

PLAN COMMISSION REPORT

Proposal:	Official Map Amemdment & Preliminary Subdivison Plat – Garden Medley Estates
Description:	<p>Review requests for the following:</p> <ul style="list-style-type: none">• A preliminary subdivision plat for Garden Medley Estates single-family residential subdivision (agenda item 5)• Remove a portion of the future street pattern on the Officail Map on 3810 E. American Ave., 9050 S. Annette Pl., and 8950 S. Chicago Ct. (agenda item 6)
Applicant(s):	James Mathy and Max Saichek, Milwaukee County Department of Health and Human Services
Address(es):	3810 E. American Ave., 9050 S. Annette Pl., and 8950 S. Chicago Ct. (4 th Aldermanic District)
Suggested Motions:	<p>Item 5. That the Plan Commission recommends Common Council approval of an amendment to the Official Map affecting the properties located at 3810 E. American Ave., 9050 S. Annette Pl., and 8950 S. Chicago Ct., after a public hearing. (Tax Key Nos. 869-9993-000, 865-9978-003, and 865-9985-006)</p> <p>Item 6: That the Plan Commission approves the Preliminary Subdivision Plat for Garden Medley Estates, a single-family residential subdivision to be located at 3810 E. American Ave. and 9050 S. Annette Pl., with the following conditions:</p> <ol style="list-style-type: none">1. That all relevant Code requirements remain in effect.2. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.3. That all required Development and Stormwater Agreements are coordinated with the Engineering Department.4. That a Development Agreement between the City of Oak Creek and Milwaukee County is executed outlining the planting of replacement trees to meet the City’s tree preservation requirements prior to submission of permit applications.5. That all technical corrections, including, but not limited corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.6. That all revisions to the preliminary subdivision plat are submitted electronically to the Department of Community Development prior to submission of permit applications.

Owner(s): MILWAUKEE COUNTY and ZEB, CHAUDHRY

Tax Key(s): 869-9993-000, 865-9978-003, and 865-9985-006

Lot Size(s): 869-9993-000 = 8.41 ac, 865-9978-003 = 11.93 ac, and 865-9985-006 = 13.89 ac

Current Zoning District(s): Rs-4, Single Family Residential

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Single-Family Detached

Background: Milwaukee County owns two (2) parcels through foreclosure action many years ago. These parcels have historically been zoned for single-family, and Milwaukee County, after successfully receiving federal grants, is pursuing the opportunity to provide additional single-family housing options in one (1) of its suburb communities. The County is seeking approval of a Preliminary Subdivision Plat, to be known as Garden Medley Estates, for the properties at 3810 E. American Ave. and 9050 S. Annette Pl.

The proposed development site includes future road reservations identified on the City of Oak Creek Official Map. However, the roadway layout shown on the Preliminary Plat conflicts with the future road pattern depicted on the Official Map. Accordingly, in addition to approval of the Preliminary Subdivision Plat, the Applicant requests that the Plan Commission recommend that the Common Council approve an amendment to the Official Map to revise the future road reservations.

Official Map Amendment: The Applicant is requesting an amendment to the City’s Official Map to remove portions of the planned future roads on the properties located at 3810 E. American Ave., 9050 S. Annette Pl., and 8950 S. Chicago Ct. As currently depicted on the Official Map (see attached Exhibit A), the planned roadway network extends north from E. American Ave. with a single point of access, forms an oval-like configuration, continues northward, and then turns west to connect to the eastern terminus of E. Briandean Ct. and to S. Annette Pl. The Applicant proposes to eliminate all planned roadways shown on the Official Map, except for the north-south connection between the terminal ends (temporary cul-de-sacs) of E. Briandean Ct. and S. Annette Pl. The roadways proposed for removal would be replaced by right-of-way shown on the Preliminary Subdivision Plat. The proposal removes future road layout on the parcel to the north of the County’s properties (owned by Chaudhry Zeb), but the new subdivision right-of-way layout includes a temporary cul-de-sac termination at the north end of the County’s property, which will allow future development to the north, if that owner ever chooses to develop the back portion of their 13.9-acre lot.

