

## PLAN COMMISSION REPORT

Proposal:	The Prairie – vicinity of S. 27 <sup>th</sup> St. and W. Drexel Ave. Planned Unit Development Amendment (PUD) (1 agenda item) Rezone of several properties (1 agenda items) Planned Unit Development (PUDs) (1 agenda item)
Description:	<p>Review a request to amend the Planned Unit Development Overlay District (PUD) for a proposed multi-family residential development for all, or portions of, the properties located at 7430, 7478, and 7546 S. 27th St.</p> <p>Review a request to rezone all, or portions of, the properties located at 7332, 7430, 7478, and 7546 S. 27th St. from Rd-1 Two-family Residential District to Rm-1 Multi-family Residential District.</p> <p>Review a request to establish/rezone all, or portions of, the properties located at 7332, 7430, 7478, and 7546 S. 27th St. to Planned Unit Development Overlay District (PUD) for a proposed multi-family residential development.</p>
Applicant(s):	Mark Lake, OC 27, LLC Brian Konyn, Walden OC, LLC
Address(es):	7332, 7430, 7478, and 7546 S. 27th St. (2 <sup>nd</sup> Aldermanic District)
<b>Suggested Motions:</b>	<p>Item 8. That the Plan Commission recommends Common Council approval of a request to amend the Planned Unit Development Overlay District (PUD) for a proposed multi-family residential development for all, or portions of, the properties located at 7430, 7478, and 7546 S. 27th St., after a public hearing. (Tax Key Nos. 762-9992-003, 762-9991-003, 785-9999-003)</p> <p>Item 9. That the Plan Commission recommends Common Council approval of a request to rezone all, or portions of, the properties located at 7332, 7430, 7478, and 7546 S. 27th St. from Rd-1 Two-family Residential District to Rm-1 Multi-family Residential District, after a public hearing. (Tax Key Nos. 762-9007-001, 762-9992-003, 762-9991-003, 785-9999-003)</p> <p>Item 10. That the Plan Commission recommends Common Council approval of a request to establish/rezone all, or portions of, the properties located at 7332, 7430, 7478, and 7546 S. 27th St. to Planned Unit Development Overlay District (PUD) for a proposed multi-family residential development, after a public hearing. (Tax Key Nos. 762-9007-001, 762-9992-003, 762-9991-003, 785-9999-003)</p>

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Owner(s): Walden OC, LLC and Northwestern Mutual Life Ins Co.

Tax Key(s): 762-9007-001, 762-9992-003, 762-9991-003, 785-9999-003

Lot Size(s): 17.2315 acres (Area E/F) + 9.4681 acres (Area D)

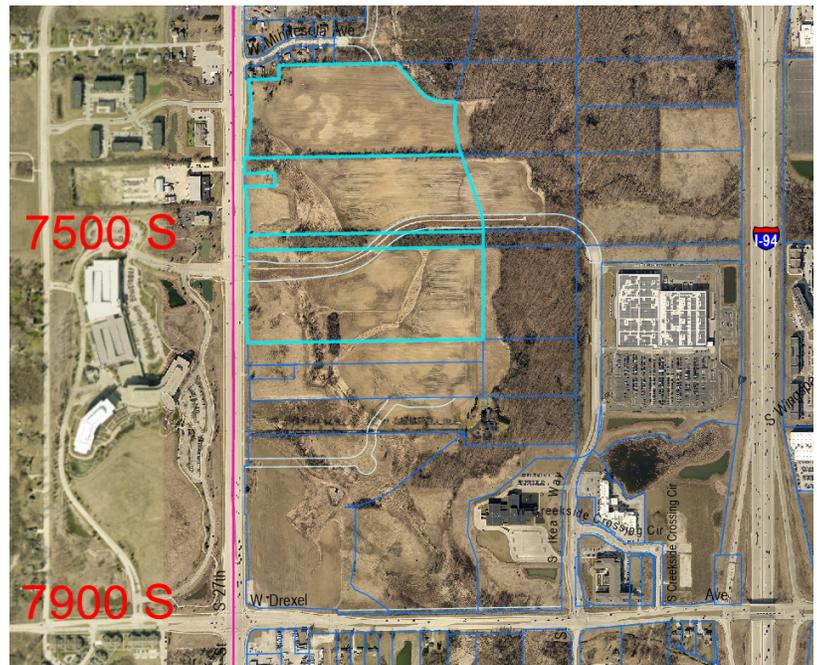
Current Zoning District(s): Rd-1, Two-Family Residential Rm-1, Multifamily Residential  
FW, Floodway

Overlay District(s): PUD

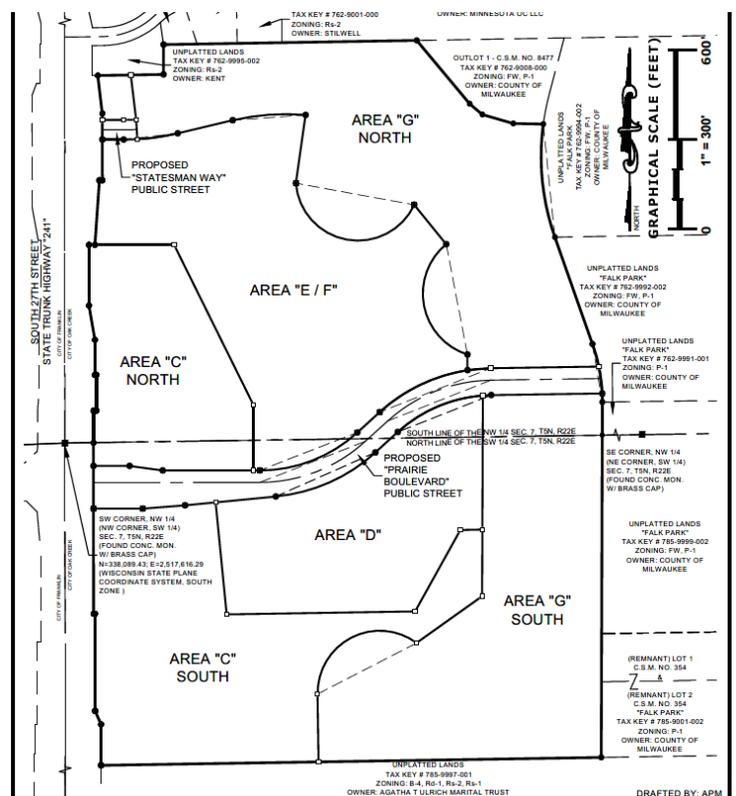
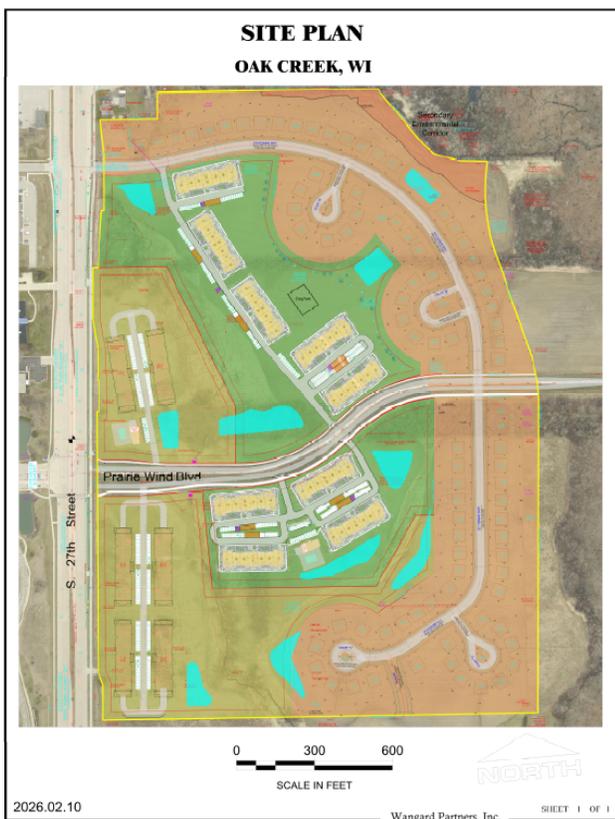
Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Mixed Use

