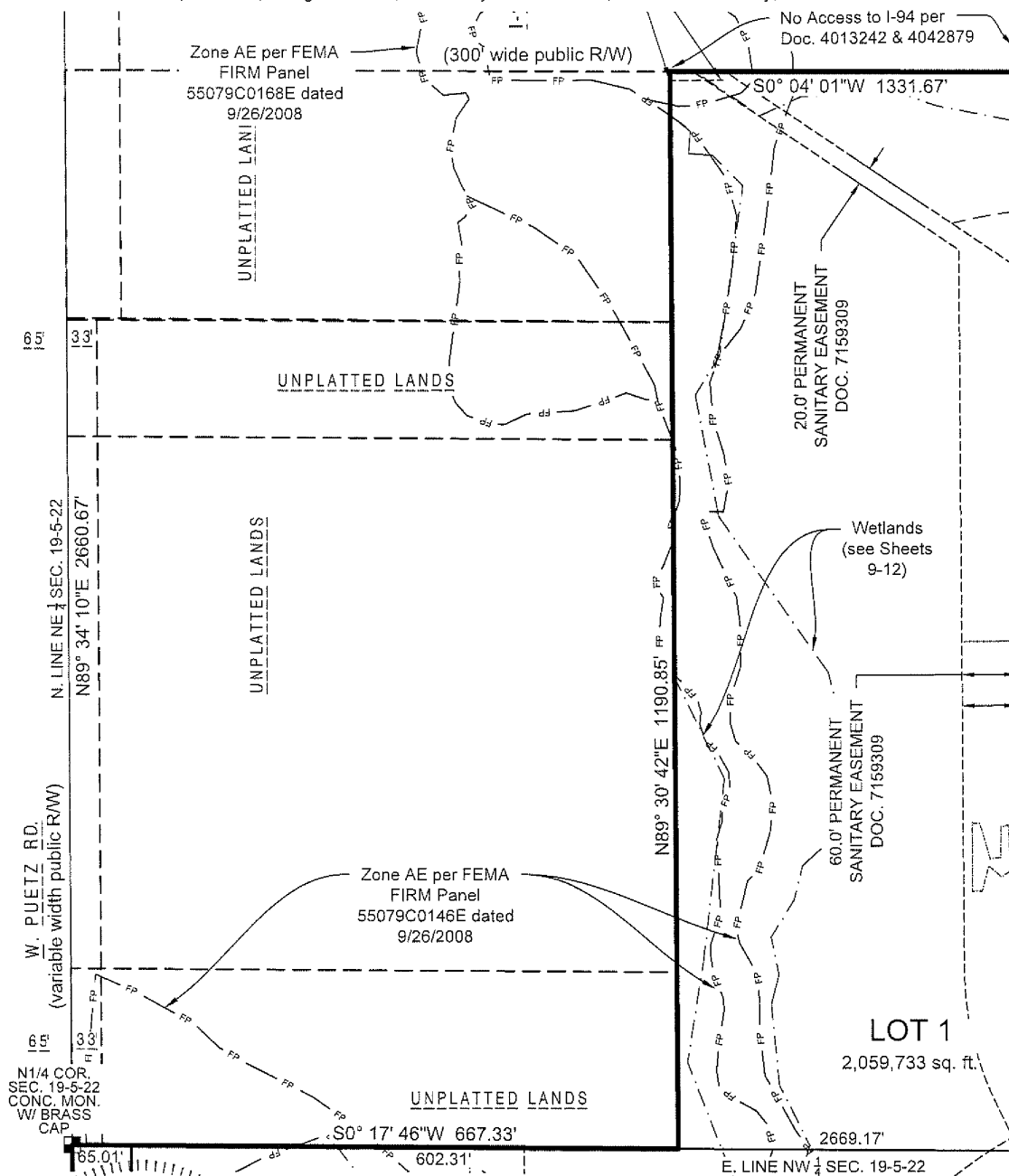
Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin





# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



## LEGEND & NOTES:

- Indicates found monumentation, as noted on drawing.
- Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

Floodplain line (Zone AE per FEMA FIRM panels 55079C0168E & 55079C0146E, dated 9/26/2008 depicted by scaled and digitized mapping only)

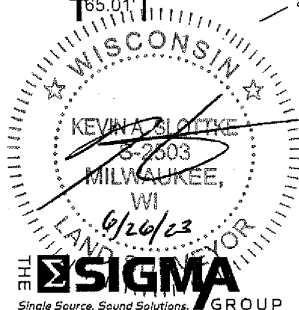
PROJECT NUMBER 20312 DRAFTED BY BMR



## GRAPHIC SCALE



Sheet 5 of 15



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

I-94

S0° 04' 01"W 1331.67' (300' wide public R/W)

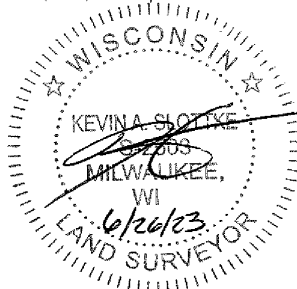
No Access to I-94 per Doc.  
4013242, 4042879, 4008469

60.0' PERMANENT  
SANITARY EASEMENT  
DOC. 7159309

Approximate location  
of existing City  
Sanitary Easement,  
no document provided

LOT 1

2,059,733 sq. ft.



Wetlands  
(see Sheets  
9-12)

Permanent  
Sanitary  
Sewer and  
Watermain  
Easement  
Doc.  
7159311

40' x 150'  
Permanent  
Watermain  
Easement  
Doc. 7159310

L=193.87  
R=70.00  
CH B=N16° 36' 19"W  
CH L=137.59  
Δ=158° 41' 11"

N0° 17' 46"E 311.02'

S. 20TH ST.

443.30'

S. 20TH ST.

(50' public R/W)

40' ded. to  
public for  
road R/W

## LEGEND & NOTES:

• Indicates found monumentation, as noted on drawing.

• Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

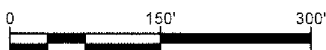
Bearings referenced to Wisconsin State Plane  
Coordinate System, NAD 1983, with the north line of  
the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

**THE SIGMA GROUP**  
Single Source, Sound Solutions

www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



GRAPHIC SCALE



PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 6 of 15

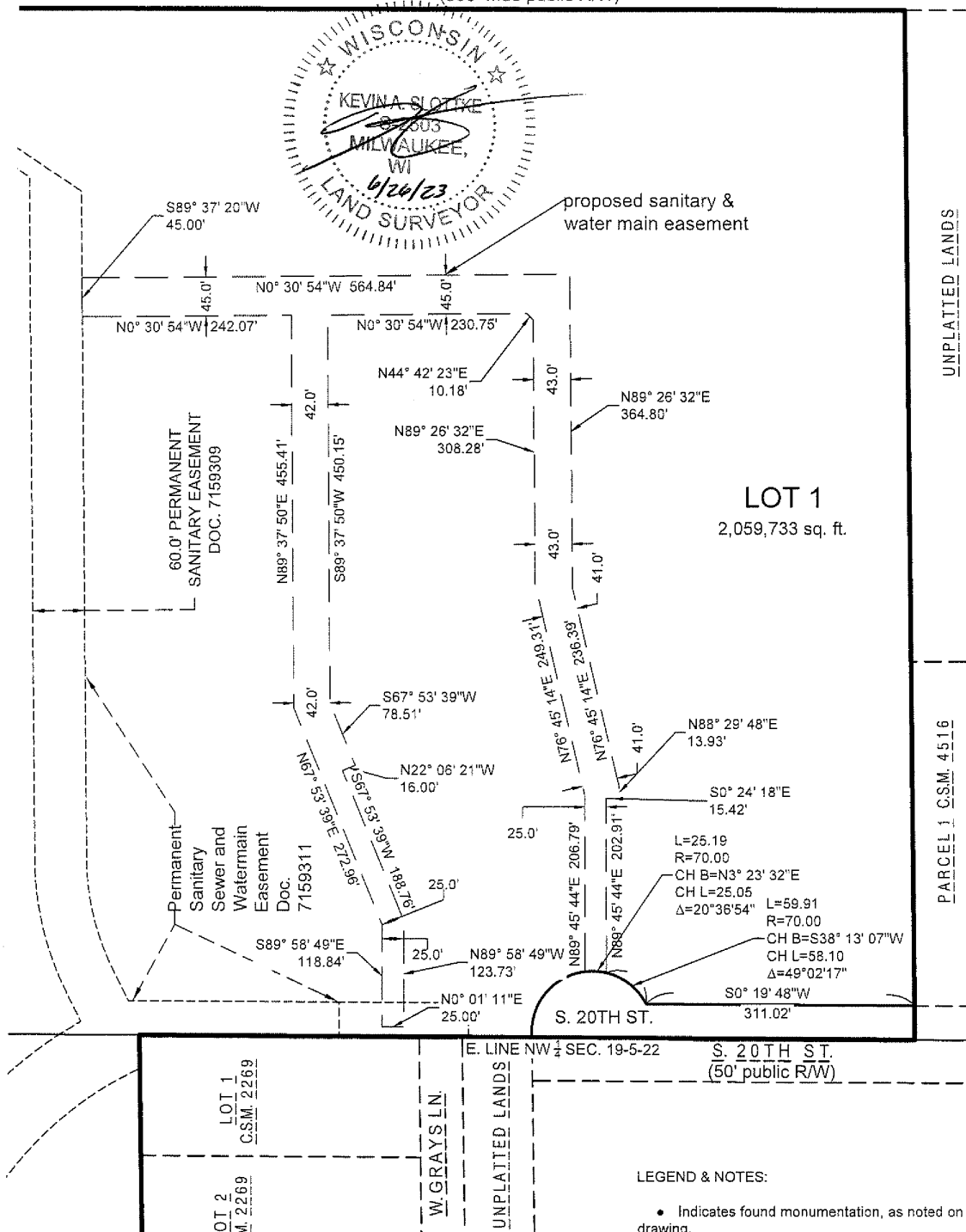


# CERTIFIED SURVEY MAP NO. 9496

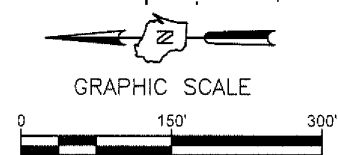
Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

1-94

(300' wide public R/W)



