



## PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a request to divide the property at 7655 S. 6<sup>th</sup> St.

Applicant(s): Scott Lausten, Keller, Inc.

Address(es): 7655 S. 6<sup>th</sup> Street. (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map to divide the property at 7655 S. 6<sup>th</sup> St., 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.
2. That a cross access and maintenance agreement between Lot 1 and Lot 2 is executed and recorded by the Milwaukee County Register of Deeds prior to the issuing of any permits.
3. That a Development Agreement between the City of Oak Creek and the property owner is in place outlining compensation for modifying the City’s tree preservation requirements prior to issuing of any permits and prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.

Owner(s): 7655 S. 6<sup>th</sup> St LLC, A WI LLC

Tax Key(s): 782-9010-000

Lot Size(s): 10.6891 acres

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Industrial

**Background:** The Applicant is requesting recommendation of approval of a Certified Survey Map (CSM) to divide the property at 7655 S 6<sup>th</sup> St. into two (2) parcels. Dividing the developed property would create a new industrial building site (Lot 2), with the property owner intending to construct a ±60,710 square foot warehouse building with ±71,099 square feet of pavement connected to Lot 1 by an access drive.

The division of the 10.6891-acre lot would yield a 5.2798-acre lot (Lot 1) and a 4.4093-acre lot (Lot 2). The yielded lots would both meet minimum lot standards for the M-1 Manufacturing Zoning District set forth in Sec 17.0301(b) of Municipal Code, which requires a minimum lot area of one (1) acre and lot width of 200 feet. The lots standards are set forth in Sec 14.122(b) of Municipal Code, which includes a minimum lot depth of 115 feet, and depth and width adequate to provide for the adequate off-street service, parking and loading facilities required by the type of use and development contemplated.

As proposed, Lot 1, which includes all existing improvements such as the building and paved areas, would have less than the required 30% green space. While the green space requirement does not apply to redevelopment projects—such as new buildings, additional buildings, building expansions, or expanded parking lots—these projects cannot reduce the green space below the amount that existed on the property when the Code was adopted. To address this, the Applicant is proposing to add four (4) new landscape islands to the existing parking lot and remove asphalt from the western portion of the existing parking lot to increase green space. As a result, Lot 1 would have 18% green space. For Lot 2, the proposed site and building plan would result in 44% green space, which exceeds the 30% green space requirement. Combined, the two lots (Lot 1 and Lot 2) would have a total of 31% green space.

The proposed new lot (Lot 2) is undeveloped and heavily wooded. As previously stated, the intent is to clear a large area of trees on proposed Lot 2 for a concept site and building plan that includes a ±60,710 square foot warehouse building and pave ±71,099 square feet, leaving ±103,820 square feet (44%) as green space.

A Tree Inventory of the proposed Lot 2 was conducted in 2023 and identified 281 trees on site with a trunk diameter at breast height of 12 inches or greater. A total of 174 of those trees would be removed should the development of the proposed Lot 2 occur. It is estimated that 528 replacement tree plantings would be required on site to meet the City tree preservation requirements. Given the proposed concept plan, there is no room to accommodate 528 additional trees on site, and thus the Applicant would be unable to comply with the City's tree preservation ordinance (Sec 17.0505(d) of Municipal Code).

However, per City Code, the Plan Commission may modify the tree preservation requirement by a 3/4 majority vote of those Commissioners present at a meeting, *but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.* In consultation with the City Attorney, in lieu of the developer not being able to meet the tree preservation requirements, a Development Agreement will be prepared as a condition of approval for this Certified Survey Map to outline compensation for the modification. Said Development Agreement will also be a condition for the forthcoming site plan and architectural review for proposed Lot 2. The

Development Agreement would need to be reviewed and approved by the Common Council at a later date.

If the Commission determines the proposed Certified Survey Map meets the requirements per Statute and the Municipal Code, a motion for recommendation of approval by the Common Council at the March 4, 2025 meeting has been provided above. An approval of the Certified Survey Map does not constitute approval of a site plan and architectural review. A separate site plan and architectural review approval will be required.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

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Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

Prepared by:



Todd Roehl  
Senior Planner

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**Attachments:**

- Location Map
- Narrative (3 pages)
- Proposed Certified Survey Map (5 pages)
- Conceptual Site Plans (2 pages)
- Tree Inventory Cover Letter and Exhibit (2 page)