**Background:** Northwestern Mutual Life Insurance Co., and its subsidiary, Walden OC, LLC, own approximately 115 acres of land north of W. Drexel Ave., east of S. 27<sup>th</sup> St. (the “Property”). There is an additional 3.4-acre stormwater retention parcel south of W. Drexel Ave. that Walden OC, LLC owns, to accommodate development of the north land. The Applicant, OC 27, LLC is a development partnership of Wangard Development, LLC and Siepmann Realty Corp., and has the Property under contract, and is anticipating the opportunity to close on the real estate transaction yet this Spring 2026. At its July 22, 2025 meeting, the Plan Commission reviewed a complex assortment of applications that included a Comprehensive Land Use Map Amendment, an Official Map Amendment, three (3) rezones, two (2) PUDs, and three (3) CSMs to start the process of developing a residential development on the northern 87 acres of the 115 acres. A public hearing for all these applications was held and the Common Council approved each on September 2, 2025. The Applicant is holding off on the CSM recordings until they own the properties. The initial development proposal, called The Prairie, included the following breakdown:



- Area C North: two (2) 3-story 48-unit multi-family rental buildings (with underground parking) and a clubhouse, for a total of **96 units** on Area C North.
- Area C South: four (4) 3-story 48-unit multi-family rental buildings (with underground parking), for a total of **192 units** on Area C South.
- Area D: four (4) 2-story 26-unit multi-family rental walk-up buildings (with detached garages), for a total of **104 units** on Area D.
- Area E: five (5) ranch quads condos, four (4) units each, for a total of **20 units**, and a clubhouse.
- Area F: 15 ranch duplex condos, two (2) units each, for a total of **30 units**.
- Area G: **97 single-family lots**



It was made known in both the Plan Commission and Common Council reports that Area E/F was anticipated to be built by a different developer, and that it was possible that the conceptual plan would change. Over the past five (5) months since receiving approval, the Prairie team has continued to advance the proposed development through detailed design, value engineering, and updated budgeting. Through this process, the team determined that a strategic pivot is necessary in the E/F Area, as the originally planned side-by-side condominium configuration is not financially viable. The Prairie is amending their proposal for Area E/F to develop the same 2-story 26-unit multi-family rental walk-up buildings (with detached garages) that was proposed in Area D. Instead of an anticipated 50 side-by-side single-family attached condos, the amended proposal includes 130 rental units in Area E/F (five (5) 2-story 26-unit buildings). As a result, the applicant

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is proposing to rezone Area E/F from Rd-1 Two-Family Residential District to Rm-1 Multi-family Residential District, with a Planned Unit Development (PUD) Overlay District (to match Area D).

In addition to the modifications to Area E/F, the Applicant is requesting an amendment to the existing PUD Overlay District over Area D, which is the original 2-story 26-unit multi-family rental walk-up building area, south of the new east/west road, Prairie Wind Blvd.

For simplicity purposes, staff is providing one (1) report for all three (3) agenda items pertaining to the current development proposal of The Prairie.

**Planned Unit Development (PUD) Overlay District Amendment:** The City's Zoning Code allows for a PUD overlay. Section 17.0701 of the Municipal Code describes the intent and purpose of PUDs: *The purpose of the regulations, standards, and criteria of the PUD is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of the PUD article (VII). The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the use and bulk and dimensional regulations as detailed in Article III. The planned development is intended to permit and encourage such flexibility and to accomplish the following purposes:*

- *To stimulate creative approaches to the commercial, residential, and mixed-use development of land.*
- *To provide more efficient use of land.*
- *To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations.*
- *To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities.*
- *To unify building and structures through design.*
- *To promote long-term planning pursuant to the City of Oak Creek's Comprehensive Plan, which will allow harmonious and compatible land uses or combination of uses with surrounding areas.*

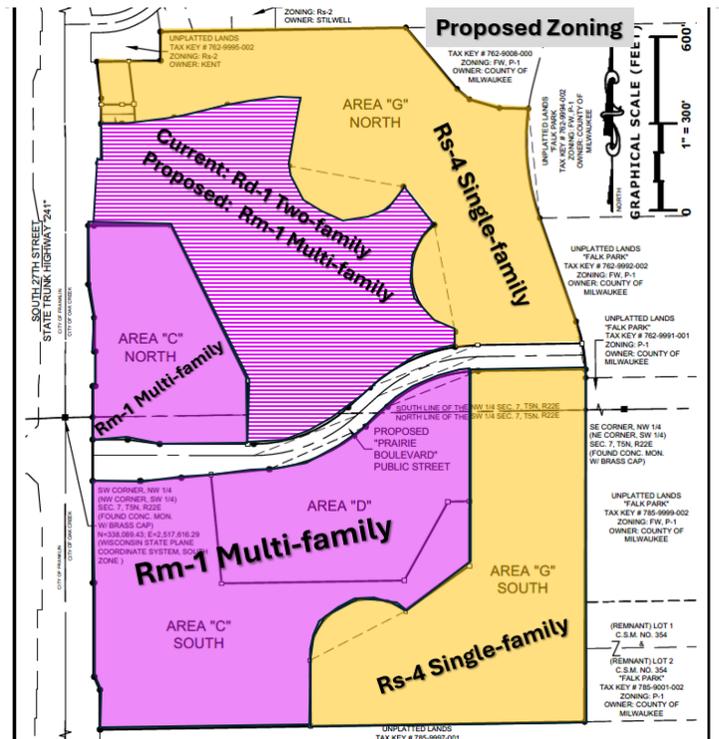
The Applicant is requesting to amend the PUD overlay that exists over Area D, which has a base zoning district of Rm-1 Multifamily Residential District. This is the parcel with four (4) 2-story 26-unit multi-family rental walk-up buildings (with detached garages), for a total of 104 units, in the center of the project, south of Prairie Wind Blvd. The Plan Commission and Common Council approved a PUD overlay allowing flexibility on the following matters:

1. A reduction of the number of enclosed parking spaces, to 58% of available units, rather than the Code-required 100%.
2. The ability to have two (2) curb cuts per street frontage rather than the Code-required one (1), at a City minimum separation of 300 ft.

- An increase in the allowable size of accessory buildings (current limit of 1,200 sq. ft.), to 8,000 sq. ft. to accommodate two (2) 2,900 sq. ft. 10-bay external garages to serve the four (4) 26-unit stacked flat buildings, and a 2,000 sq. ft. maintenance building, and; increase the allowable height from 20 ft. to 24 ft.

Today’s PUD amendment request is to increase the allowable size of accessory buildings. After a deeper dive into the development design, the Applicant would like to offer more amenities to their tenants. Section 17.0414 Accessory Use Standards, has limitations that will not meet the needs of the multi-family development on Area D. The request is to increase the allowable size of accessory buildings (current limit of 1,200 sq. ft.), to 12,000 sq. ft. to accommodate two (2) 2,900 sq. ft. 10-bay external garages to serve the four (4) 26-unit stacked flat buildings, a 2,000 sq. ft. maintenance building, and/or a 3,600 sq. ft. clubhouse with a pool (a clubhouse with a pool was not in the original design). The applicant is also still requesting an increase in the allowable height of accessory buildings from 20 ft. to 24 ft.

**Rezone:** There is one (1) rezoning application to consider as part of this proposal. As previously mentioned, the Applicant has changed their business plan to not include single-family attached condominiums in the center of the development, due to that portion of the project not being financially feasible. Instead, the proposal replaces those initially-proposed 50 condo units with 130 multi-family rental walk-up buildings (with detached garages). These are two-story buildings with each unit having their own exterior entrance—a newer product that has proven to be very successful in the region. The modified proposal requires a rezone to Area E/F, from Rd-1 Two-Family Residential District to Rm-1 Multi-family Residential District. This rezone and style of rental product will be a replica to the recently-approved Area D concept to the south.