**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 7 of 15

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

## SURVEYOR'S CERTIFICATE STATE OF WISCONSIN)

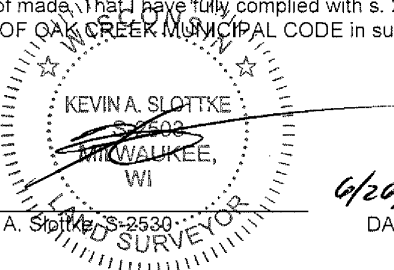
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slottko, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Section 19; thence North 89°12'41" East, 95.00 feet along the north line of the Northwest  $\frac{1}{4}$  of said Section 19 to the point of beginning; continue thence North 89°12'41" East, 711.04 feet along said north line; thence South 0°09'32" East, 660.04 feet; thence North 89°12'41" East, 462.03 feet; thence North 0°09'56" West, 160.04 feet to the south line of Parcel 1 of Certified Survey Map No. 474; thence North 89°12'41" East, 259.94 feet along said south line to the east line thereof; thence North 0°09'33" West, 500.00 feet along said east line to the north line of said Northwest  $\frac{1}{4}$  section; thence North 89°12'41" East, 268.11 feet along said north line; thence South 0°08'01" East, 660.00 feet; thence North 89°12'41" East, 132.00 feet; thence North 0°07'58" West, 660.00 feet to the aforesaid north line; thence North 89°12'41" East, 522.75 feet along said north line to the North  $\frac{1}{4}$  corner of said Section 19; thence South 0°17'46" West, 667.33 feet along the east line of said Northwest  $\frac{1}{4}$  section; thence North 89°30'42" East, 1190.85 feet to the westerly right-of-way line of I-94; thence South 0°04'01" West, 1331.67 feet along said westerly line; thence South 89°22'45" West, 1196.23 feet along the north line of Certified Survey Map No. 4516 and its easterly extension to the aforesaid east line of said Northwest  $\frac{1}{4}$  section; thence North 0°17'46" East, 898.27 feet along said east line to the north line of Certified Survey Map No. 2269; thence South 89°14'48" West, 2362.08 feet along said north line and its westerly extension also along the north lines of Certified Survey Maps No. 157 and 6814 to the easterly line of S. 27th Street, S.T.H. "241"; thence North 0°09'32" West, 226.10 feet along said easterly line; thence North 89°50'28" East, 710.00 feet; thence North 0°09'32" West, 200.00 feet; thence South 89°50'28" West, 710.00 feet to the aforesaid easterly line; thence North 0°09'32" West, 627.89 feet along said easterly line; thence North 44°32'05" East, 21.32 feet along said easterly line; thence North 0°08'47" West, 33.00 feet to the point of beginning.

Said parcel contains a total of 3,535,700 square feet or 81.169 acres of land, more or less.

That I have made the survey, land division and map by the direction of the owner 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 and CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE in surveying, dividing and mapping the same.


  
 Kevin A. Slottko, S-2530, LAND SURVEYOR

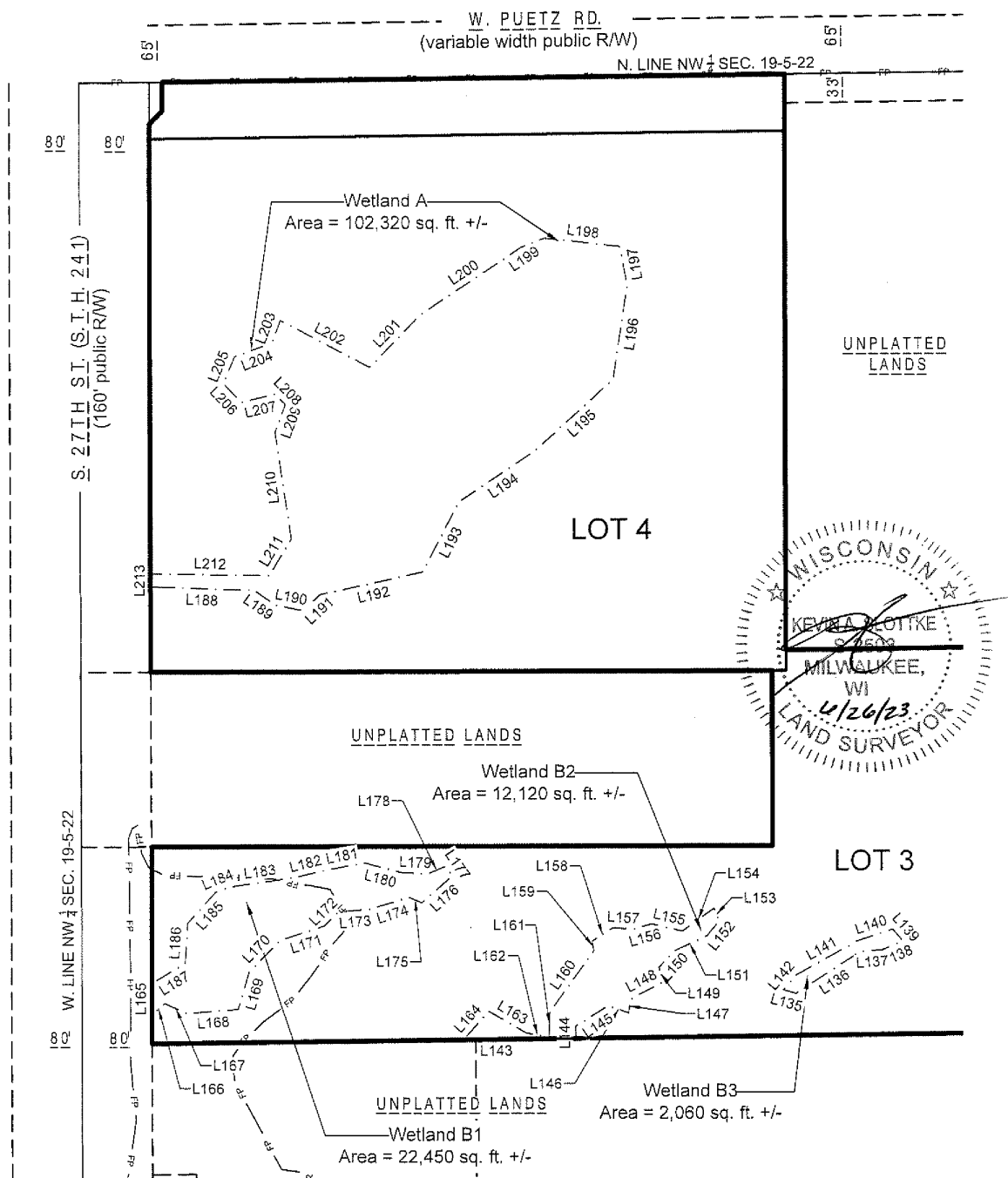
**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 8 of 15

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



Wetland delineation  
completed by Wetland  
& Waterway Consulting,  
LLC, dated 12/05/2021

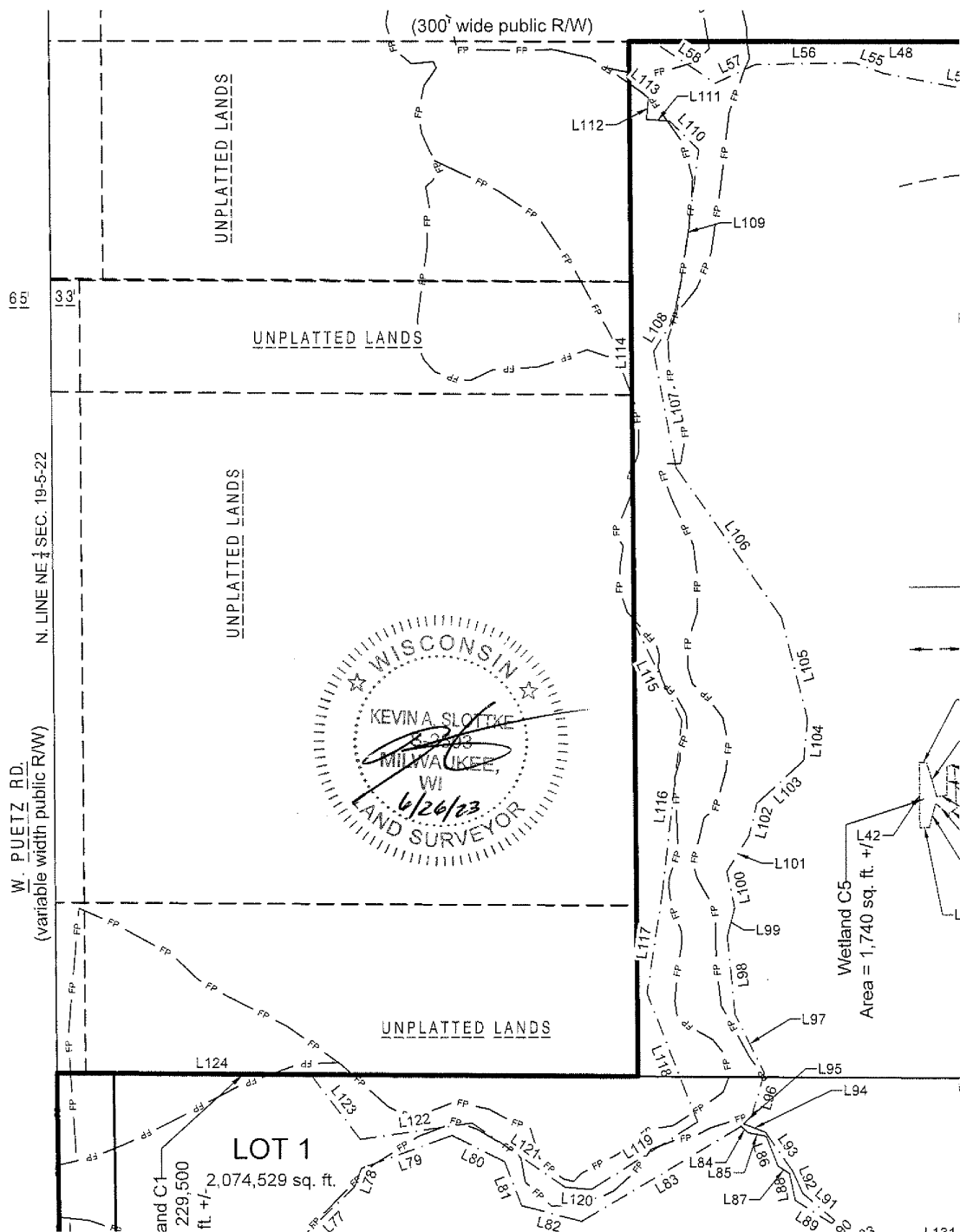
GRAPHIC SCALE





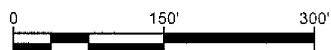
# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