Proposed Preliminary Plat: The proposed Preliminary Plat includes 50 developable lots intended for single-family detached homes, with lot sizes ranging from 8,041 square feet to 26,414 square feet. The lots are arranged along two (2) north-south roadways in a generally U-shaped street layout. As described above, the eastern north-south roadway will extend to the northern property line to preserve the option for future development to the north. Until such development occurs, this roadway will terminate in a temporary cul-de-sac.

In addition to the 50 developable residential lots, the subdivision includes two (2) outlots. Outlot 1, located in the northwest portion of the site at the north end of S. Annette Pl., is to remain undeveloped open space. Outlot 2, located in the southeast portion of the site along E. American Ave., is designated for a stormwater pond.

Lot Design, District Specific Standards, & Land Use: The proposed Preliminary Subdivision Plat includes 50 lots on an approximately 22-acre net site. (Net acreage reflects the total lot area excluding wetlands and floodplains.) This results in a residential density of approximately 2.3 dwelling units per net acre, which is well below the maximum density of 5.4 units per net acre permitted in the Rs-4 Single-Family Residential District.

All proposed lots meet or exceed the minimum area and dimensional requirements of the Rs-4 Single-Family Residential District set forth in Section 17.0301(a) of the Municipal Code, including a minimum lot area of 8,000 square feet and a minimum lot width of 60 feet.

The proposed layout is consistent with the intent, standards, and requirements of both the City's Zoning Ordinance and the Rs-4 Single-Family Residential District. Lot area, width, and setback dimensions comply with the bulk and dimensional standards established in Chapter 17 of the Municipal Code. In addition, Section 14.122(b) requires a minimum lot depth of 115 feet and adequate lot dimensions to accommodate off-street parking, service, and loading areas appropriate for single-family residential use; the proposed lots satisfy these requirements. The subdivision also advances the land use goals and policies identified in the City's Comprehensive Plan.

Lighting: Street lamps are required per Section 14.108 of City Code. Street lamps shall be placed at each street intersection and at such interior block spacing as may be required by the City Engineer. Such required improvements shall be dedicated to the City. The Applicant is proposing the installation of pole-mounted street lamps within the subdivision as required by Municipal Code. All street lamps must conform to the City of Oak Creek's Department of Public Works decorative residential lighting standard.

Engineering and Utilities: The Applicant intends to construct sanitary sewer improvements to adequately serve the subdivision. The proposal includes the upsizing of approximately 612 linear feet of sanitary sewer within E. American Ave. right-of-way to provide the additional capacity necessary to accommodate the

proposed 50-lot residential development. City Engineering and Utility Departments have no concerns. The Applicant will be required to comply with all applicable regulations and requirements.

Streets and Access: The proposed subdivision will have two (2) access points from E. American Ave. The internal street network consists of two (2) north-south roadways—S. 7th Ave. and S. 8th Ave.—which connect at the northern end to create a generally U-shaped layout. S. 7th Ave., the eastern north-south roadway, will extend to the northern boundary of the plat and terminate in a temporary cul-de-sac. This design preserves the opportunity for a future connection to property located to the north should it develop. In addition, Section 17.0504 of the Municipal Code requires sidewalks along all lots that abut public streets.

There are currently two (2) existing temporary cul-de-sacs located within or partially within proposed Outlot 1. Public access easements will be required over Outlot 1 to accommodate these cul-de-sacs. Recordation of the necessary easements will be a condition of approval of the Final Subdivision Plat.

Signage: No new or additional signage is being proposed as part of this review. Any future signs must comply with the Municipal Code, and necessary permits will be required before installing any signs on the site.

Environmental: The site contains wetlands and is heavily wooded.

