



## PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a Certified Survey Map (CSM) dividing and reconfiguring the property at 2028 R W. Oakwood Rd.

Applicant(s): Mark & Kim Verhalen

Address(es): 2028 R W. Oakwood Rd. (5<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map dividing the property at 2028 R W. Oakwood Rd. be approved with the following conditions:

1. 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): Mark & Kim Verhalen Revocable Trust

Tax Key(s): 927-9025-000

Lot Size(s): 7.83 Acres

Current Zoning District(s): Rs-3, Single Family Residential

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Single-Family Attached, Business Park

**Background:** As you may recall, at its April 22, 2025 meeting, the Plan Commission recommended approval of an Official Map Amendment (OMA) by the Common Council. The amendment removed an east-west segment of a future road reservation traversing the property at 2028 R W. Oakwood Rd. and connecting to the existing S. Judith Pl. This future road reservation was removed to allow for the development of single-family residential lots. The Common Council subsequently approved the CUP, subject to conditions and restrictions, at its May 20, 2025 meeting.

The Applicant is now seeking a recommendation for approval of a Certified Survey Map (CSM) to divide the property at 2028 R W. Oakwood Rd. (Outlot 1 of CSM 7131) into four (4) residential lots. There are currently no existing structures on the 7.83-acre parcel, and its current use is agricultural. The proposed CSM is intended to facilitate the development of single-family residential lots.

**Proposed Certified Survey Map:** As stated above, the proposed division would create four (4) lots. Lot 1 will be 108,850 square feet (2.5 acres) parcel. It is the southernmost along S. Judith Pl. and abuts existing single-family residential lots to its south. Lots 2 and 3 will be approximately 53,000 square feet (1.2 acres). Lastly, Lot 4 will be approximately 126,224 square feet (2.89 acres). It is located on the north end of the existing parcel where S. Judith Pl. dead ends. All four (4) lots will have access to municipal sewer and water utilities.

**District Bulk & Dimensional Standards, Lot Design Standards, & Land Use:** Each of the proposed lots meets the minimum requirements of the Rs-3 Single-Family Residential District, as defined in Section 17.0301(b) of the Municipal Code. These standards require a minimum lot area of 10,500 square feet and a minimum lot width of 70 feet. The smallest proposed lot is 53,000 square feet with a lot width of 150 feet. The lots also comply with Section 14.122(b), which requires a minimum lot depth of 115 feet and sufficient dimensions to accommodate off-street service, parking, and loading facilities appropriate to the site's intended residential use. The proposed lots range in depth from 327 to 355 ft. The Comprehensive Plan land use designation for the existing parcel is split between single-family attached on the south end and Business Park on the remaining portion of the parcel.

**Engineering & Fire Department:** Engineering and Fire Department staff have no concerns with the proposed CSM creating four (4) additional residential lots on S. Judith Pl.

**Options/Alternatives:** The Plan Commission may recommend that the Common Council approve the proposed Certified Survey Map (CSM) with specified conditions or recommend that the Council deny the CSM. If the Commission recommends denial, it must cite the specific sections of the Municipal Code on which the denial is based, allowing the applicant the opportunity to revise and resubmit the proposal, if necessary.

If the Commission determines that the proposed CSM complies with all applicable requirements of state statutes and the Municipal Code, a motion recommending approval by the Common Council at its June 2, 2026 meeting has been provided above.

It should be noted that approval of the Certified Survey Map does not constitute site plan or architectural approval.

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Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

Prepared by:



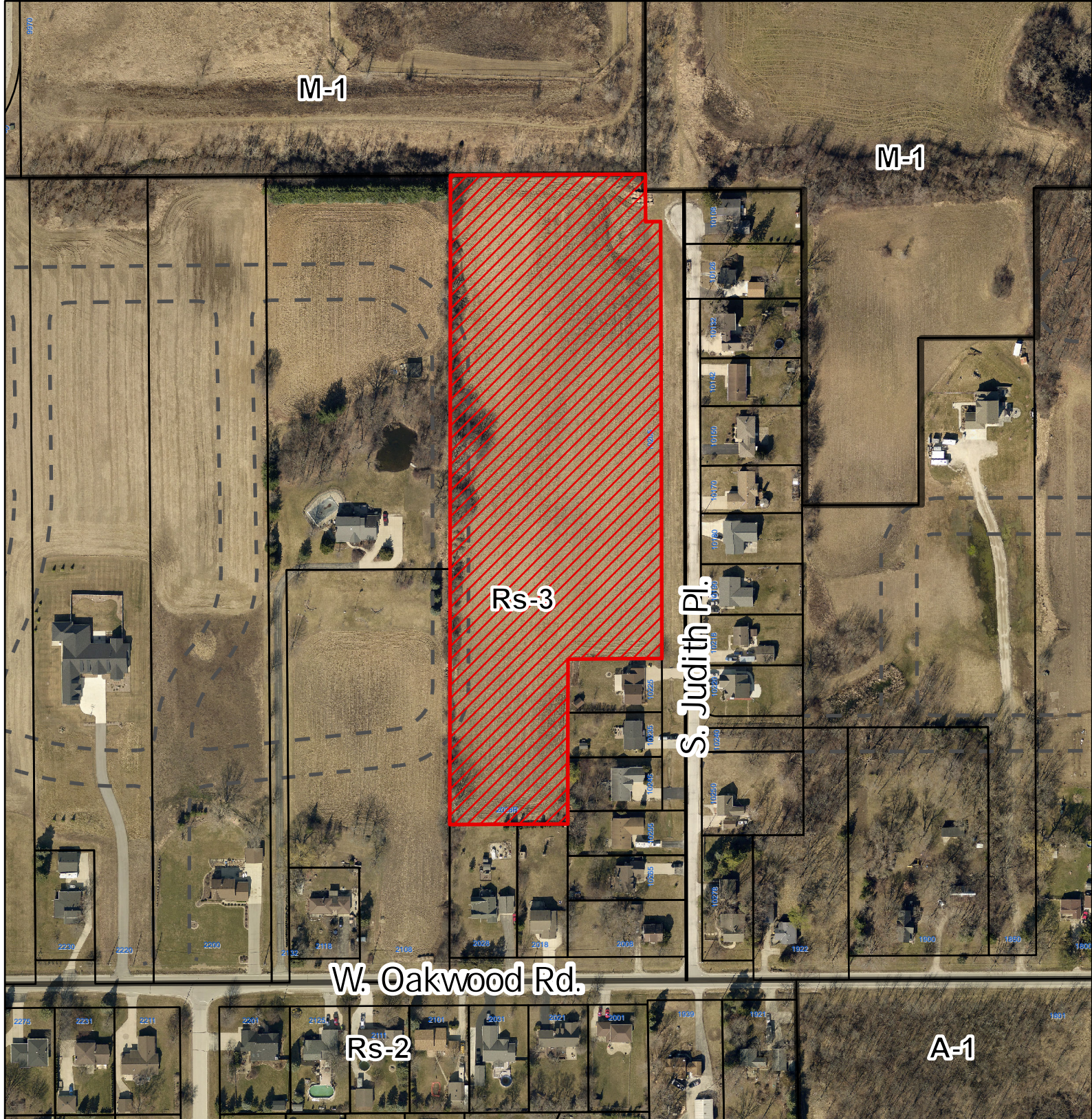
Nic D'Amato  
Planner

**Attachments:**

- Location Map
- Narrative (1 page)
- Proposed Certified Survey Map (4 pages)

# Location Map

## 2028R W. Oakwood Rd.



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

### Legend

- Zoning
- FloodFringe2024
- Official Street Map
- Floodway2024
- Parcels
- 2028

Plan Commission

February 20, 2026

City of Oak Creek

8040 S. 6<sup>th</sup> ST.

Oak Creek, WI 53154

Dear Chairperson and Members of the Planning Commission:

We are proposing four residential lots on our property at 2028R W. Oakwood Rd. This property is currently zoned RS3.

The residual of the property will be transferred to Kurt and Rose Maass via a lot line adjustment. Mr. and Mrs. Maass have agreed to the transfer of Real Estate as proposed in the document of survey of Lands to be Transferred.

The proposed four lots follows the city code regarding limited development not requiring developmental agreements or subdivision plats.

We believe this would be a low impact proposal for Residents already residing on Judith Pl.