Wetland delineation  
completed by Wetland  
& Waterway Consulting,  
LLC, dated 12/05/2021

GRAPHIC SCALE



**THE SIGMA GROUP**  
Single Source. Sound Solutions.

www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

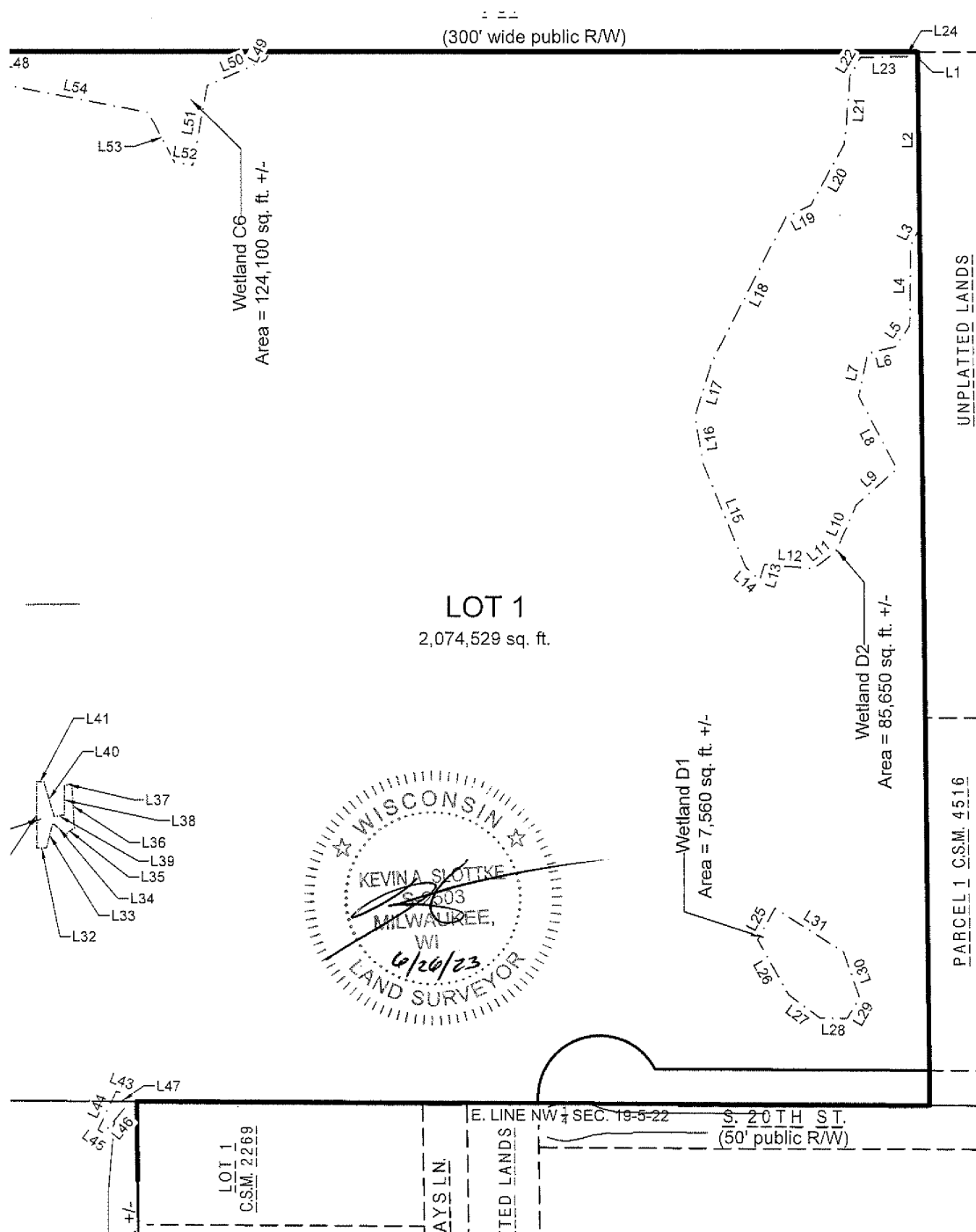
PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 11 of 15



# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



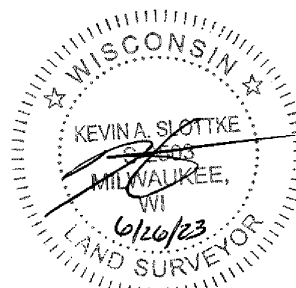
# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

Parcel Line Table		
Line #	Length	Direction
L1	12.44	N0° 04' 01"E
L2	200.02	N89° 22' 45"E
L3	22.90	S63° 04' 49"E
L4	90.46	S89° 22' 57"E
L5	29.87	S56° 15' 59"E
L6	31.89	S12° 38' 54"E
L7	50.18	S78° 16' 33"E
L8	92.85	N62° 17' 05"E
L9	61.87	S41° 40' 04"E
L10	57.03	S66° 24' 07"E
L11	31.50	S37° 38' 19"E
L12	56.16	S4° 37' 43"W
L13	17.95	S73° 35' 36"E
L14	21.41	S41° 22' 47"W
L15	126.63	S67° 37' 56"W
L16	54.40	S80° 19' 05"W
L17	65.04	N72° 57' 41"W
L18	184.72	N62° 58' 05"W
L19	31.40	N26° 20' 38"W
L20	79.76	N61° 20' 04"W
L21	77.45	N85° 23' 45"W
L22	23.75	N59° 56' 20"W
L23	53.03	N1° 05' 32"W
L24	5.12	S82° 56' 10"W
L25	40.71	S61° 06' 24"E
L26	71.52	N60° 42' 01"E
L27	44.44	N36° 44' 27"E
L28	30.71	N0° 57' 19"E
L29	27.88	N59° 39' 53"W
L30	54.97	S70° 24' 50"W
L31	91.67	S32° 30' 15"W
L32	10.82	N1° 59' 32"W
L33	28.66	N75° 31' 44"W
L34	18.87	N40° 54' 30"E
L35	12.06	N34° 32' 16"W

Parcel Line Table		
Line #	Length	Direction
L36	50.14	S87° 02' 01"W
L37	8.25	S10° 43' 52"E
L38	33.79	S89° 14' 50"E
L39	11.68	S7° 16' 03"E
L40	40.68	S73° 31' 51"W
L41	8.22	S2° 18' 55"W
L42	75.23	N89° 46' 01"E
L43	5.31	S18° 44' 55"W
L44	48.16	S65° 02' 33"E
L45	7.40	N36° 28' 07"E
L46	37.00	N50° 32' 24"W
L47	18.26	S76° 59' 32"W
L48	570.41	N0° 04' 01"E
L49	10.39	S62° 43' 16"E
L50	72.34	S23° 47' 51"E
L51	91.98	S79° 42' 14"E
L52	20.44	S7° 50' 27"W
L53	64.57	S62° 08' 50"W
L54	170.91	S10° 57' 01"W
L55	36.00	S19° 48' 50"W
L56	113.43	S1° 01' 21"E
L57	50.49	S25° 18' 40"E
L58	86.80	S34° 05' 29"W
L59	15.43	N3° 29' 06"W
L60	86.61	N65° 36' 32"W
L61	107.80	N22° 20' 32"W
L62	32.28	N42° 27' 59"W
L63	13.79	N40° 14' 43"E
L64	74.07	N14° 22' 10"E
L65	68.73	N73° 48' 26"E
L66	25.44	N63° 17' 24"E
L67	47.37	N87° 59' 26"E
L68	14.16	N75° 24' 01"E
L69	5.86	N7° 26' 52"E
L70	16.85	N73° 50' 00"W

Parcel Line Table		
Line #	Length	Direction
L71	23.42	S82° 12' 08"W
L72	82.08	S72° 48' 44"W
L73	37.24	S62° 18' 48"W
L74	42.98	S45° 09' 20"W
L75	22.30	S13° 38' 49"W
L76	71.00	S89° 41' 51"W
L77	89.39	N43° 57' 25"W
L78	23.07	N69° 57' 18"W
L79	110.93	N19° 50' 58"W
L80	67.22	N26° 32' 13"E
L81	54.66	N68° 32' 53"E
L82	71.06	N14° 45' 25"E
L83	213.68	N30° 54' 45"W
L84	10.30	N45° 04' 29"E
L85	21.78	N11° 11' 40"E
L86	36.42	N68° 28' 00"E
L87	15.95	N33° 49' 57"E
L88	31.71	N78° 18' 42"E
L89	49.75	N32° 33' 02"E
L90	4.93	N43° 15' 01"W
L91	48.77	S40° 40' 04"W
L92	27.13	S66° 21' 49"W
L93	55.11	S55° 00' 49"W
L94	26.84	S21° 16' 48"W
L95	13.36	N45° 43' 52"W
L96	50.78	N73° 31' 41"W
L97	75.09	S63° 27' 58"W
L98	89.57	S84° 21' 33"W
L99	34.21	N75° 51' 22"W
L100	42.70	S78° 05' 59"W
L101	48.12	N58° 17' 18"W
L102	38.50	N76° 14' 18"W
L103	73.56	N42° 54' 48"W
L104	47.25	N84° 42' 46"W
L105	121.12	S75° 38' 52"W



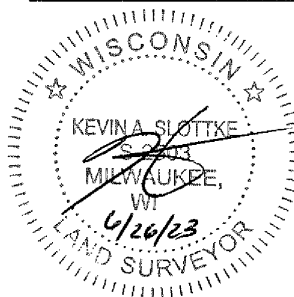
# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