A total of six (6) individual wetland areas have been delineated on the property by the Southeast Wisconsin Regional Planning Commission (SEWRPC). The Applicant submitted an Artificial Wetland Exemption Determination letter from the Wisconsin Department of Natural Resources (WDNR) stating that all six (6) wetland areas lack documented wetland history prior to August 1, 1991, and meet the applicable artificial wetland exemption criteria. Accordingly, all six (6) wetland areas are exempt from state wetland regulations.

The proposed development will require the removal of 130 trees, which must be replaced in accordance with the City's tree preservation ordinance (Section 17.0505(d) of the Municipal Code). Based on ordinance requirements, 393 replacement trees are required. The Applicant has indicated an intent to plant the required replacement trees but has not identified specific planting locations. Instead, the Applicant proposes to determine final placement after home construction to ensure that tree locations complement the layout of individual homes and the overall subdivision design.

The locations and timing of the replacement plantings will be addressed and required in a Development Agreement to be reviewed by the Common Council. Approval of the Development Agreement is recommended as a condition of approval of the Preliminary Subdivision Plat.

Fire Department: The Fire Department indicated no concerns. The Applicant must comply with all regulations and requirements of the City of Oak Creek Fire Department.

Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Official Map Amendment request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based. Alternatively, the Plan Commission may direct staff to change the proposal to incorporate specific comments. If the Commission recommends approval of the Official Map Amendment, a public hearing for the request before the Common Council may be scheduled as early as April 6, 2026.

The Plan Commission has the discretion to approve or disapprove of the Preliminary Subdivision Plat. Should the request not be approved, the Applicant may submit a revised application package that addresses the specific reasons for the disapproval.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