Sincerely,

Mark and Kim Verhalen

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

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7131, RECORDED IN REEL 5399, IMAGE 1248-1253, AT THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**SUBDIVIDED BY & PREPARED FOR:**

MARK A. VERHALEN  
9330 S NICHOLSON ROAD  
OAK CREEK, WI 53154

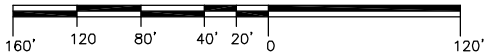
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30-5-22 WHICH BEARS S89°40'19"E, WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1983 (2011).

NOTE: THE OVERALL PARCEL IS OUTSIDE OF THE FEMA FLOOD ZONE LIMITS (ZONE "X" PER FEMA PANEL NO. 55079C0227F, EFFECTIVE ON 10/24/2024).

**LEGEND:**

- ⊙ - DENOTES CAPPED IRON ROD FOUND
- - DENOTES 1" IRON PIPE FOUND
- - DENOTES 1" x 18" IRON PIPE SET WT = 1.13 LBS / LINEAR FT.

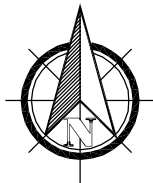
SCALE: 1" = 120'



PREPARED BY:

**Endpoint Solutions**

6871 S. Lovers Lane, Franklin, WI 53132  
Phone: (414) 427-1200 endpointsolutions.com  
info@endpointcorporation.com