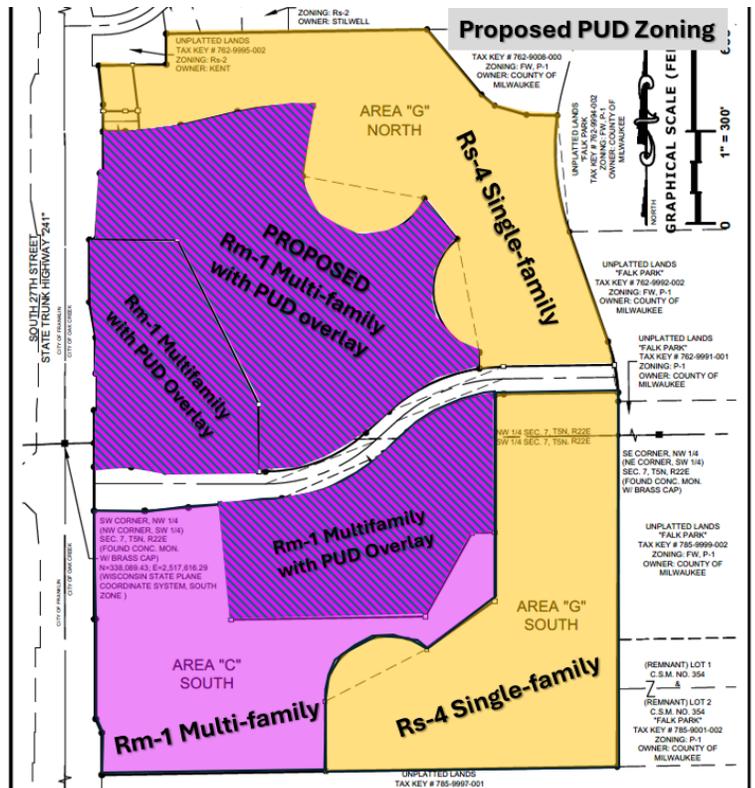


Bulk and Dimensional Standards for the Rm-1 Multi-family Residential District are as follows: 15,000 sq. ft. lot area, 100 ft. lot width, 30 ft. front yard setback, 30 ft. street facing side yard setback, 10 ft. interior side yard setback, 25 ft. rear yard setback, 50% building coverage and 70% lot coverage. The proposed rezone meets the requirements set forth in Subsection 17.0301, and the proposed five (5) 2-story 26-unit buildings will meet the density and setback restrictions of the proposed Rm-1 District. Area E/F is 17.2315 acres.

**Planned Unit Development (PUD) Overlay Districts:** The City’s Zoning Code allows for a PUD overlay. The Plan Commission and Common Council approved two (2) PUD overlays in 2025 with the initial batch of

applications. Given the modified business plan for Area E/F, the Applicant is requesting to establish a PUD overlay district for this new multi-family portion of The Prairie proposal. The PUD request is a near replica of the one that was granted for Area D:

1. Table 17.0501(h)(4) states that Dwelling, Multifamily complexes, require one (1) enclosed parking space per dwelling unit. The request is to reduce that to one (1) enclosed parking space for 58% of available units. Wangard Development is an established multifamily developer in the metro-Milwaukee area. Based on usage of their many similarly-designed walk-up apartment buildings, studios and 1 bedroom tenants quite often do not want to pay for enclosed parking. Wangard has dozens of these stacked flat buildings with anywhere from 18-26 units per building, and most have enclosed parking at roughly 58%.
2. Section 17.0414 Accessory Use Standards, has limitations that will not meet the needs of the proposed clubhouse on Area E/F. The request is to increase the allowable size of accessory buildings (current limit of 1,200 sq. ft.), to 13,000 sq. ft. to accommodate one (1) 2,900 sq. ft. 10-bay external garage to serve two (2) back-to-back 26-unit stacked flat buildings, three (3) 1,500 sq. ft. 5-bay external garages to serve the three (3) linear 26-unit stacked flat buildings, a 3,600 sq. ft. clubhouse with pool, and a 2,000 sq. ft. maintenance building, and; increase the allowable height from 20 ft. to 24 ft.



**Conclusion:** If the Commission recommends approval of the three (3) applications, public hearings for the PUD amendment, the rezone, and the new PUD requests before the Common Council may be scheduled as early as April 6, 2026. The Conditions and Restrictions associated with the PUD amendment and the new PUD are attached.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed PUD amendment, the rezone, and the new PUD, or that the Common Council not approve of the same considerations.

Respectfully submitted by:



Kristi Laine  
Community Development Director

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**Attachments:**

Location Map (1 page)

PUD amendment, rezone and new PUD narratives (8 pages)

“Area” map and Conceptual Site Plan map (2 pages)

Proposed Zoning map and Proposed PUD map (2 pages)

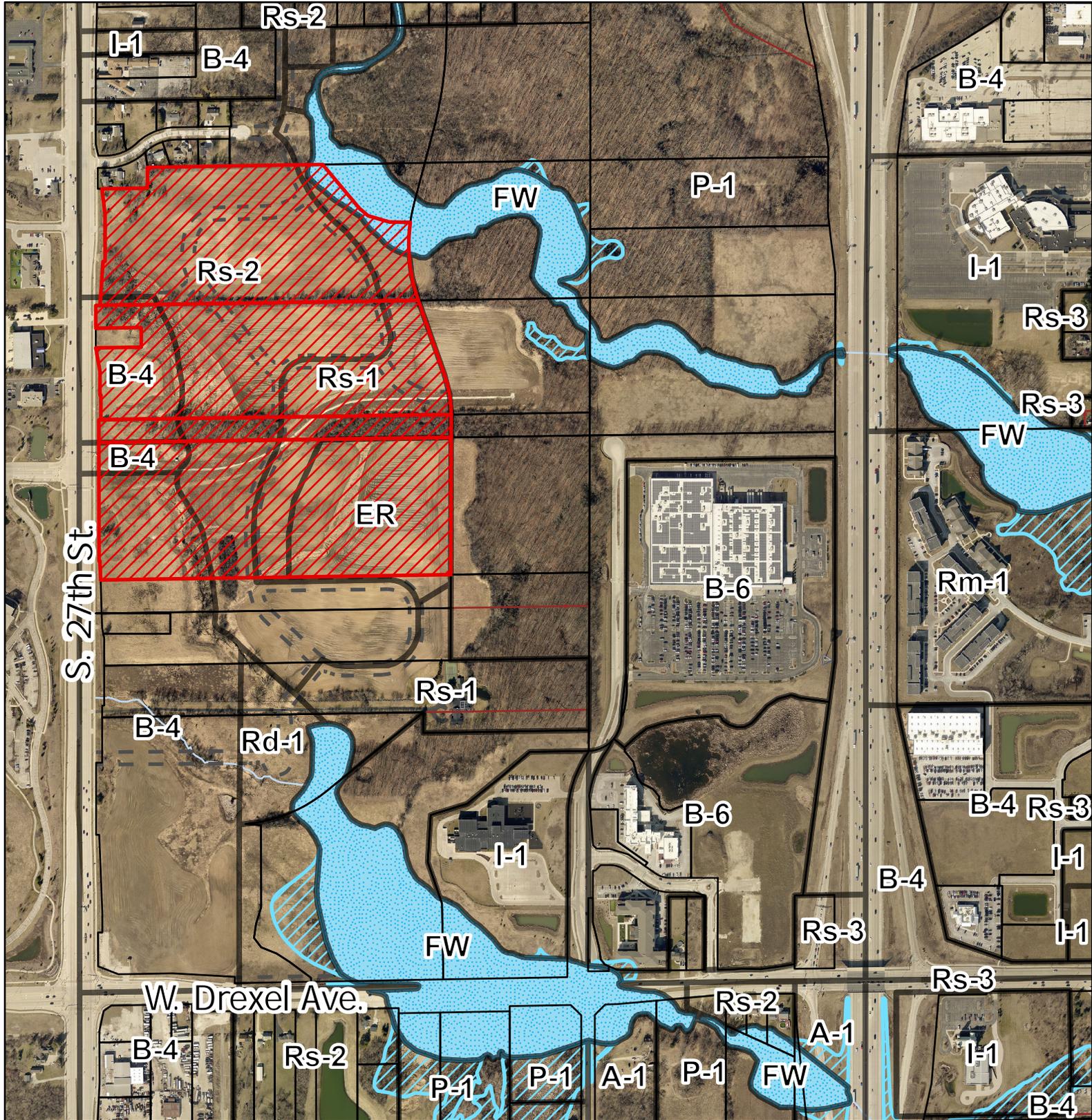
Conditions & Restrictions for PUD Amendment (Area D) (6 pages)

Conditions & Restrictions for new PUD (Area E/F) (6 pages)

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# Location Map

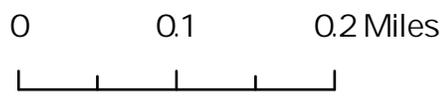
7332, 7430, 7478, 7546 S. 27th St.