Parcel Line Table		
Line #	Length	Direction
L106	210.15	S54° 53' 12"W
L107	136.12	S79° 08' 09"W
L108	50.35	N58° 14' 30"W
L109	190.56	N82° 17' 48"W
L110	47.14	S44° 47' 31"W
L111	26.55	S3° 57' 45"W
L112	24.64	N85° 05' 06"W
L113	28.24	S38° 31' 16"W
L114	620.72	N89° 30' 42"E
L115	124.90	N63° 54' 00"E
L116	203.36	S83° 29' 44"E
L117	113.01	S81° 11' 44"E
L118	158.89	N68° 35' 28"E
L119	145.08	S32° 34' 29"E
L120	30.04	S5° 31' 37"W
L121	129.80	S34° 37' 21"W
L122	129.83	S8° 22' 34"E
L123	93.69	S52° 41' 42"W
L124	226.28	S0° 17' 46"W
L125	414.85	N89° 12' 41"E
L126	57.15	N22° 47' 31"E
L127	52.24	N51° 26' 19"E
L128	36.15	N28° 05' 44"E
L129	83.12	S44° 26' 12"W
L130	29.85	S36° 22' 14"W
L131	32.65	S25° 28' 49"W
L132	33.50	S71° 02' 21"W
L133	16.13	S22° 37' 50"E
L134	41.40	N58° 44' 56"E
L135	14.73	N74° 17' 31"W
L136	88.08	S56° 41' 17"W
L137	25.47	S85° 35' 21"W
L138	25.21	S65° 41' 02"W
L139	17.42	S41° 33' 24"E
L140	43.43	N71° 31' 16"E

Parcel Line Table		
Line #	Length	Direction
L141	79.50	N60° 41' 11"E
L142	22.13	N39° 31' 14"E
L143	128.65	S89° 14' 48"W
L144	14.00	S1° 29' 01"E
L145	44.32	S57° 18' 27"W
L146	25.00	N69° 47' 04"W
L147	16.03	S5° 34' 17"W
L148	42.38	S62° 44' 27"W
L149	17.63	S15° 46' 10"E
L150	24.95	S41° 29' 47"W
L151	41.92	S65° 21' 10"W
L152	22.15	S39° 20' 44"W
L153	15.89	S19° 38' 07"E
L154	44.91	N53° 53' 16"E
L155	36.23	S77° 05' 23"E
L156	22.42	N74° 29' 16"E
L157	22.69	S86° 01' 08"E
L158	28.69	N57° 08' 23"E
L159	10.60	N12° 53' 33"W
L160	86.28	N35° 31' 48"E
L161	29.22	N2° 57' 59"E
L162	26.58	S79° 57' 48"E
L163	49.26	S59° 33' 07"E
L164	43.95	N41° 11' 47"E
L165	34.53	N0° 09' 32"W
L166	18.82	S51° 40' 39"W
L167	27.44	N65° 19' 20"W
L168	58.87	S85° 27' 44"W
L169	44.74	S16° 00' 06"W
L170	50.52	S44° 08' 19"W
L171	52.97	S72° 01' 38"W
L172	23.02	S45° 11' 43"W
L173	37.01	S84° 47' 40"W
L174	45.82	S72° 44' 22"W
L175	16.33	N67° 18' 03"W

Parcel Line Table		
Line #	Length	Direction
L176	46.58	S48° 31' 21"W
L177	13.46	S34° 50' 59"E
L178	22.12	N66° 48' 05"E
L179	29.43	S87° 16' 25"E
L180	44.24	S75° 13' 16"E
L181	49.74	N79° 18' 03"E
L182	32.16	N76° 04' 15"E
L183	76.32	N81° 46' 21"E
L184	15.90	N68° 09' 52"E
L185	47.87	N42° 07' 04"E
L186	45.99	N3° 19' 24"E
L187	44.60	N58° 17' 14"E
L188	118.71	N88° 00' 41"W
L189	29.52	N55° 03' 41"W
L190	31.63	N78° 37' 21"W
L191	26.64	S47° 10' 38"W
L192	120.44	S77° 26' 42"W
L193	90.39	S27° 19' 27"W
L194	105.46	S56° 02' 02"W
L195	120.53	S47° 37' 12"W
L196	108.31	S8° 28' 13"W
L197	45.59	S10° 33' 11"E
L198	86.86	S83° 43' 59"E
L199	139.59	N56° 02' 24"E
L200	139.59	N56° 02' 24"E
L201	81.90	N43° 58' 36"E
L202	115.12	S62° 24' 03"E
L203	27.09	N20° 30' 48"E
L204	45.98	N69° 26' 44"E
L205	33.05	N22° 38' 14"E
L206	29.28	N43° 59' 08"W
L207	39.97	S76° 38' 46"W
L208	16.45	N45° 05' 28"W
L209	34.01	N20° 22' 30"E
L210	123.59	N8° 34' 01"W



# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

## OWNER'S CERTIFICATE

CR OAK CREEK LAND, LLC, as owner, caused the land described on this map to be surveyed, divided and mapped as represented on this map.

CR OAK CREEK LAND, LLC, as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Oak Creek.

IN WITNESS WHEREOF, the said CR OAK CREEK LAND, LLC, owner, has caused these presents to be signed by its Authorized Manager, Caleb Joshua Wohlrreich, at Buffalo Grove, Illinois, this 27<sup>th</sup> day of June, 2023.  
CR OAK CREEK LAND, LLC,  
a Delaware limited liability company

By: CR OAK CREEK, LLC,  
a Delaware limited liability company,  
its sole Member

By: CR DEVCO, L.L.C.,  
a Delaware limited liability company,  
its Manager

By: [Signature]  
Name: Caleb Joshua Wohlrreich  
Title: Authorized Manager

State of Illinois

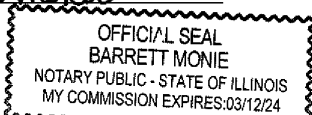
County of Lake

I, the undersigned, a Notary Public in and for said county in the state of Illinois, certify that Caleb Wohlrreich of Lake Forest, IL, personally known to me to be the same person whose name is subscribed and sworn to in the foregoing instrument, appeared before me on this date in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the use and purpose therein set forth.

Given under my hand and seal this 27<sup>th</sup> Day of June, 2023.

[Signature]  
Notary Public

[SEAL]



City of Oak Creek Plan Commission Certificate of Approval

Approved by the Plan Commission of the City of Oak Creek on this 28<sup>th</sup> day of March, 2023.

[Signature]  
Daniel Bukiewicz, Chairman  
City of Oak Creek

[Signature]  
Kari Papelbon, Corresponding  
Secretary, City of Oak Creek

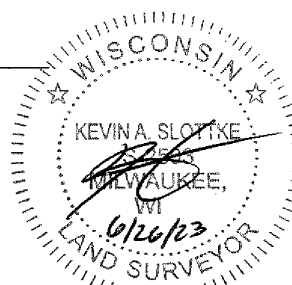
City of Oak Creek Common Council Certificate of Approval

Approved and dedication accepted by the Common Council of the City of Oak Creek on this 18<sup>th</sup> day of April,

2023, by Resolution No. 12402 - 041823.

[Signature]  
Daniel Bukiewicz, Mayor  
City of Oak Creek

[Signature]  
Catherine A. Roeske, Clerk  
City of Oak Creek







## Exhibit B

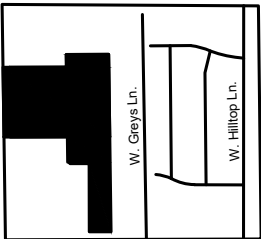
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF LOTS 2 AND 3 CERTIFIED SURVEY MAP 9496, PARCEL 1 CERTIFIED SURVEY MAP 474, AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

ADDRESSES: 2263, 2301, AND 2321 WEST PUETZ ROAD, 8830 SOUTH 27TH STREET  
TAX KEYS: 857-9015-000, 856-9005-000, 856-9997-000 & 857-9016-000

Prepared For:  
CR Oak Creek Land II, LLC  
8640 S. 6th Street,  
Oak Creek, WI 53154

Vicinity Map:



Scale: 1" = 2000'  
Northwest 1/4  
Sec 19-5-22

LEGEND & NOTES:

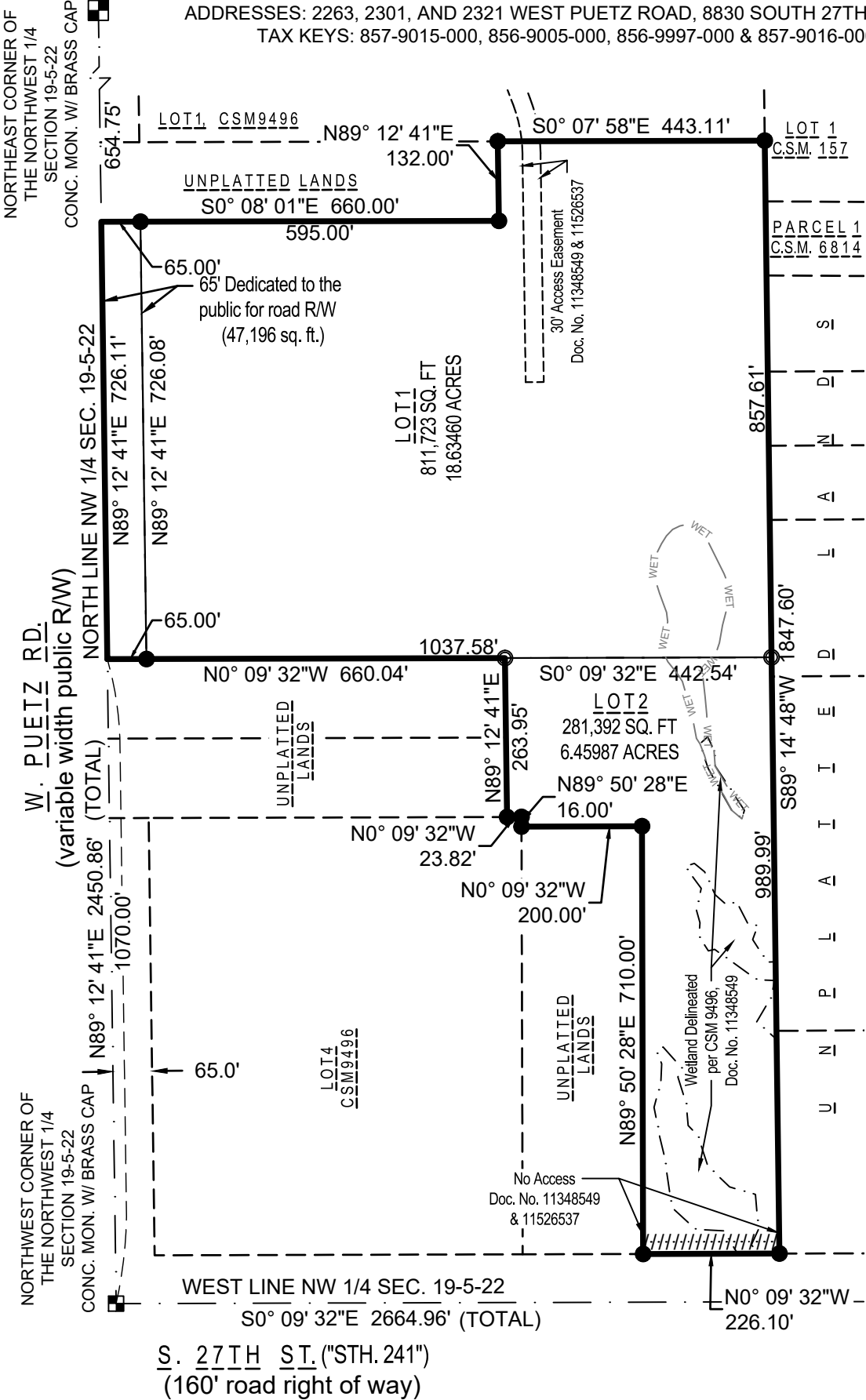
- INDICATES SET 1.3" OD. IRON PIPE,  
18" LONG WEIGHING 1.13 LBS/LIN. FT.
- INDICATES FOUND 1" OD IRON PIPE.
- INDICATES WETLANDS. WETLANDS  
DELINEATED ON DOC. NO. 11348549

BEARING REFERENCE:

WISCONSIN STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, (NAD83) WITH THE NORTH LINE OF  
THE NORTHWEST 1/4 OF SEC. 19-5-22,  
ASSUMED TO BEAR N89°12'41"E.