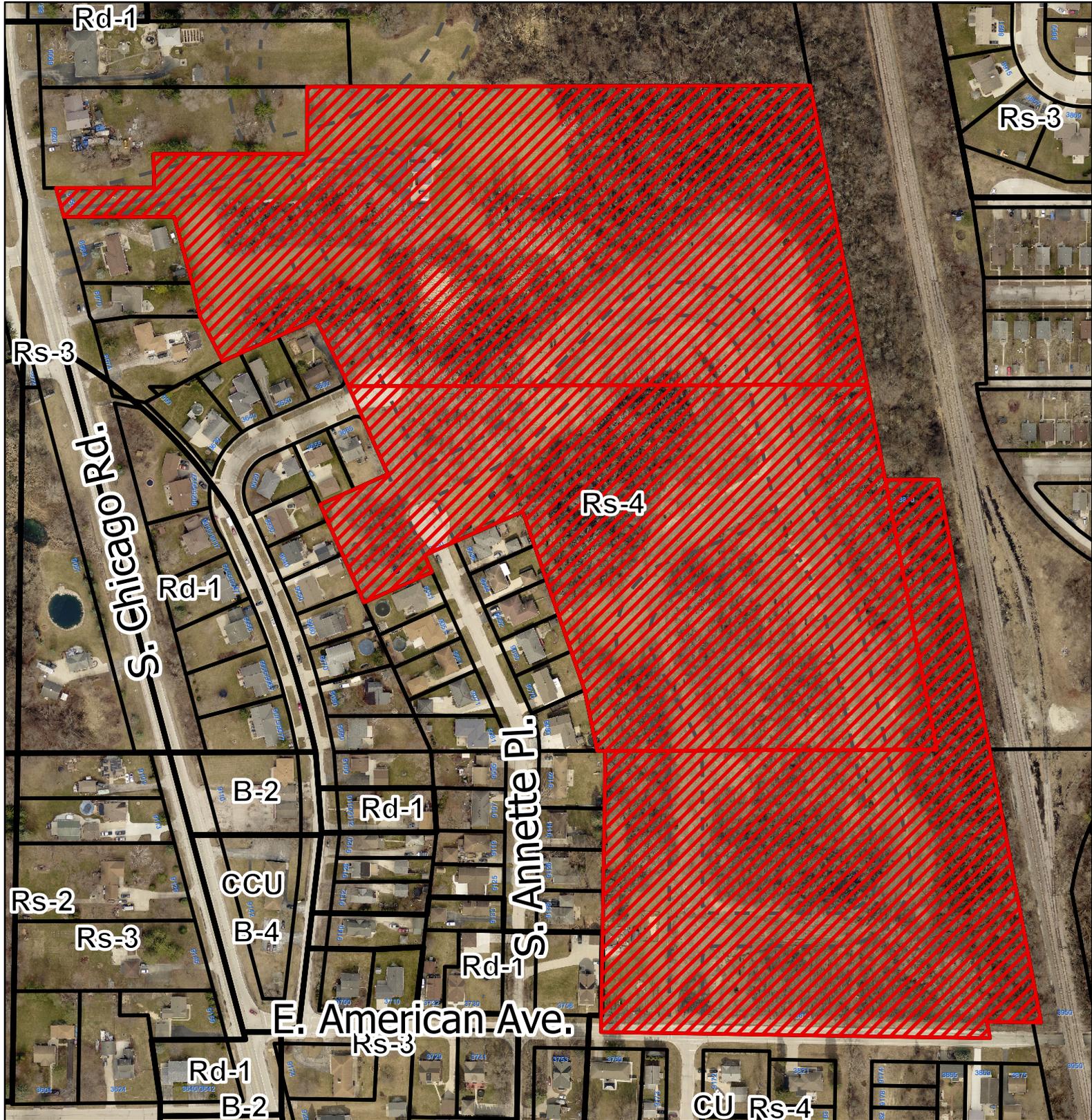
Todd Roehl
Senior Planner

Attachments:

- Location Map
- Narrative (3 pages)
- Official Map Amendment – Exhibit A (1 page)
- Preliminary Plat (1 page)

Location Map

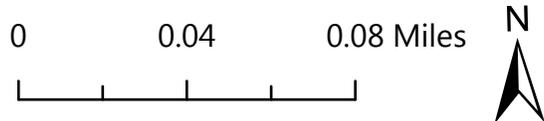
3810 E. American Ave., 9050 S. Annette Pl, & 8950 S. Chicago Ct.



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

Legend

- Zoning
- FloodFringe2024
- Official Street Map
- Floodway2024
- Parcels
- Parcels selection I





Project Narrative

Preliminary Plat and Official Map Amendment February 24, 2026

I. Development Overview

Milwaukee County Department of Health and Human Services is proposing the subdivision of approximately 22.03 acres of County-owned land into a residential neighborhood consisting of 50 single-family homes, to be known as Garden Medley Estates. The project includes a request for Preliminary Plat approval and an Official Map Amendment to advance the County's goal of creating long-term affordable homeownership opportunities and to facilitate an efficient, context-sensitive street layout.

II. Preliminary Plat Request

Existing Land Use

The subject property consists of two vacant, undeveloped parcels totaling approximately 22.03 acres (Parcels 8699993000 and 8659978003). Both parcels are zoned RS-4 Single Family Residential.

Proposed Subdivision Design and Zoning Compliance

The proposed subdivision consists of 50 single-family residential lots ranging in size from approximately 8,041 square feet to 26,414 square feet, with an average lot size of 11,511 square feet. Lot sizes are comparable to, and in some cases larger than, those in the adjacent neighborhoods.

The subdivision also includes Outlot 1 designated as open space and Outlot 2 that serves as both stormwater management and open space.

The property is zoned RS-4 Single-Family Residential, and the proposed development fully complies with all applicable zoning requirements:

- **Minimum Lot Area:** 8,000 SF required; minimum proposed lot is 8,041 SF.
- **Minimum Lot Width:** 60 feet required; minimum proposed width is 60.25 feet.
- **Maximum Building Coverage:** 50% permitted; proposed maximum coverage is approximately 31%.

The proposed development is not requesting any zoning variances and is intended to meet or exceed all minimum code standards.