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

### Legend

- Zoning
- Official Street Map
- Parcels
- Floodway2024
- OCGIS.GIS.Carto\_Line
- 7332, 7430, 7478, 7546 S. 27th St.
- FloodFringe2024





February 9, 2026

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

**RE: PUD Amendment - 17.0414 (A) Accessory, Building - Area D CSM 3, Lot 8 - PUD - The Prairie-Walden LLC Properties (NEC 27<sup>th</sup> St. & Drexel Av)**

**Honorable Mayor Bukiewicz & Plan Commissioners,**

**RM-1/PUD Multifamily Complex (Area D)**

Comprised of CSM 3 Lot 8

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

Units - 104

Density – 11.94 Units per Acre

OC 27 LLC is proposing to develop four 26-Unit 2-Story walk-up apartment buildings with two (2) 10 bay external garages (5 bays back-to-back), a clubhouse with a pool and possibly a maintenance building. To develop these buildings, an amendment to our original PUD request for code relief is required on the following.

Zoning Code adjustments to 17.0414 (A) Accessory, Building

- (3) *“...On residential lots greater than 0.5 acre, the aggregate maximum area of all accessory buildings shall not exceed 1200 square feet...”*
  - a. *Change to”...up to 12,000 square feet to accommodate two (2) 2,900 sf 10-bay external garages to serve the (4) 26-unit stacked flat buildings and a 2,000 square foot Maintenance Building or 3,600 s.f. Clubhouse w/pool.”*



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

Respectfully Submitted,

*Mark C. Lake*

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

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



January 06, 2026

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

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

**Honorable Mayor Bukiewicz & Plan Commissioners,**

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

**Zoning**

The parcels that comprise The Prairie have several existing zoning districts that overlay our various parcels. They are Rs-4, Rd-1 and Rm-1.

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

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

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

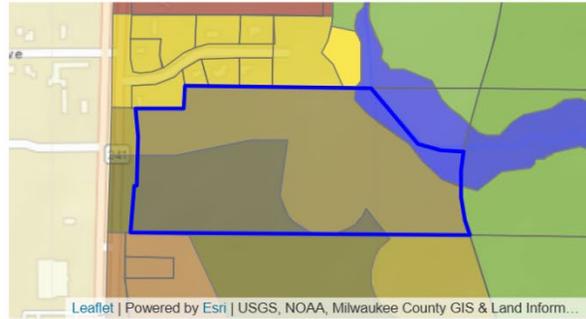


MapLink™ | Parcel Details

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

**Zoning District(s)**

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



+ Interactive Zoning Details

+ Development Applications (2)



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

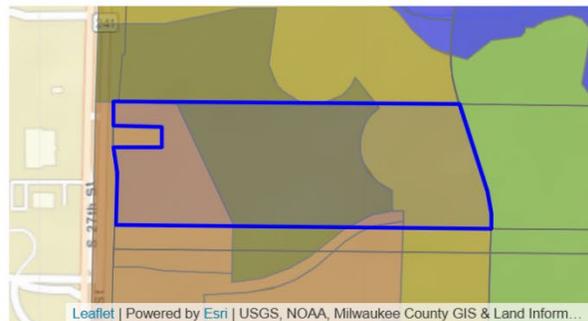


MapLink™ | Parcel Details

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

**Zoning District(s)**

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



+ Interactive Zoning Details

+ Development Applications (2)



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



**City of Oak Creek**

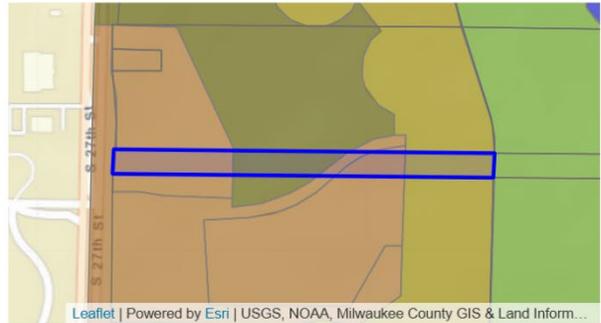
[Homepage](#) [Highlights](#) [Interactive Map](#) [Administration](#) [Tools](#)

MapLink™ | Parcel Details

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

**Zoning District(s)**

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



+ Interactive Zoning Details

+ Development Applications (2)



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



**City of Oak Creek**

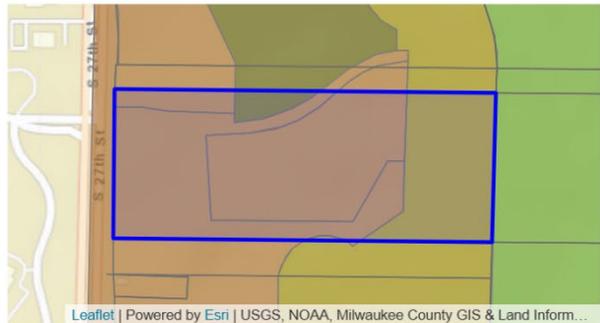
[Homepage](#) [Highlights](#) [Interactive Map](#) [Administration](#) [Tools](#)

MapLink™ | Parcel Details

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

**Zoning District(s)**

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



+ Interactive Zoning Details

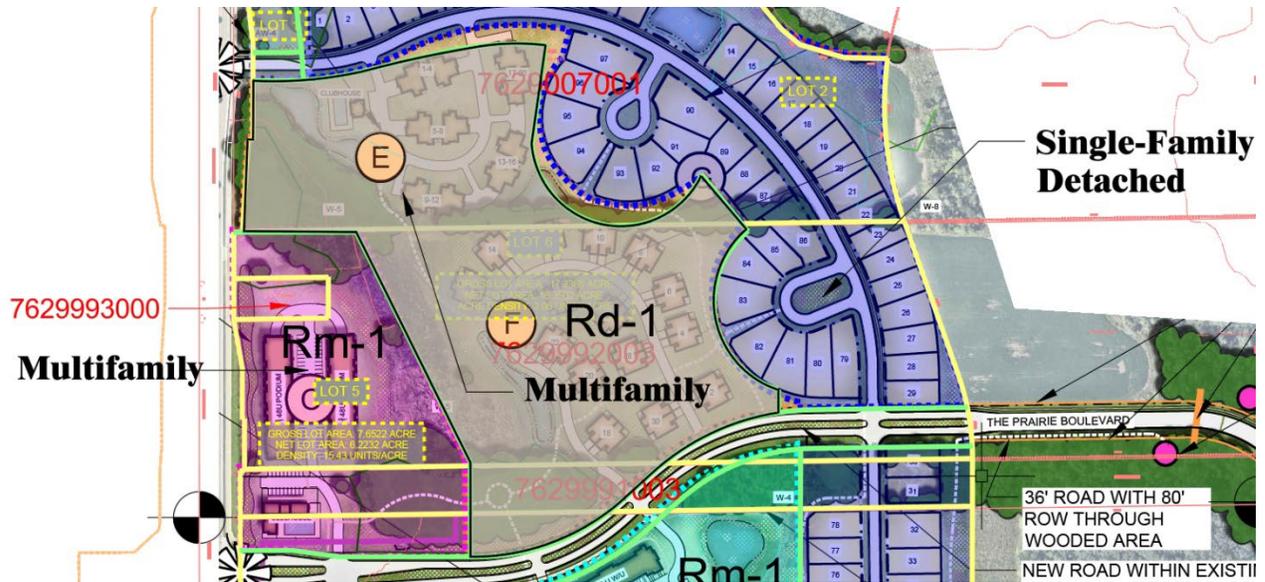
+ Development Applications (4)



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

Includes - Parcels CSM 2, Lot 6

Acreage – 17.2315 (CSM 2, Lot 6)



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

Respectfully Submitted,

*Mark C. Lake*

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

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



January 08, 2026

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

**RE: Area E/F CSM 2, Lot 6 - PUD - The Prairie-Walden LLC Properties (NEC 27<sup>th</sup> St. & Drexel Av)**

**Honorable Mayor Bukiewicz & Plan Commissioners,**

**RM-1/PUD Multifamily Complex (Area E/F)**

Comprised of CSM 2 Lot 6

Acreage – (CSM 2, Lot 6) (17.2315/16.3376 net)

Units - 130

Density – 7.96 Units per Acre

OC 27 LLC is proposing to develop five (5) 26-Unit 2-Story walk-up apartment buildings with one (1) 10-bay external garages (5 bays back-to-back), three (3) five (5)-bay external garages and up to 5600 s.f. of additional accessory buildings (Maintenance Building and/or Clubhouse w/pool) that may be developed in area E/F (Lot 6). To develop these buildings, code relief is required on the following.