GRAPHIC SCALE



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

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

A REDIVISION OF LOTS 2 AND 3 CERTIFIED SURVEY MAP 9496, PARCEL 1 CERTIFIED SURVEY MAP 474, AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, KEVIN A. SLOTTKE, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped Lots 2 and 3 of Certified Survey Map 9496, Parcel 1 of Certified Survey Map 474, and lands in the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 19, Township 5 North, Range 22 East, bounded and described as follows;

Commencing at the Northwest corner of the Northwest 1/4 of said Section 19, thence North 89°12'41" East, along the north line of said Northwest 1/4, 1070.00 feet to the point of beginning of the lands to be described; thence continuing North 89°12'41" East, along said north line, 726.11 feet to a northeast corner of Lot 2 of Certified Survey Map 9496, thence South 00°08'01" East, along the east line of said Lot 2, 660.00 feet to a northeast corner of said Lot 2, thence North 89°12'41" East, along the east line of said Lot 2, 132.00 feet to a northeast corner of said Lot 2, thence South 00°07'58" East, along the east line of said Lot 2, 443.11 feet to the southeast corner of said Lot 2, thence South 89°14'48" West, along the south line of Lot 2 and Lot 3 of CSM 9496, 1847.60 feet to the southwest corner of said Lot 3, said point lying on the east right of way line of South 27th Street; thence North 00°09'32" West, along the west line said Lot 3 and the east right of way line of South 27th Street, 226.10 feet to a northwest corner of said Lot 3; thence North 89°50'28" East, along the north line of said Lot 3, 710.00 feet to a northwest corner of said Lot 3; thence North 00°09'32" West, along the north line of said Lot 3, 200.00 feet to a northwest corner of said Lot 3; thence North 89°50'28" East, along the north line of said Lot 3, 16.00 feet to a northwest corner of said Lot 3; thence North 00°09'32" West, along the north line of said Lot 3, 23.82 feet to a northwest corner of said Lot 3; thence North 89°12'41" East, along the north line of said Lot 3, 263.95 feet to a point; thence North 00°09'32" West, 660.04 feet to the point of beginning.

Said lands contains 1,140,315 square feet or 26.17803 acres more or less.

That I have made such survey, land division, and plat at the direction of CR OAK CREEK LAND II, LLC., OWNERS of said lands. That such 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 State Statutes and Chapter 14 of the City of Oak Creek Municipal Code, in surveying, dividing, and mapping the same.

\_\_\_\_\_  
Kevin A. Slottke, PLS-2506



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

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

A REDIVISION OF LOTS 2 AND 3 CERTIFIED SURVEY MAP 9496, PARCEL 1 CERTIFIED SURVEY MAP 474, AND LANDS  
IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH,  
RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

OWNER'S CERTIFICATE

CR OAK CREEK LAND II, LLC, as OWNER, caused the land describe on this map to be surveyed, divided,  
mapped, and dedicated as represented on this map.

CR OAK CREEK LAND II, LLC, as OWNER, does further certify that this map is required by s. 236.10 or 236.12  
to be submitted to the following for approval or objection: The City of Oak Creek.

IN WITNESS WHEREOF, the said CR OAK CREEK LAND II, LLC, as OWNER, has caused these presents to be  
signed by its Authorized Manager, \_\_\_\_\_, at \_\_\_\_\_,  
this \_\_\_\_\_, day of \_\_\_\_\_, 2023

CR OAK CREEK LAND II, LLC  
a Delaware limited liability company

By: CR OAK CREEK LAND II, LLC  
a Delaware limited liability company  
its sole Member

By: CR OAK CREEK LAND II, LLC  
a Delaware limited liability company  
its Manager  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_)  
\_\_\_\_\_ )SS  
\_\_\_\_\_ COUNTY)

I, the undersigned, a Notary Public in and for said county in the State of Illinois, certify that \_\_\_\_\_ of  
\_\_\_\_\_, personally known to me to be the same person whose name is subscribed  
and sworn to in the foregoing instrument, appeared before me on this date in person and acknowledged that  
he/she signed and delivered the said instrument as his/her own free and voluntary act for the use and purposed  
therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



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

A REDIVISION OF LOTS 2 AND 3 CERTIFIED SURVEY MAP 9496, PARCEL 1 CERTIFIED SURVEY MAP 474, AND LANDS  
IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH,  
RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CITY OF OAK CREEK PLAN COMMISSION OF APPROVAL

Recommended for approval as a Certified Survey Map by the Plan Commission of the City of Oak Creek on this  
\_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_.

Signature	_____	_____
	Daniel Bukiewicz, Mayor	Date

Signature	_____	_____
	Attested By: _____	Date

CITY'S RESOLUTION

Resolved that this Certified Survey Map located in the City of Oak Creek, is hereby approved by the Common  
Council of the City of Oak Creek on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_.