Tree Preservation

The proposed development is in alignment with the Tree Preservation ordinance within the City of Oak Creek's Zoning ordinance. The development proposes the removal of 132 trees that would require replacement in accordance with the ordinance. The ordinance requires 399 replacement trees to account for the removals. The development will incorporate the required street trees as part of those required replacement trees. Street tree quantities and locations will be determined by the City Engineering Department. The remaining required replacement trees will be placed throughout the subdivision. The placement of these trees is proposed to be determined following the building of the



homes so that the placement will complement the layout of the homes on the lots and within the context of the larger subdivision.

Phasing

The development of the public infrastructure as well as the mass grading of the entire development and utility services are intended to be built all at once and are not proposed to be phased. This work will be completed by Milwaukee County.

The vertical construction for the homes is intended to begin immediately following the completion of the public infrastructure. Milwaukee County intends to partner with Habitat for Humanity to complete the construction of the homes within the subdivision and may engage additional qualified building partners as needed.

Ownership

The property is currently owned by Milwaukee County, and Milwaukee County is the applicant for this request.

Milwaukee County intends to ensure long-term affordability and homeowner stability through partnerships with Habitat for Humanity and/or through deed restrictions. Affordability benchmarks and any income restrictions will be established in partnership with Habitat for Humanity in accordance with their established homeownership programs, which typically target families under 80% area median income. The homes will also be more affordable than comparable market-rate housing due to Milwaukee County subsidizing the subdivision infrastructure and housing costs, supported in part by HUD grant funding.

To support long-term homeowner success, Habitat for Humanity and community partners will provide home ownership coaching, education, and support. This model is intended to promote stable homeownership while maintaining long-term affordability for future residents. Future homeowners will also have access to Milwaukee County's emergency home repair program to assist with future major repairs or improvements.

Sanitary Sewer Improvements

As part of the proposed development, Milwaukee County intends to construct sanitary sewer improvements to adequately serve the subdivision. The proposal includes the upsizing of approximately 612 linear feet of sanitary sewer within E American Avenue to provide the additional capacity necessary to accommodate the proposed 50-lot residential development.

III. Official Map Amendment Request

The proposed development plan involves subdividing 22.03 acres of vacant, County-owned land into 50 single-family residential lots. The Official Map Amendment request is triggered by the need to align the City of Oak Creek's current Official Street Pattern with the proposed internal street layout required to serve the subdivision in a functional, efficient, and neighborhood-compatible manner.

The currently adopted Official Street Pattern does not meet the needs of the proposed development and would result in unnecessary roadway construction, increased infrastructure costs, and avoidable impacts to adjacent properties. The proposed amendment to the Official Street Pattern includes the following key elements, which are depicted in Exhibit A at the end of this narrative:

- Establishing two access points along E. American Avenue that align with S. 8th Avenue and S. 7th Avenue located along the south side of E. American Avenue.



- Removing a planned through-street that would unnecessarily impact the neighboring property to the north.

While the connection between S. Annette Place and E. Briandean Court will remain as part of the Official Map, it is not proposed that the construction of that road occur as part of this development. Maintaining S. Annette Place and E. Briandean Court as dead-end streets preserves the existing residential character of these neighborhoods, avoids the introduction of additional cut-through traffic, and prevents the removal of mature trees and vegetation that currently contribute to the tranquil nature of the area.

Overall, the proposed amendment results in a more efficient roadway layout that reduces the amount of public right-of-way required. This reduction minimizes long-term maintenance obligations for the City of Oak Creek and its taxpayers while also lowering initial roadway construction costs. Enforcing the current Official Street Pattern would require the construction of more roadway infrastructure than is necessary to develop the site, providing little benefit to future homeowners and imposing unnecessary long-term costs on the City.

IV. Conclusion

For the reasons outlined above, the proposed Preliminary Plat and Official Map Amendment represent a thoughtful, efficient, and context-sensitive approach to developing this County-owned property. The Preliminary Plat complies with all applicable zoning and subdivision regulations and advances Milwaukee County's goal of providing high-quality, long-term affordable homeownership opportunities.