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

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

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

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

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

Zoning Code adjustments to 17.0414 (A) Accessory, Building

- (3) *"...On residential lots greater than 0.5 acre, the aggregate maximum area of all accessory buildings shall not exceed 1200 square feet..."*
- a. *Change to...up to 13,000 square feet to accommodate one (1) 2,900 sf 10-bay external garages to serve two (2) back-to-back 26-unit stacked flat buildings, three (3) 1500 sf 5-bay external garages to serve (3) linear 26-unit stacked flat buildings, a 3,600 s.f. Clubhouse w/pool, and a 2,000 sf a Maintenance Building.*
- (5) *"Accessory buildings shall have a maximum height of 20'..."*
- a. *Change to 24'*

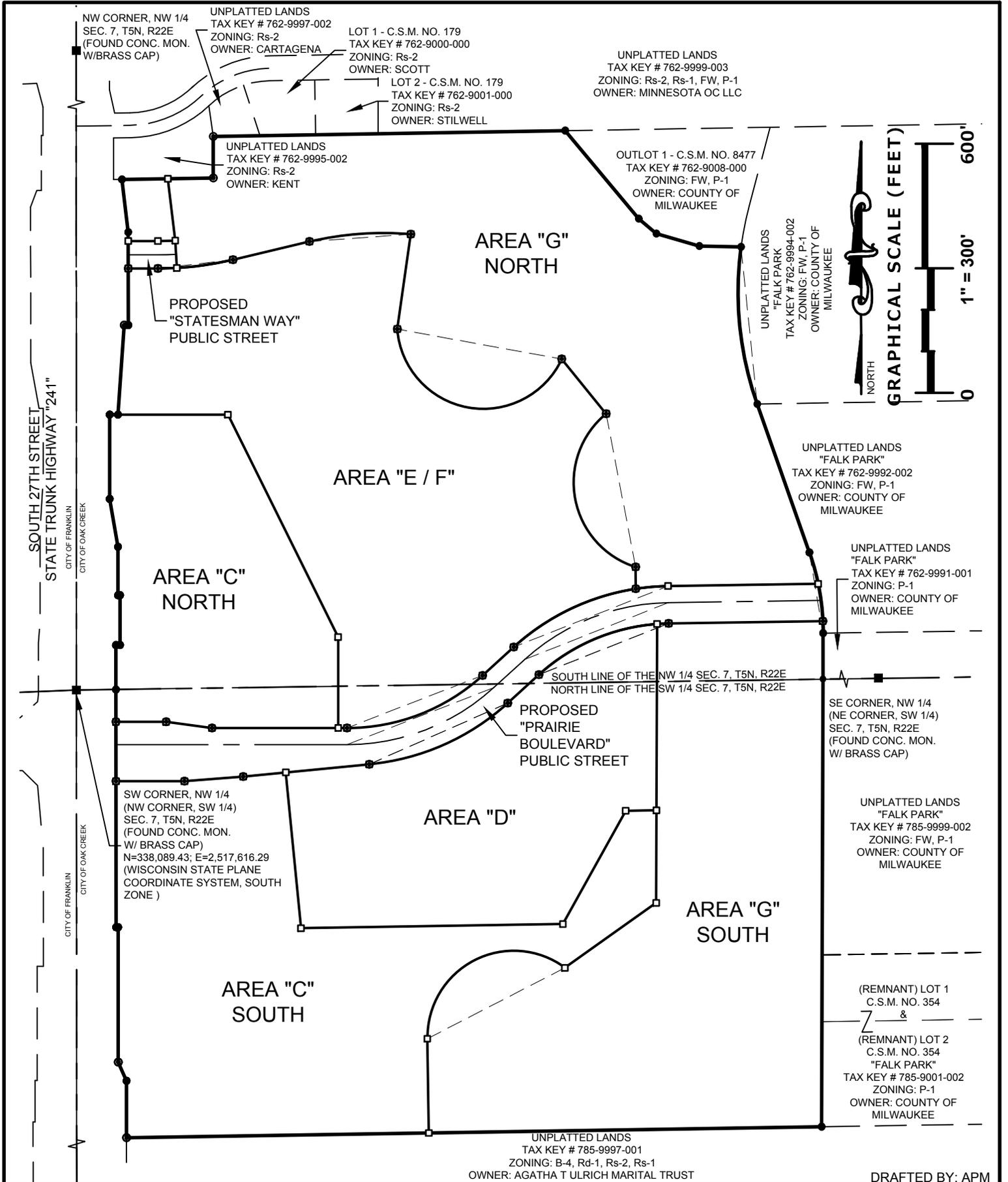
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Respectfully Submitted,

*Mark C. Lake*

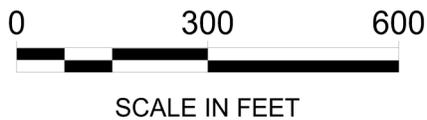
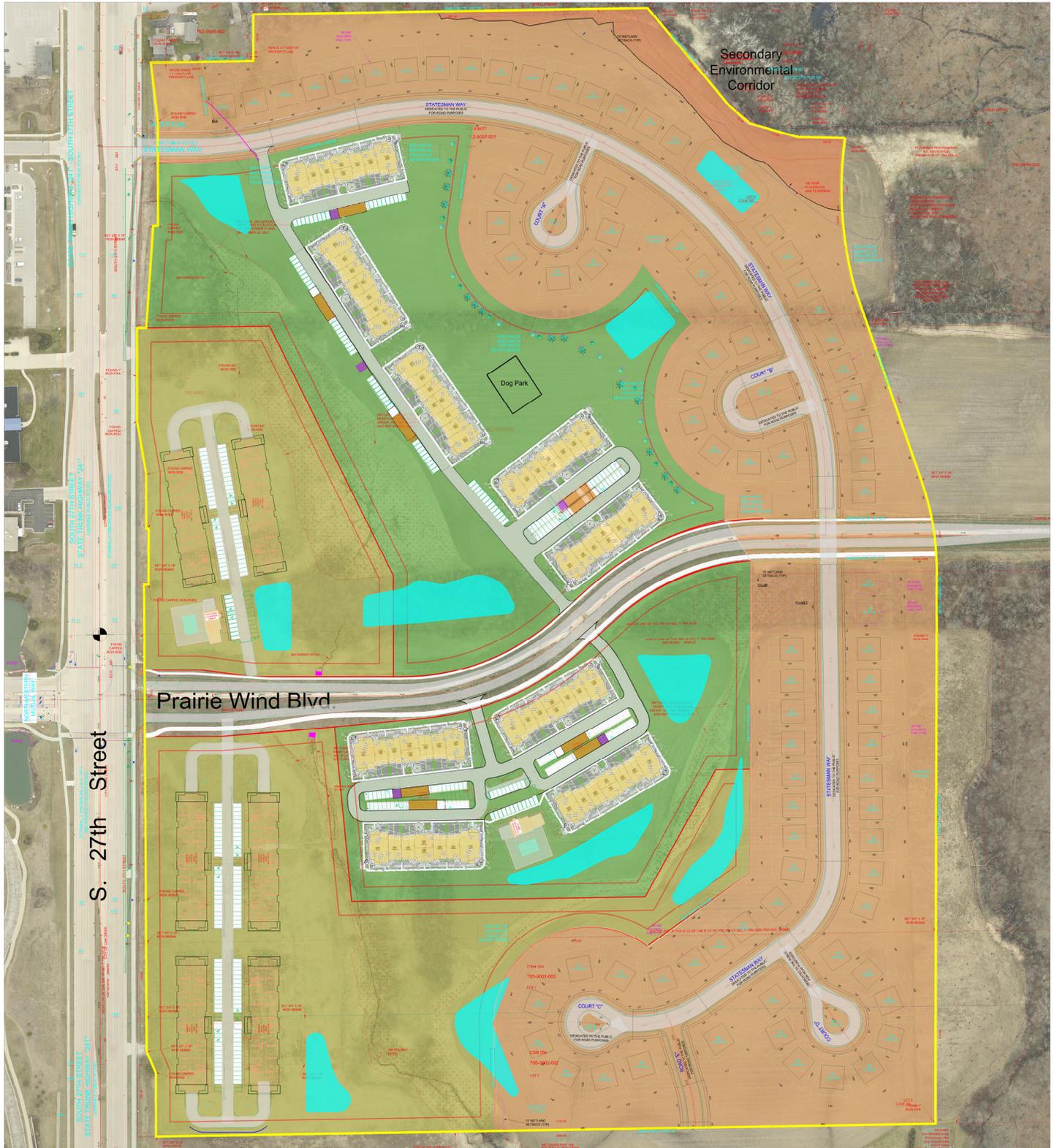
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CC: Siepmann Realty Corp.  
Project File  
Asset Manager  
Property Manager