Signature	_____	_____
	Daniel Bukiewicz, Mayor	Date

Signature	_____	_____
	Catherine A. Roeske, City Clerk	Date



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



PLANNING CONCEPT

DECEMBER 12 2025

HEYDAY | OAK CREEK PHASE 2



PHASE 2 - MASTERPLAN CONCEPT





# PHASE 2 - MASTERPLAN CONCEPT



KEY DATA	
SINGLE-STORY RENTAL HOMES	62
TOWNHOMES	15
TOTAL UNITS	77
SITE AREA	18.63 AC
GROSS DENSITY	4.13 DU/AC





01

SINGLE STORY HOMES



HEYDAY - OAK CREEK

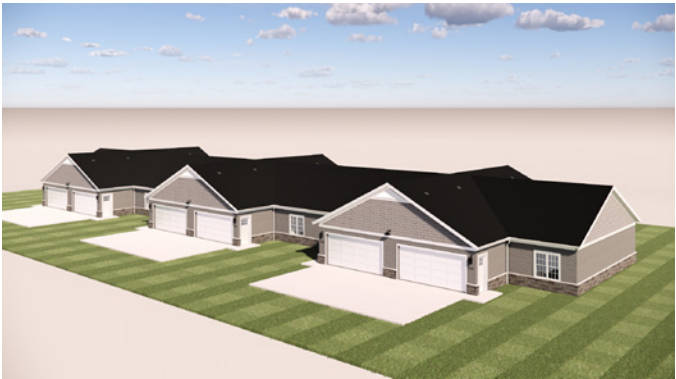




2 BEDROOM UNIT | Floor Plans



COURTYARD SIDE



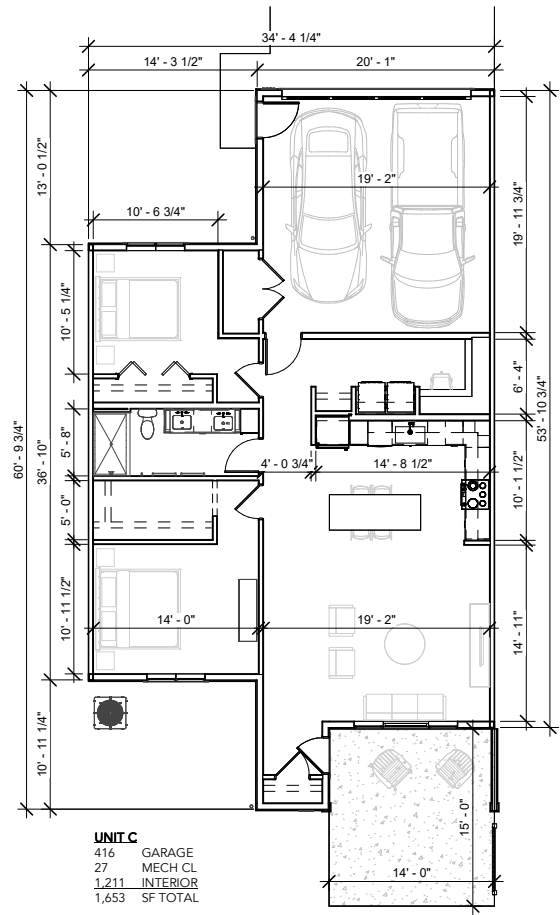
STREET SIDE



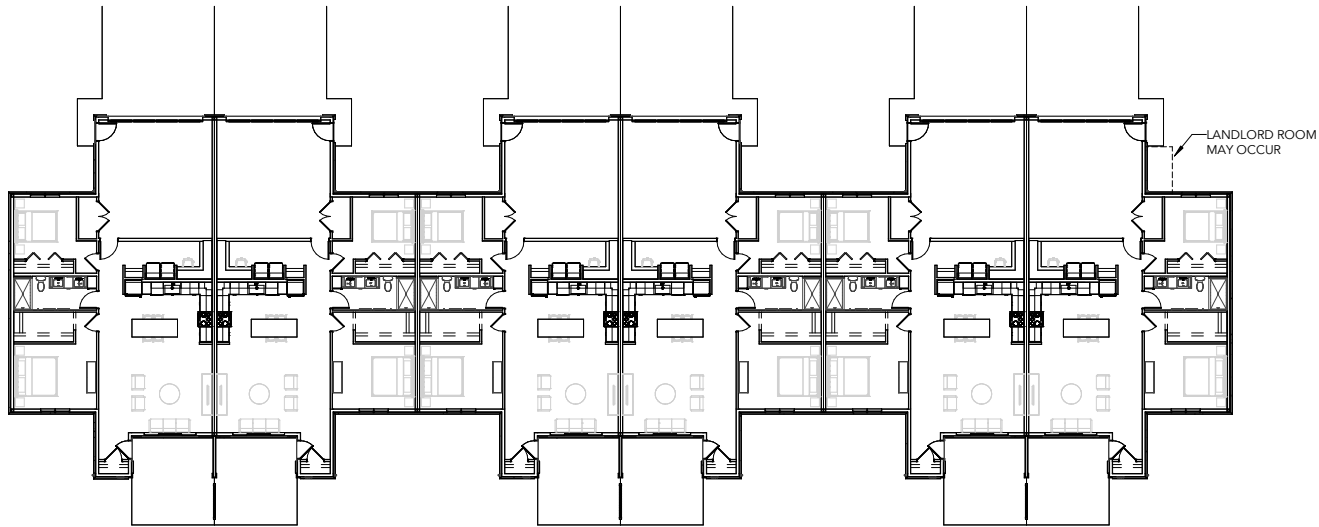
PATIO



ENTRY



?  
UNIT C - 2 BEDROOM