The amended street pattern better aligns with the proposed subdivision design, minimizes unnecessary infrastructure costs, preserves the character of surrounding neighborhoods, and reduces long-term maintenance obligations for the City of Oak Creek.

Accordingly, Milwaukee County respectfully requests approval of the Preliminary Plat and the Official Map Amendment as submitted.

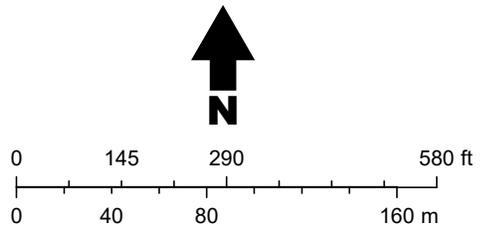
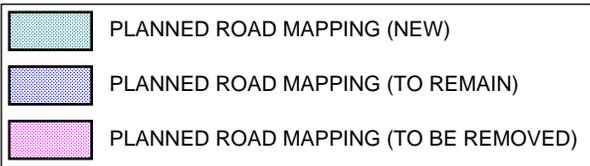
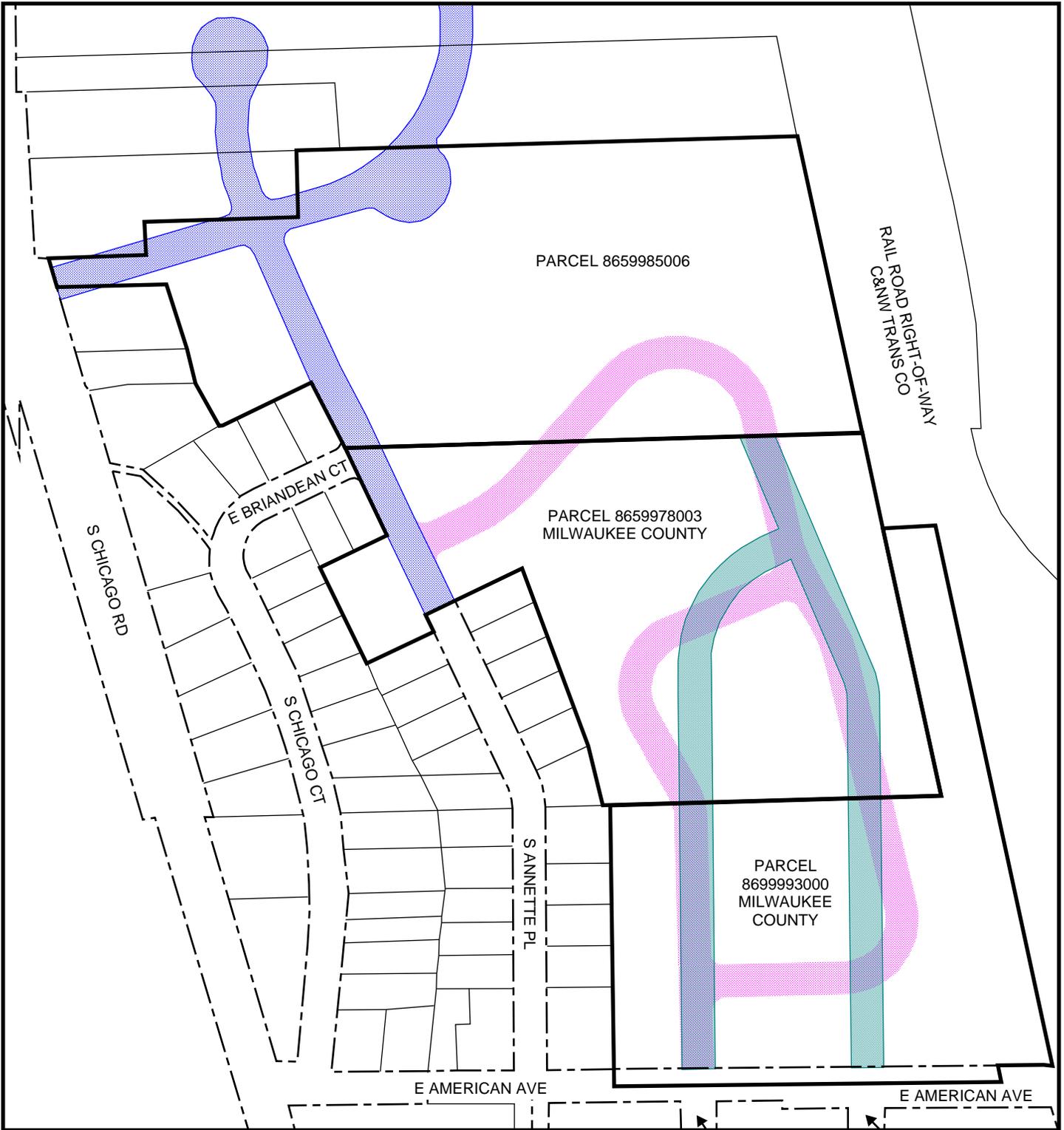