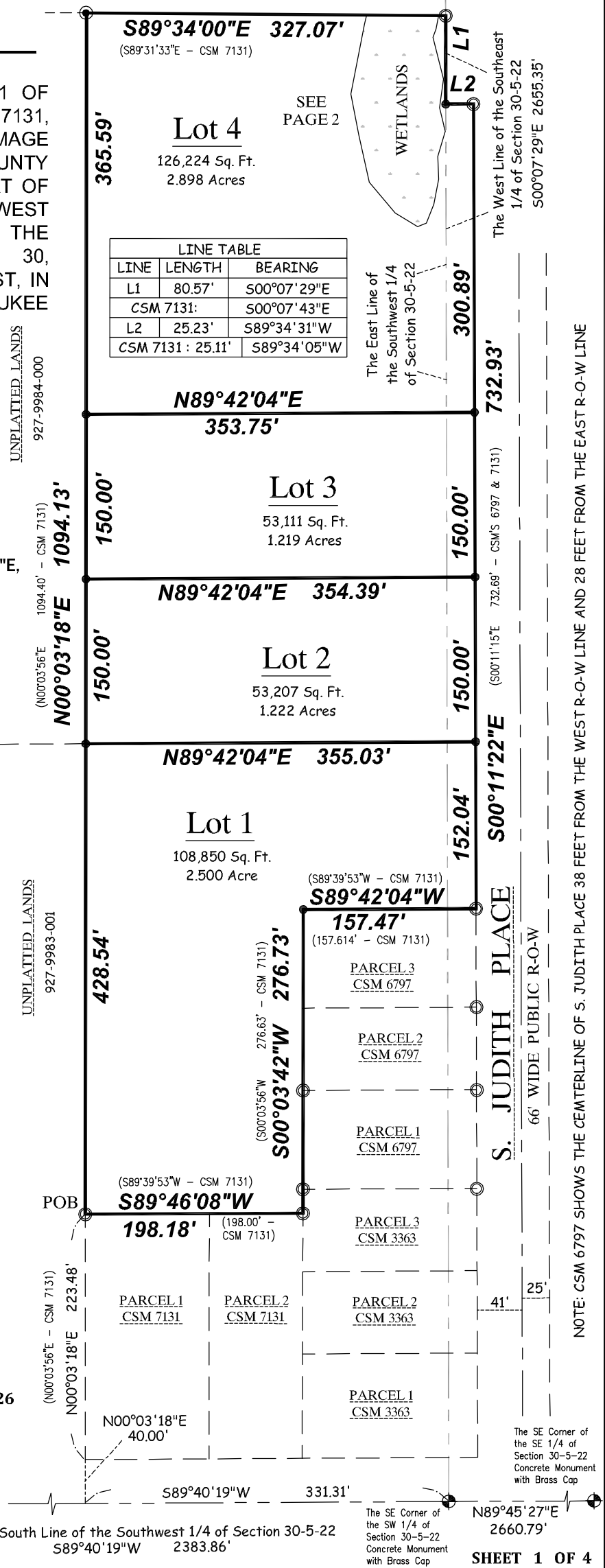


DATE: 04/27/2026

The SW Corner of the SW 1/4 of Section 30-5-22 Concrete Monument with Brass Cap

*Marc Passarelli*

INSTRUMENT DRAFTED BY :  
MARC C. PASSARELLI P.L.S. #2817



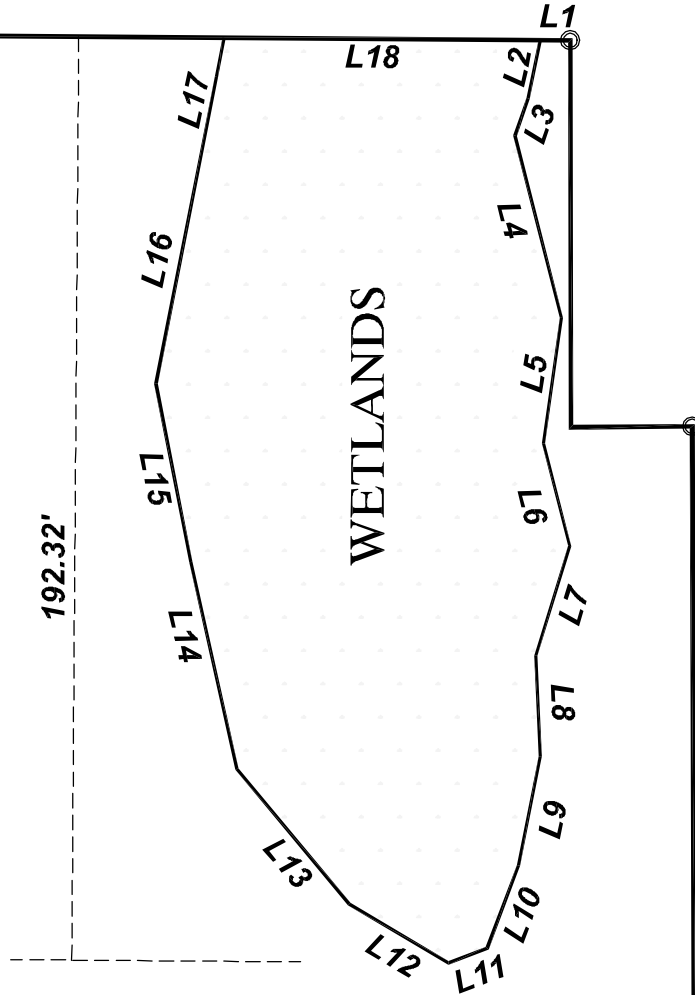
NOTE: CSM 6797 SHOWS THE CENTERLINE OF S. JUDITH PLACE 38 FEET FROM THE WEST R-O-W LINE AND 28 FEET FROM THE EAST R-O-W LINE

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BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7131, RECORDED IN REEL 5399, IMAGE 1248-1253, AT THE MILWAUKEE COUNTY REGISTER OF DEEDS, AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	6.21'	N89°34'01"W
L2	12.37'	S11°42'10"W
L3	8.30'	S19°45'16"W
L4	39.17'	S14°18'19"E
L5	26.33'	S08°14'40"W
L6	22.10'	S14°23'58"E
L7	23.94'	S17°09'48"W
L8	20.92'	S02°30'26"3
L9	23.19'	S11°14'29"W
L10	18.41'	S20°44'12"W
L11	8.62'	S68°58'11"W
L12	24.07'	N59°13'34"W
L13	36.51'	N39°50'54"W
L14	44.21'	N12°30'08"W
L15	37.78'	N11°08'16"W
L16	65.12'	N11°09'48"E
L17	8.37'	N11°09'48"E
L18	65.86'	S89°34'01"E