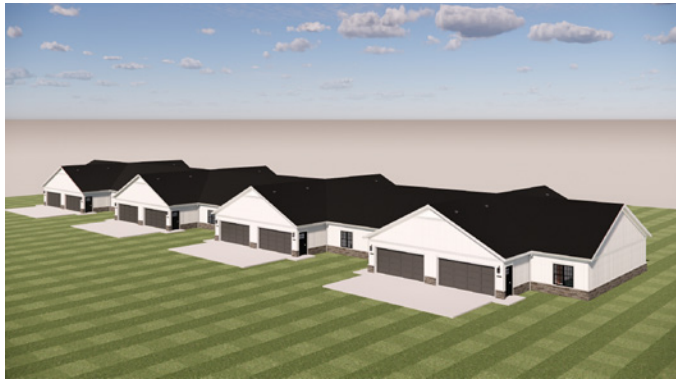


?  
C6 BUILDING PLAN

2 BEDROOM UNIT | Floor Plans



COURTYARD SIDE



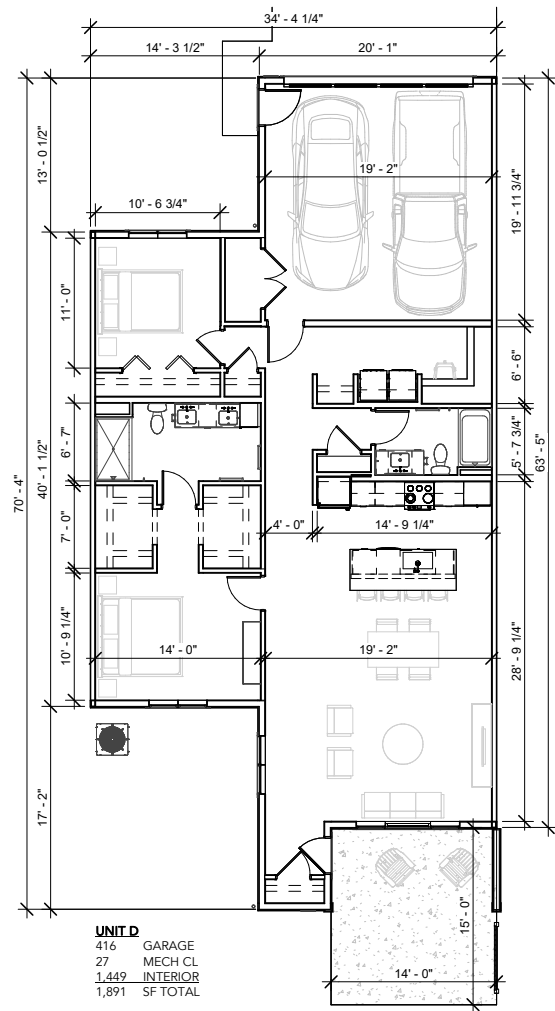
STREET SIDE



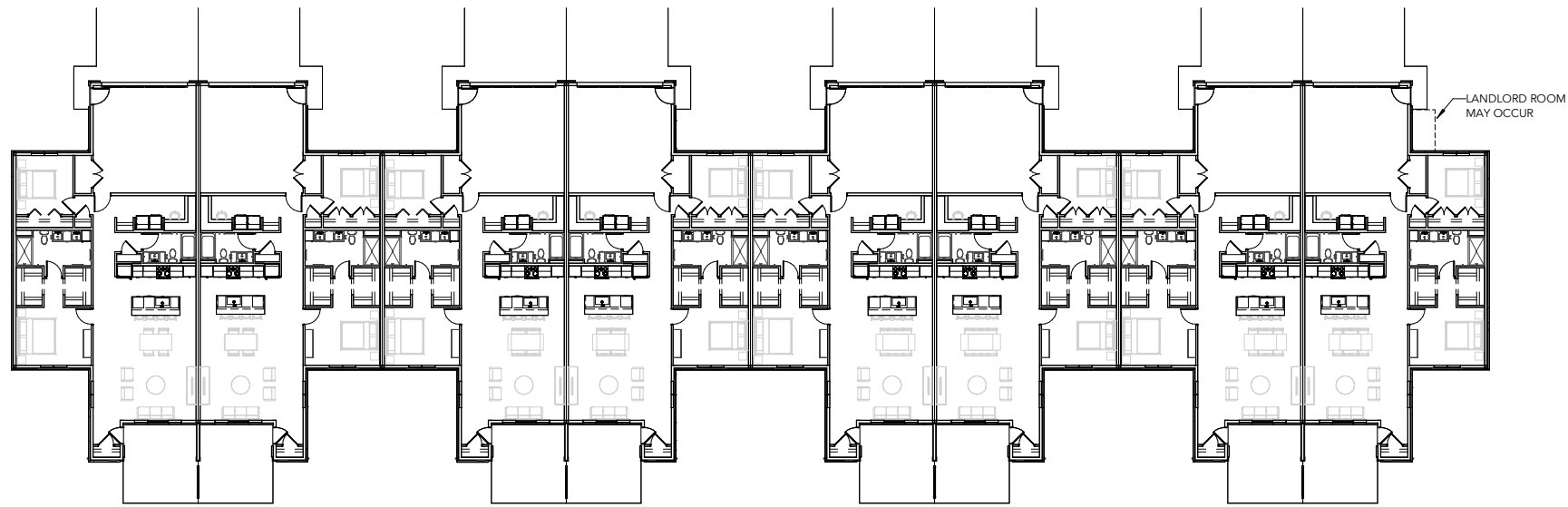
PATIO



ENTRY



UNIT D - 2 BEDROOM



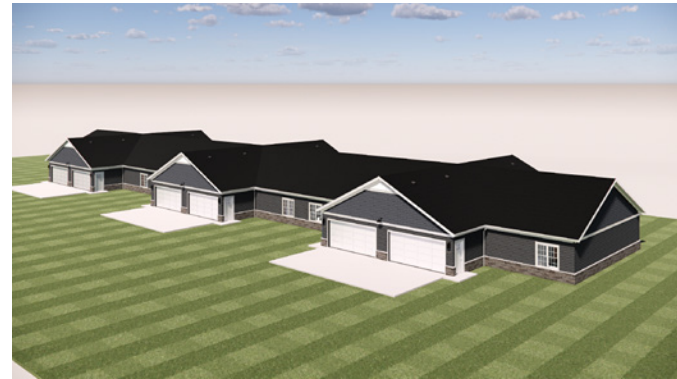
D8 BUILDING PLAN



## 3 BEDROOM UNIT | Floor Plans



COURTYARD SIDE



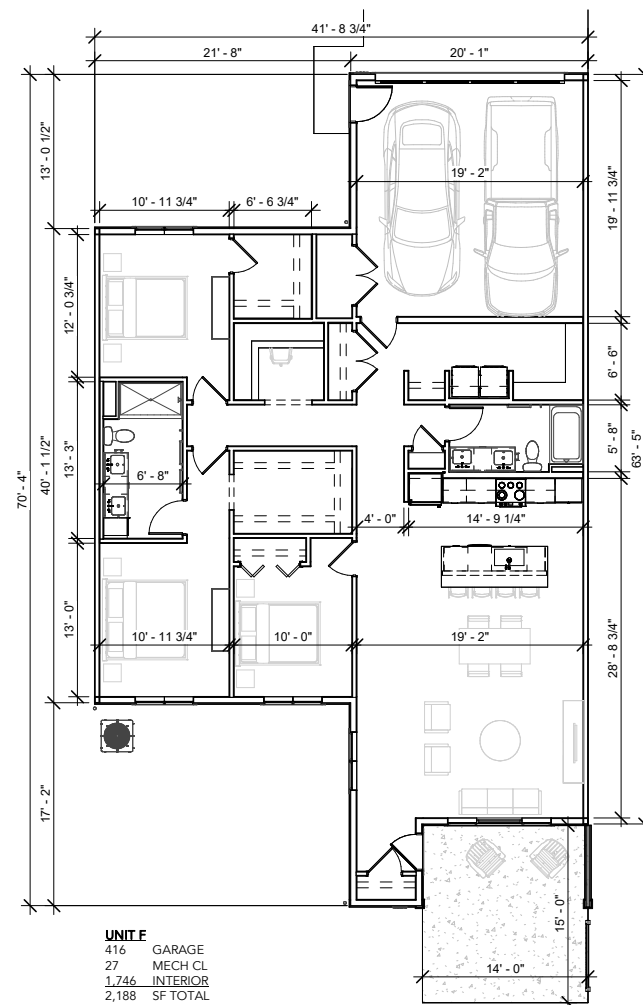
STREET SIDE



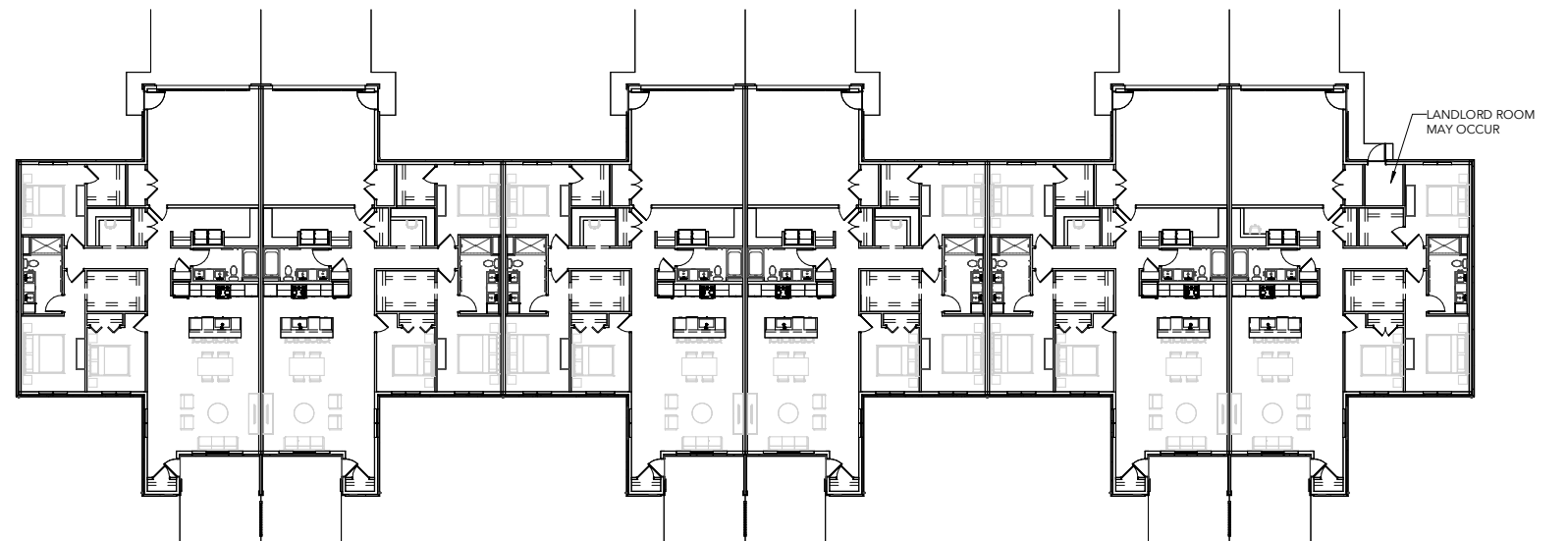
PATIO



## ENTRY



UNIT F - 3 BEDROOM



?  
F6 BUILDING PLAN



SINGLE STORY | Unit Interiors

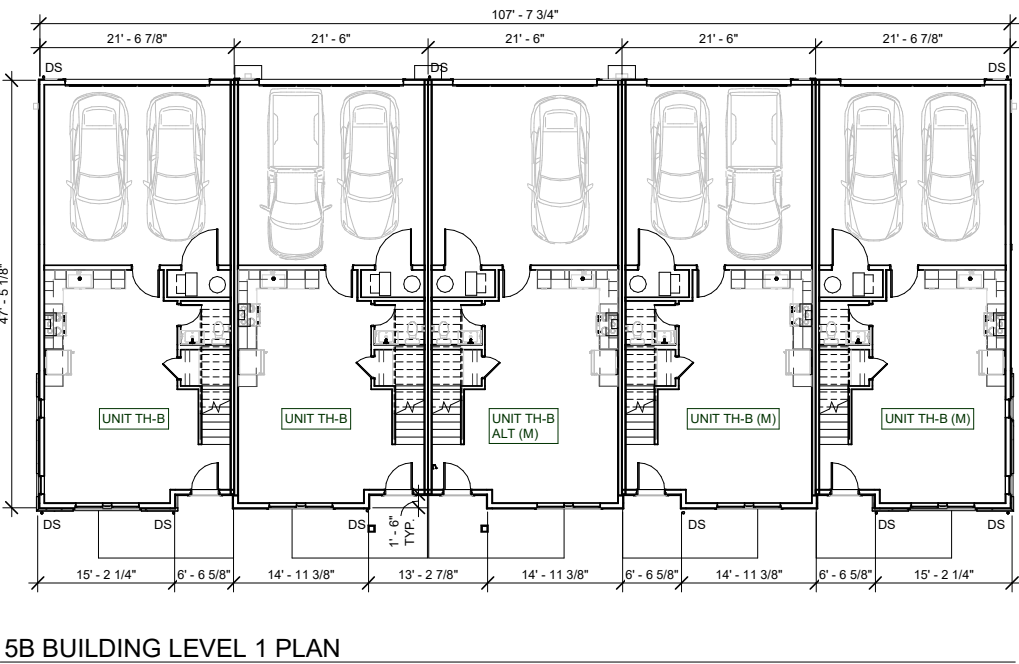
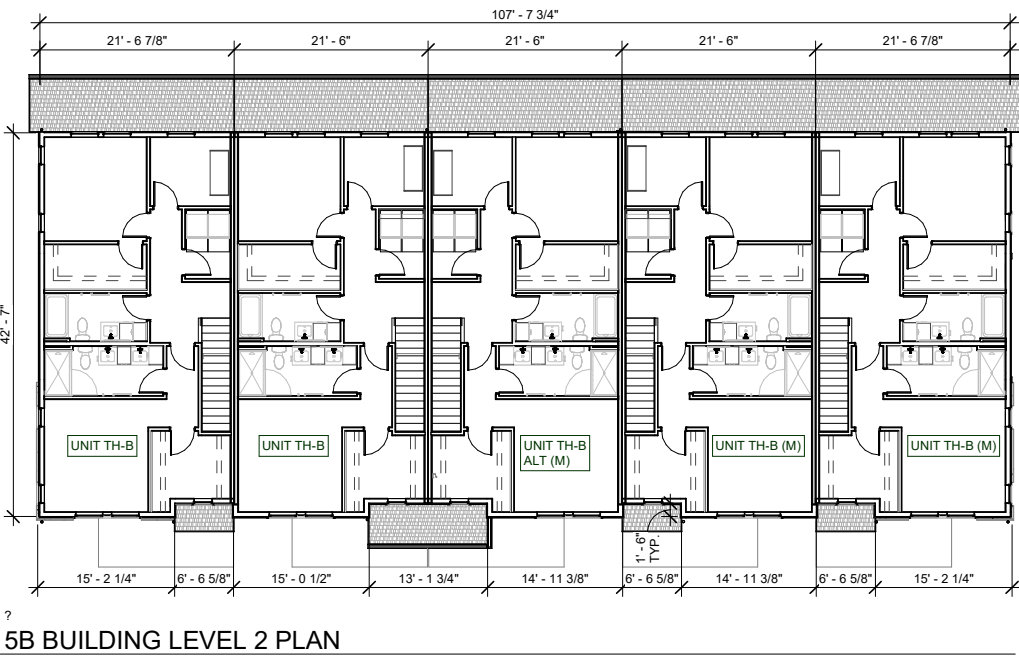
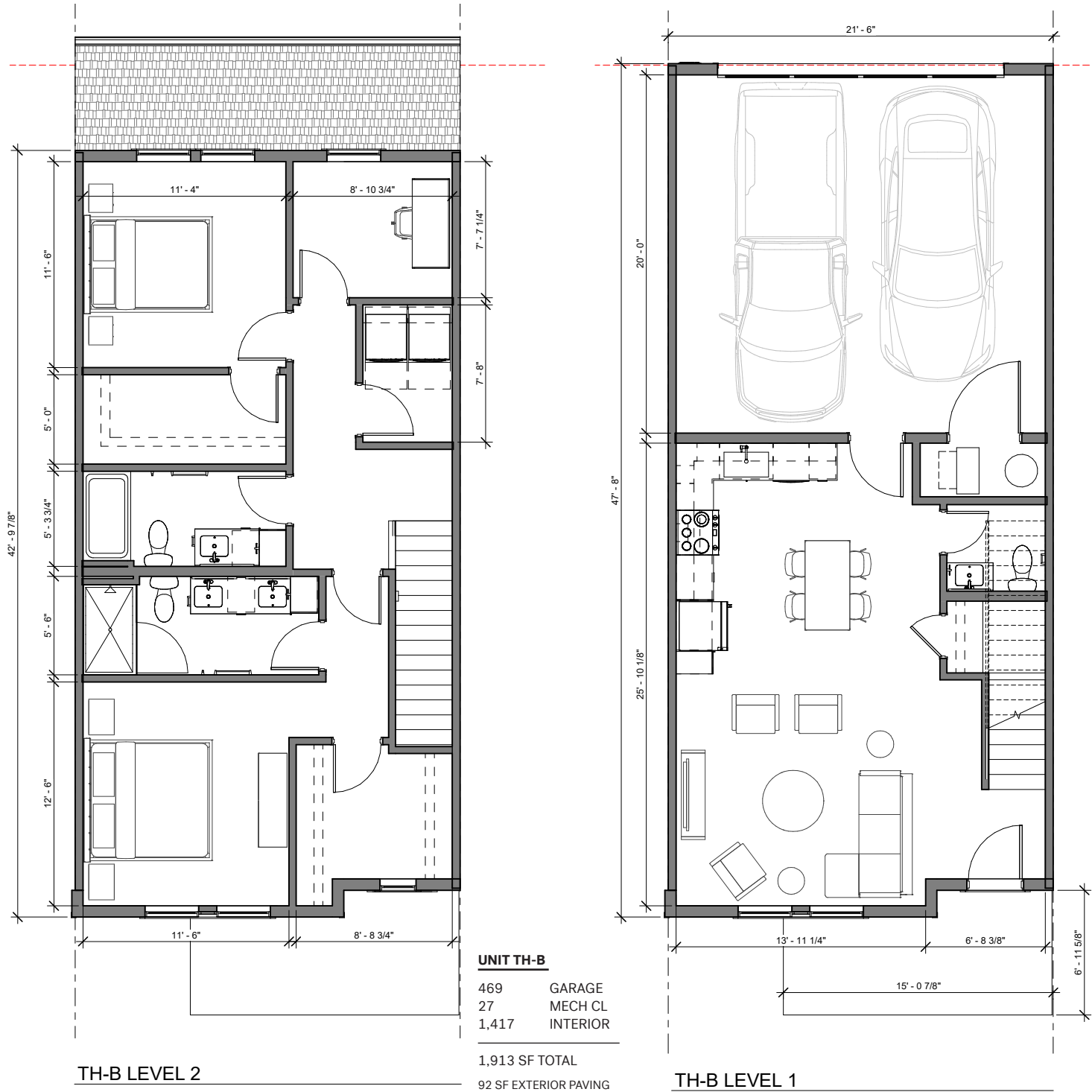