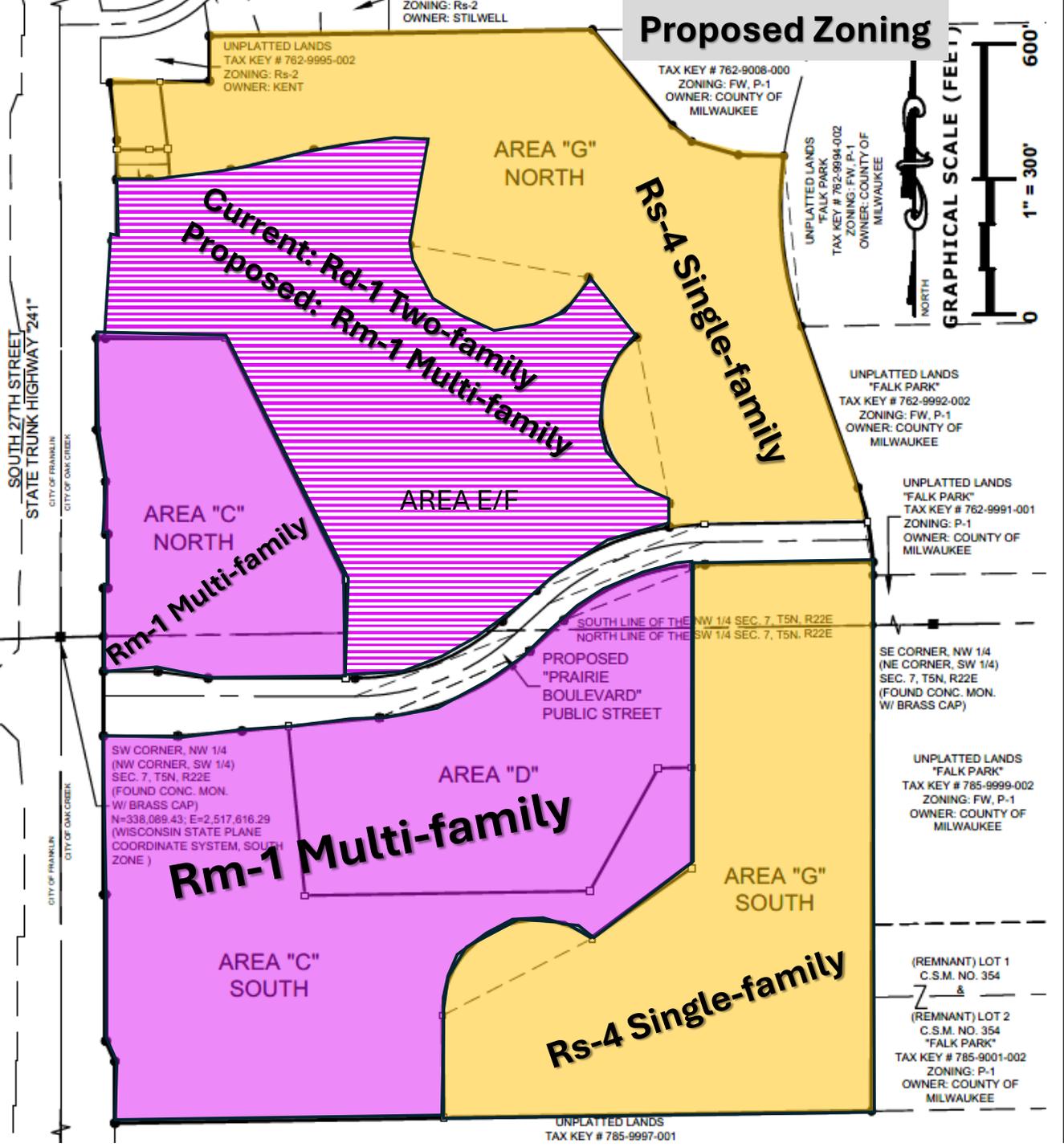


# SITE PLAN

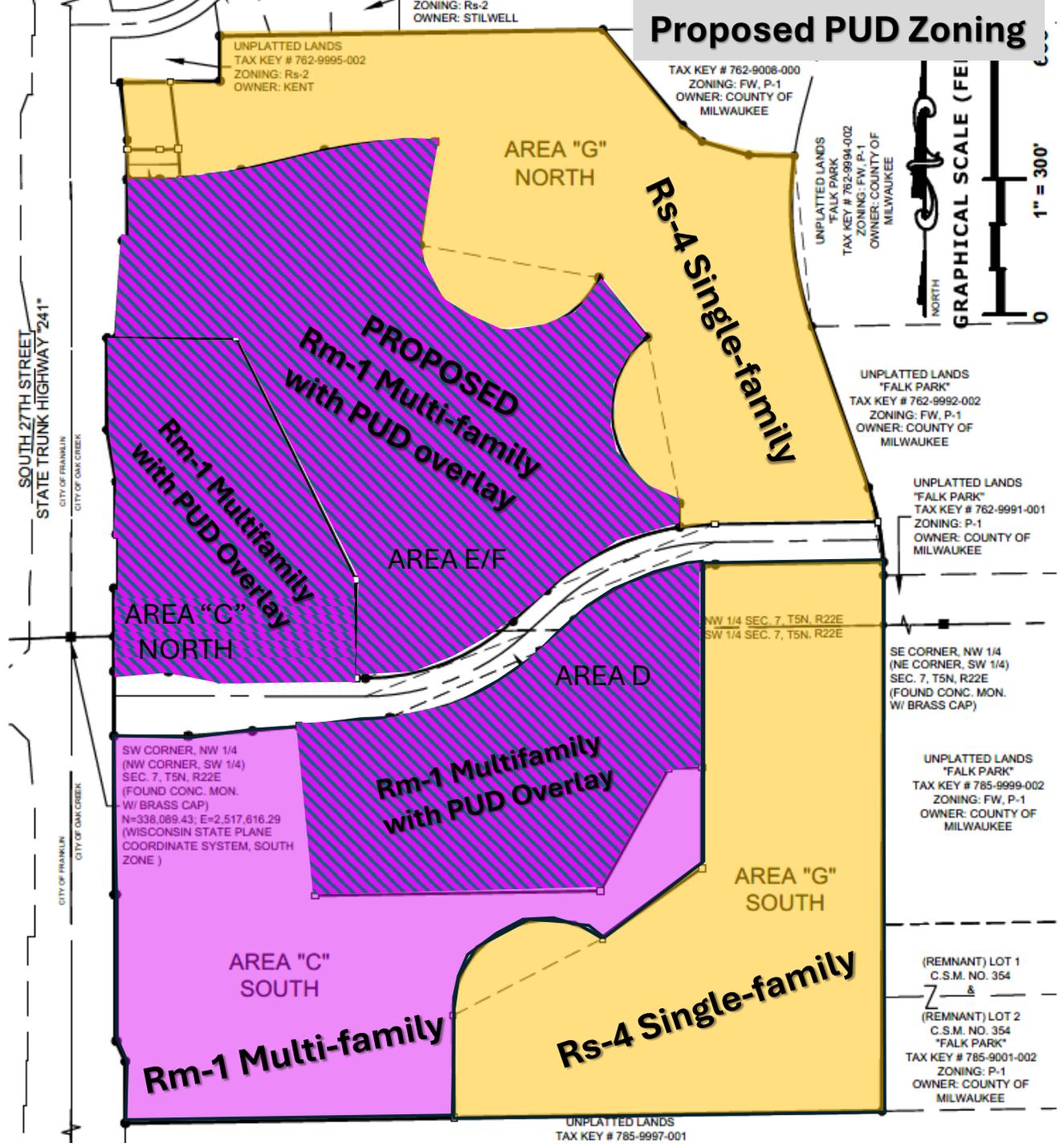
## OAK CREEK, WI



# Proposed Zoning



# Proposed PUD Zoning



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

**Applicant:** Mark Lake, OC 27, LLC

Brian Konyyn, Walden OC, LLC

**Recommended for Approval by Plan  
Commission:** TBD

**Approved by Common Council:** TBD  
(Ord. 3138) (Ord. TBD, amendment)

**Property Address(es):** 7430, 7478, and 7546 S. 27th St.

**Tax Key Number(s):** 762-9992-003, 762-9991-003, 785-9999-003

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. Any 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 any building permits.
- C. 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.
- D. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required, and/or as specified by these Conditions and Restrictions.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

2. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be a maximum of four (4) multi-family two-story stacked-flat apartment buildings, two (2) detached garages, one (1) clubhouse with a pool, and one (1) maintenance accessory building within Area D of the development, referred to as The Prairie (General Development Plan, including a map of proposed "areas" of the development and a Conceptual Site Plan, attached as Exhibit A hereto and incorporated herein by reference).
- B. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements, as amended.
- C. Solid waste collection and recycling shall be the responsibility of the owner.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

3. BULK AND DIMENSIONAL STANDARDS

Bulk and dimensional standards shall comply with Chapter 17, Article III of City Municipal Code, as amended.