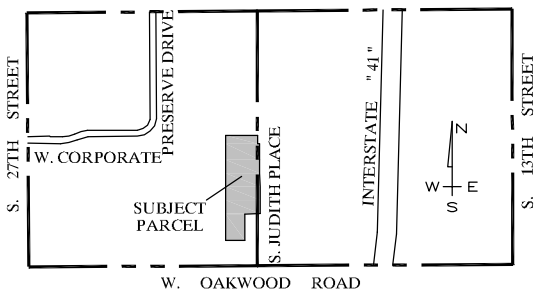
**Lot 4**



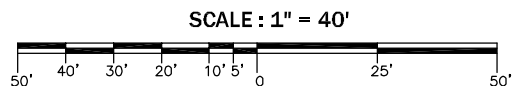
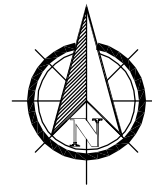
NOTE: THE OVERALL PARCEL IS OUTSIDE OF THE FEMA FLOOD ZONE LIMITS (ZONE "X" PER FEMA PANEL NO. 55079C0227F, EFFECTIVE ON 10/24/2024).

WETLANDS DELINEATED BY THOMPSON & ASSOCIATES WETLAND SERVICES. 10/23/2024

**THE SW & SE 1/4 OF SECTION 22-5-22**



**VICINITY MAP**  
1" = 2000'



*Marc Passarelli*

MARC C. PASSARELLI P.L.S. #2817

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DATE : 04/27/2026

SHEET 2 OF 4

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**SURVEYOR'S CERTIFICATE**  
**STATE OF WISCONSIN)**  
**MILWAUKEE COUNTY)SS**

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 1 of Certified Survey Map No. 7131, recorded in Reel 5399, Image 1248-1253 at the Milwaukee County Register of Deeds, being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 30; thence South 89°40'19" West along the South line of said Southwest 1/4, 331.31 feet to a point; thence North 00°03'18" East, 40.00 feet to a point on the North Right-of-Way line of West Oakwood Road, also being the Southwest corner of Parcel 1 of Certified Survey Map No. 7131; thence North 00°03'18" East along the West line of said Parcel 1, 223.48 feet to a found 1 inch iron pipe marking the Northwest corner of said Parcel 1, also being the point of beginning of the lands to be described hereinafter; thence North 00°03'18" East, 1094.13 feet to a found rebar with a cap marking the Northwest corner of Outlot 1 of Certified Survey Map No. 7131; thence South 89°34'00" East along the North line of said Outlot 1, 327.07 feet to a found 1 inch iron pipe marking the Northeast corner of said Outlot 1, said point also falls on the East line of the Southwest 1/4 of said Section 30; thence South 00°07'29" East along said East line, 80.57 feet; thence North 89°34'31" East, 25.23 feet to a found 1 inch iron pipe which falls on the West Right-of-Way line of South Judith Place; thence South 00°11'22" East along said West line, 732.93 feet to a found 1 inch iron pipe marking the Northeast corner of Parcel 3 of Certified Survey Map No. 6797; thence South 89°42'04" West along the North line of said Parcel 3, 157.47 feet; thence South 00°03'42" West, 276.73 feet to a found 1 inch iron pipe marking the Northeast corner of Parcel 2 of Certified Survey Map No. 7131; thence South 89°46' 08" West, 198.18 feet returning to the point of beginning. Containing 341,392 square feet (7.837 acres) of land.

That I have made such survey, land division and map by the direction of Mark and Kim Verhalen, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the land division ordinance of the City of Oak Creek in surveying dividing and mapping the same.

Dated this 27th day of April, 2026.



*Marc C. Passarelli*  
MARC C. PASSARELLI P.L.S. #2817

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**OWNER'S CERTIFICATE:**

The Mark and Kim Verhalen Revocable Trust, owner, does hereby certify that he has caused the land described in this document to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and regulations of the City of Oak Creek.

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mark Verhalen, Owner

\_\_\_\_\_  
Kim Verhalen, Owner

**STATE OF WISCONSIN)  
MILWAUKEE COUNTY)SS**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named Mark and Kim Verhalen, Owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED by the Planning Commission of the City of Oak Creek this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Daniel Bukiewicz, Chairman

\_\_\_\_\_  
Douglas Seymour, Secretary

**COMMON COUNCIL APPROVAL**

APPROVED by the Common Council of the City of Oak Creek and dedication accepted in accordance with Resolution Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Daniel Bukiewicz, Mayor

\_\_\_\_\_  
Catherine A. Roeske, City Clerk

*Marc Passarelli*  
\_\_\_\_\_  
MARC C. PASSARELLI P.L.S. #2817



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