02

2-STORY TOWNHOMES

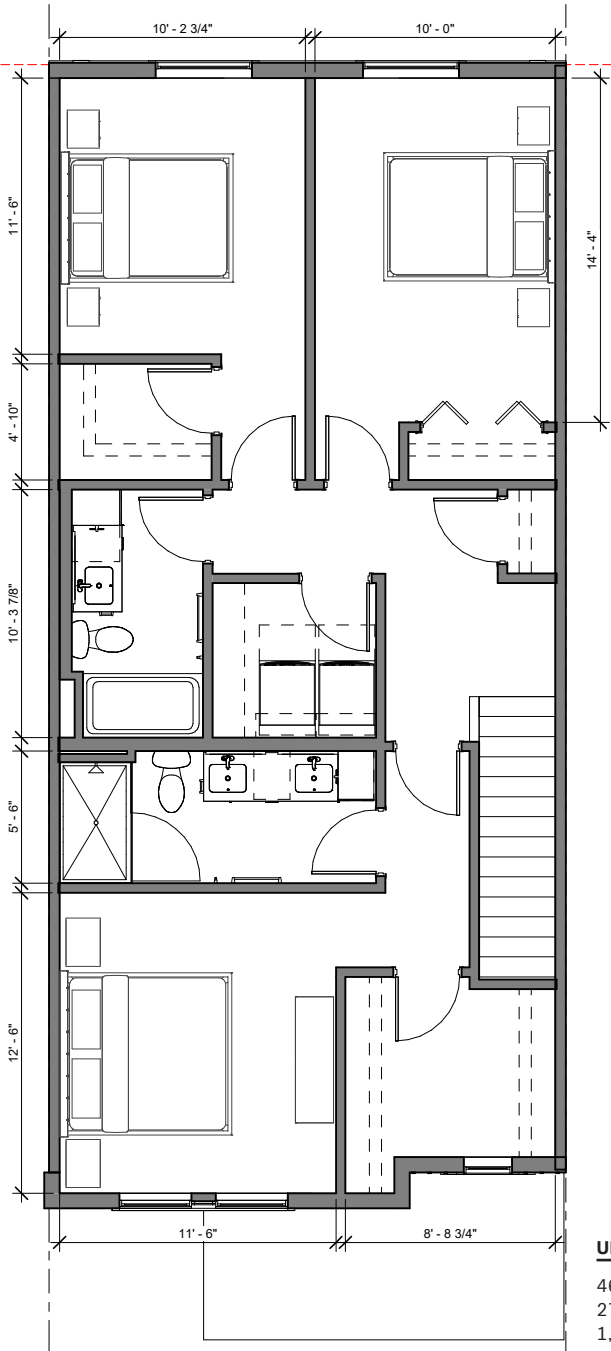


2 BEDROOM UNIT | Floor Plans





## 3 BEDROOM UNIT | Floor Plans

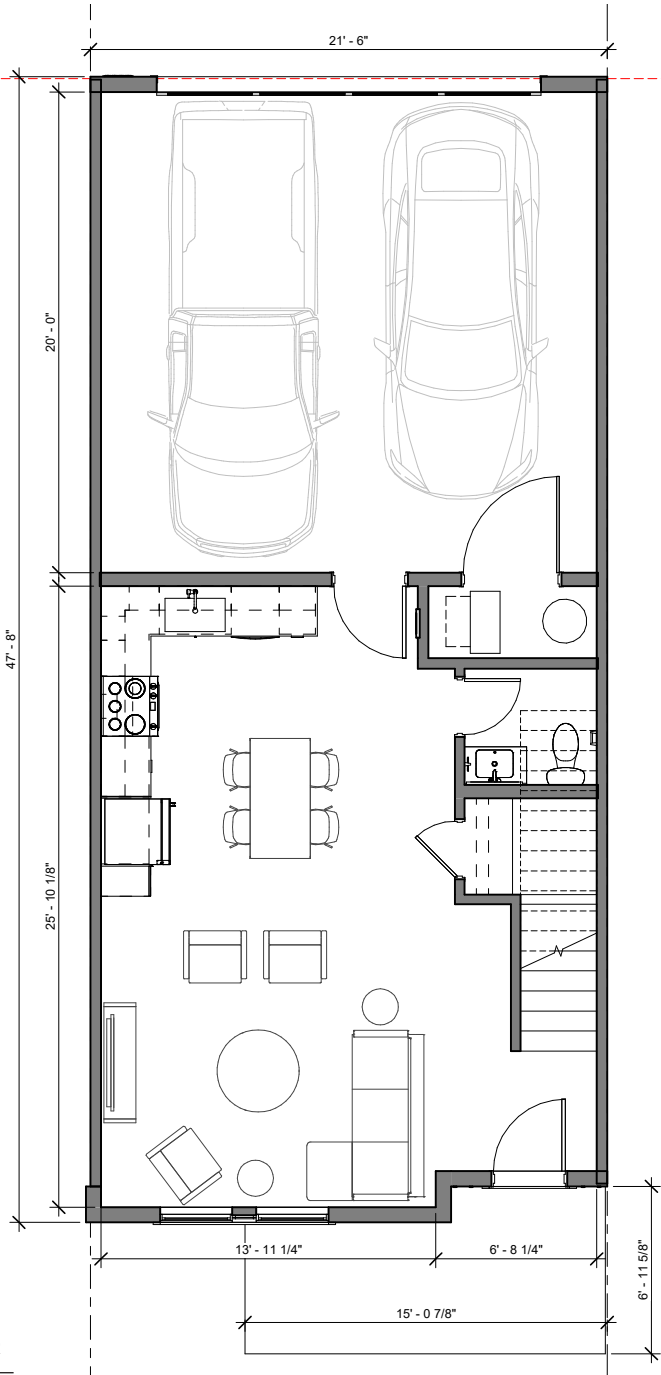


TH-C LEVEL 2

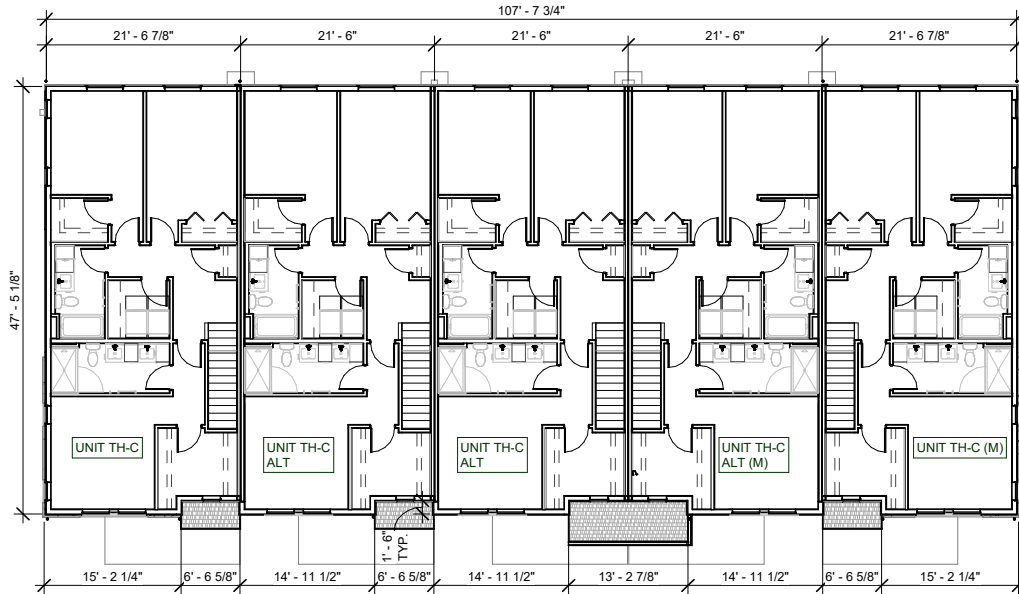
<b><u>UNIT TH-C</u></b>	
469	GARAGE
27	MECH CL
1,524	INTERIOR

2,020 SF TOTAL

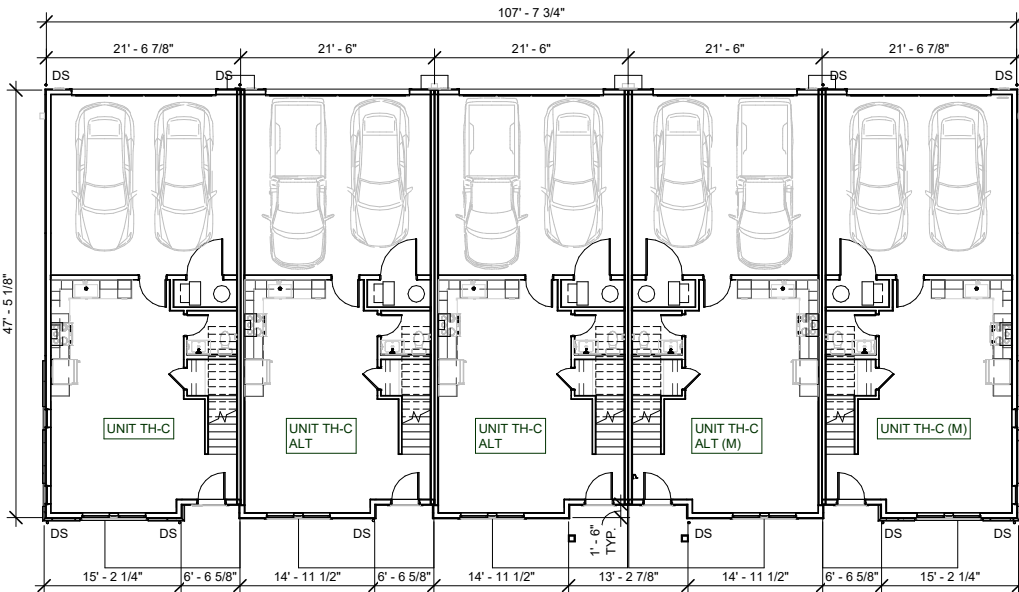
92 SF EXTERIOR PAVING



TH-C LEVEL 1



## 5C BUILDING LEVEL 2 PLAN



## 5C BUILDING LEVEL 1 PLAN



2-STORY TOWNHOMES | Front Entry





2-STORY TOWNHOMES | Rendered Views



FRONT ENTRY



ENTRY ELEVATIONS



SITE APPROACH



FRONT ELEVATIONS



2-STORY TOWNHOMES | Unit Interiors