4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0501, 17.0502, & 17.0503 of the Municipal Code, as amended, other than the modifications cited below in Section 8.
- B. Access to S. 27<sup>th</sup> St. (STH 100) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.
- C. A minimum 20-foot wide clear area on all private roadways shall be maintained at all times.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Section 17.0509 of the Municipal Code, as amended.

6. IMPACT FEES

All 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.

7. SIGNAGE

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

8. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

- A. The following modifications to Chapter 17 of the Municipal Code shall be permitted within Area D of The Prairie:

<b>Sec. 17.0501, Off-street Parking.</b>		
Sec. 17.0501(h)(4), Parking requirements, Minimum parking requirements by use.	Residential uses; Dwelling, multifamily complex.	One (1) enclosed space per 58% of units.
<b>Sec. 17.0403, Residential Use Standards.</b>		
Sec. 17.0403(b)(4), Dwelling, multifamily building [curb cut]	A maximum of two (2) curb cuts at a city-minimum separation of 300 feet shall be permitted per street frontage.	
<b>Sec. 17.0414, Accessory Use Standards.</b>		
Sec. 17.0414(a)(3), Accessory, building [area]	On residential lots greater than 0.5 acres, the aggregate maximum area of all accessory buildings shall not exceed 12,000 square feet.	

Sec. 17.0414(a)(5), Accessory, building [height]	Accessory buildings shall have a maximum height of 24 feet but in no instance shall exceed the height of the principal building.
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9. PERFORMANCE STANDARDS

The use must comply with performance standards as stated in Section 17.0510 of Municipal Code, as amended.

10. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire twelve (12) 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.

11. 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.

12. 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.

13. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the 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.

14. 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.

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Authorized Representative Signature, OC 27, LLC

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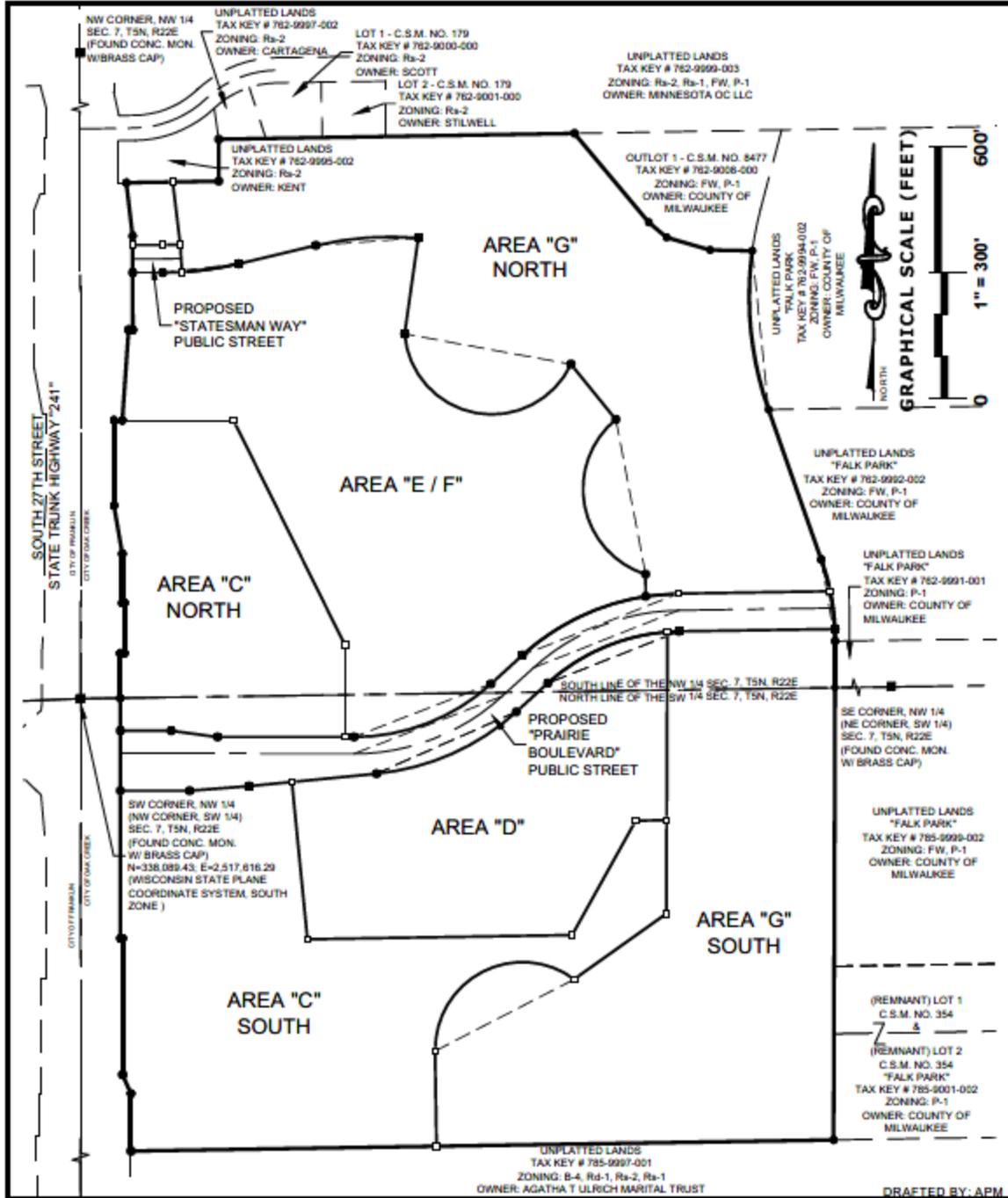
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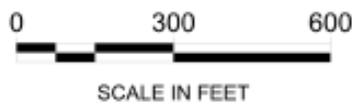
# EXHIBIT A: GENERAL DEVELOPMENT PLAN – THE PRAIRIE

(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.)



# SITE PLAN

## OAK CREEK, WI



2026.02.10

Wangard Partners, Inc.

SHEET 1 OF 1

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

**Applicant:** Mark Lake, OC 27, LLC

**Recommended for Approval by Plan  
Commission:** TBD

Brian Konyon, Walden OC, LLC

**Approved by Common Council:** TBD

**Property Address(es):** 7332, 7430, 7478, and 7546 S. 27th St.

**Tax Key Number(s):** 762-9007-001, 762-9992-003, 762-9991-003, 785-9999-003

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. Any 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 any building permits.
- C. 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.
- D. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required, and/or as specified by these Conditions and Restrictions.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

2. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be a maximum of five (5) multi-family two-story stacked-flat apartment buildings, four (4) detached garages, a clubhouse with pool, and one (1) maintenance accessory building within Area E/F of the development, referred to as The Prairie (General Development Plan, including a map of proposed "areas" of the development and a Conceptual Site Plan, attached as Exhibit A hereto and incorporated herein by reference).
- B. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements, as amended.
- C. Solid waste collection and recycling shall be the responsibility of the owner.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

3. BULK AND DIMENSIONAL STANDARDS

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- A. Parking for this development shall be provided in accordance with Sections 17.0501, 17.0502, & 17.0503 of the Municipal Code, as amended, other than the modifications cited below in Section 8.
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- C. A minimum 20-foot wide clear area on all private roadways shall be maintained at all times.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Section 17.0509 of the Municipal Code, as amended.

