



June 28, 2021

Plan Commission
City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154

RE: Request for Rezoning and Conditional Use permit to develop Townhomes and Apartments at 441 W. Ryan Road

Dear Commission Members:

Revel Investments is pleased to provide you this request for a rezoning and conditional use permit to develop medium-density townhomes and apartments at 441 W. Ryan Road. The property is 10.84 acres of undeveloped land and is currently used for agriculture. The parcel is directly across Eagle Summit Drive from the police station on the south side of Ryan Road. It is currently zoned B-4 Highway business, and we are requesting a rezoning to Rm-1 Multifamily Residential with a conditional use permit for multiple-family dwellings in excess of four (4) dwelling units per structure per Sec. 17.0311 (c)(1).

Project Description

We are proposing a new community of townhouses and apartments in four buildings with underground parking ranging from two to three stories with gabled roofs for a residential character and look. The development will also provide a clubhouse, stepped water feature & splash pad, fire pit, and outdoor recreation areas with landscaping especially along the south property line to provide ample screening between the property and the single-family neighborhood about 350' to the south on the other side of the undeveloped Milwaukee County property. Other features will include solar panels and car charging stations to reduce the building's environmental impact and meet the needs of tenants with electric cars. A pond will also be constructed along Ryan Road for on-site stormwater retention. Site access will be from Eagle Summit Drive and no new curb cuts along Ryan Road are proposed.

We will have a mix of 8 townhouses attached to and alongside three-story apartment buildings with 56 one-bedroom units, 32 two-bedroom, 14 two-bedroom with dens and 8 three-bedroom units for a total of 118 units or 10.89 units/acre. For comparison, the Seasons at Orchard Hills development on 27th Street contained 225 units on 20.56 acres (2 parcels), with an overall density of 10.94 units/acre. That development was identified in the Housing and Neighborhoods Framework as Medium Density Multifamily Residential.

Unit amenities will include in-unit washers and dryers, solid-top counters, stainless steel appliances and smart thermostats. The exterior will consist of stone veneer, cement board siding or similar, and asphalt shingled roof. Varying color schemes will be used for the buildings.