EXHIBIT A:
OFFICIAL STREET PATTERN AMENDMENTS

PRELIMINARY PLAT GARDEN MEDLEY ESTATES

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Said land contains 959,429 square feet or 22.0255 acres.

Bearings are based on the North line of the Southeast 1/4 of Section 23-5-22, which bears S89°46'55"W, as field located based on the North line of the Northeast 1/4 of Section 23-5-22.

Contours provided by Milwaukee County and are presumed to be on NAVD88 datum. File provided September 6, 2024.

Existing Easements, if any, are not shown.

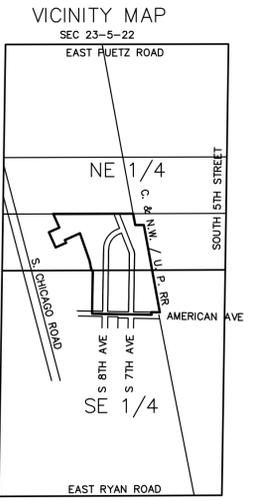
Wetlands delineated and locations provided by SEWRPC on 7/17/24 & 7/18/24.

OUTLOT USES:

OUTLOT 1: Open space
OUTLOT 2: Stormwater Management & open space

Each individual lot owner shall have an undividable fractional ownership of Outlots 1 & 2. Milwaukee County shall not be liable for any fees or special assessments in the event that Milwaukee County becomes the owner of any lot in the subdivision by reason of tax delinquency. The City of Oak Creek shall be authorized to access Outlot 3 to conduct necessary stormwater inspections and maintenance.

Per letter EZE-SE-2024-41-03750 from the Wisconsin Department of Natural Resources by Katie Sellers, Water Regulations and Zoning Specialist:
The wetlands located on the site fulfill all artificial wetland exemption standards and are not shown on the plat.



Subdivision statistics

- 1. subdivision contains 50 lots and 2 outlots
- 2. development contains 22.0255 acres
- 3. land is zoned - RS-4

Lot area	8,000 SF
Lot width	60'
Front setback	25'
Street facing side setback	25'
Interior side setback	8'
Rear setback	25'

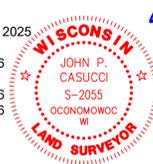
Except for Lot 16, which will have 29' setback to South 8th Avenue

Lot layout designed for 50' wide building pad

This plat is a correct representation of all existing land divisions and features and I have fully complied with the provisions of Chapter 14 of the Oak Creek Municipal Code.

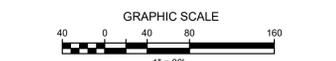
Date: August 11, 2025
 Revised 10-7-25
 Revised 01-26-26
 Revised 02-6-26
 Revised 02-10-26
 Revised 02-17-26

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Objecting agencies
 Wisconsin Department of Administration

Approving agencies
 City of Oak Creek
 Milwaukee County

Owner / Subdivider
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 c/o James Mathy (he/him)
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