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Authorized Representative Signature, OC 27, LLC

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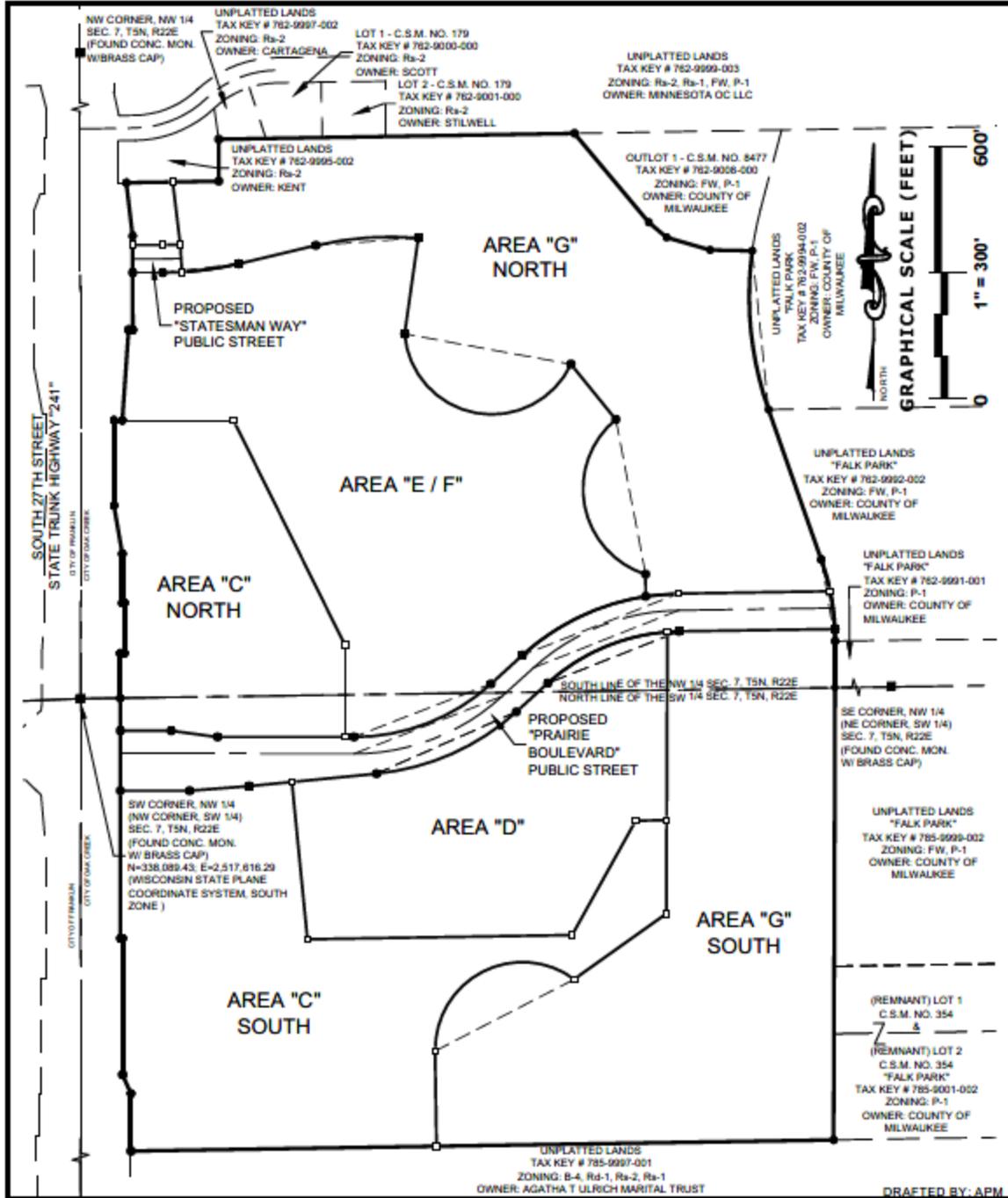
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## EXHIBIT A: GENERAL DEVELOPMENT PLAN – THE PRAIRIE

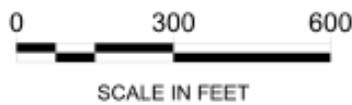
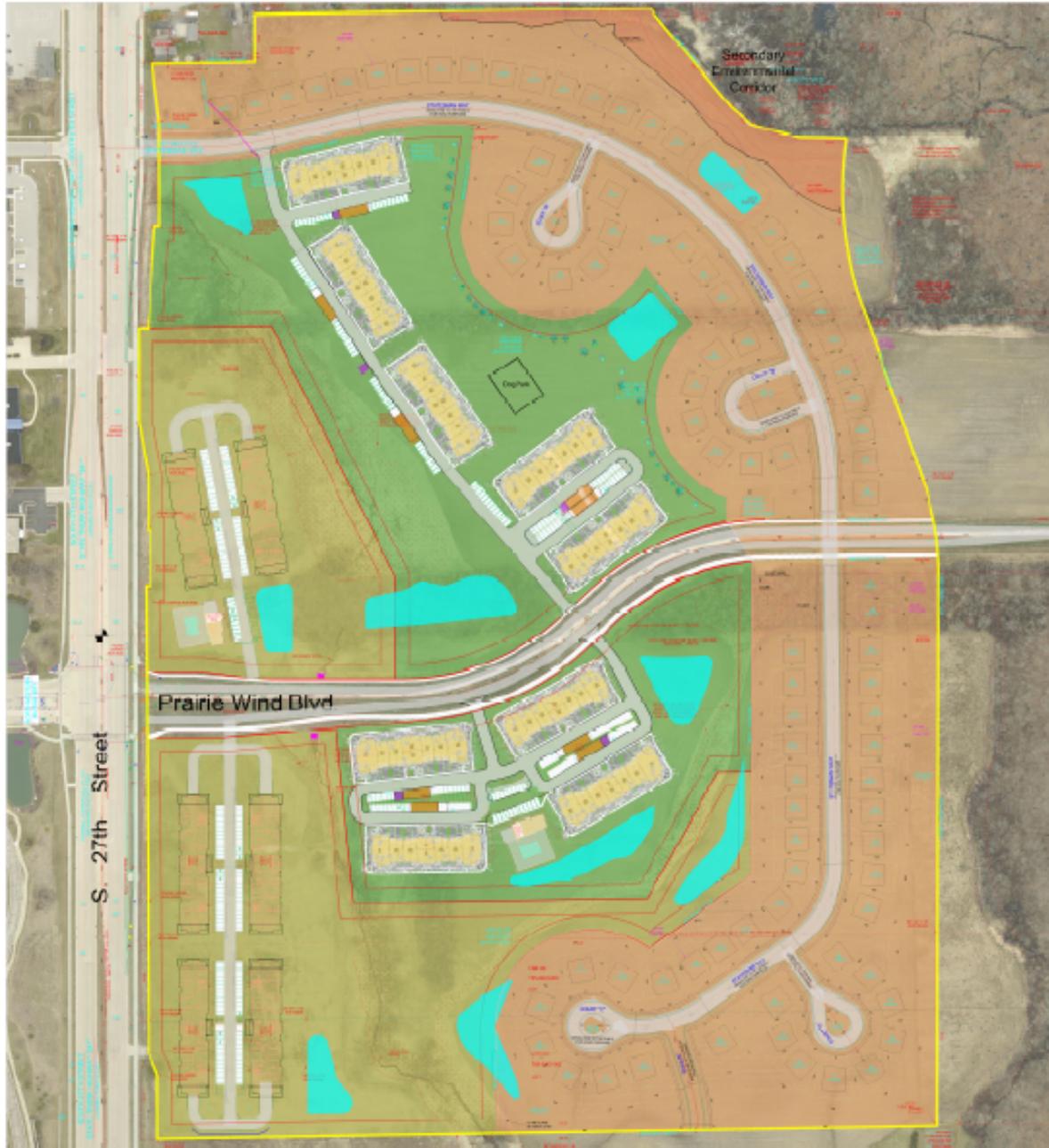
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<p><b>PARCEL LOCATION EXHIBIT</b> PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD   SUITE 100   BROOKFIELD, WI 53186</p>	<p>07-16-2025 PLAN   DESIGN   DELIVER PEG JOB# 6020.00-WI</p>	
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# SITE PLAN

## OAK CREEK, WI



2026.02.10

Wangard Partners, Inc.

SHEET 1 OF 1