



PLAN COMMISSION REPORT

Proposal: Official Map Amendment – 2028 R W. Oakwood Road

Description: Review a request to remove a portion of the future street pattern on the Official Map.

Applicant(s): Mark and Kim Verhalen

Address(es): 2028 R W. Oakwood Road (5th Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the Official Map affecting the property at 2028 R W. Oakwood Road be amended as presented after a public hearing.

Owner(s): Mark Verhalen and Kim Verhalen

Tax Key(s): 927-9025-000

Lot Size(s): 7.834 ac

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

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Single-Family Detached

Background: The applicant is requesting an amendment to the future road pattern shown on the Official Map as it pertains to the property at 2028 R W. Oakwood Rd. The current map includes a planned east-west connection extending from S. Judith Place to a future north-south roadway intended to serve a residential neighborhood to the west. The applicant proposes to remove this planned east-west connection in conjunction with a future Certified Survey Map that would create four (4) residential lots along S. Judith Place. At this time, the applicant has not submitted a concept plan or preliminary development plan to the Community Development Department for the division or development of the property at 2028 R W. Oakwood Rd.

When considering a proposal to amend the Official Map, the Commission should consider the impact on the ability to logically develop adjacent properties in accordance with the existing Official Map. Nearby property

owners may have an interest in maintaining certain aspects of an Official Map if it provides them the future opportunity to subdivide their property in a cost-effective manner. If a person is proposing to remove this opportunity, or to alter it, they need to demonstrate that any adverse effects on the property owners involved would be offset by the benefit to the neighborhood. In other words, a property owner should not be able to amend the Official Map to maximize the development potential of his or her property at the detriment of surrounding properties. The Applicant has provided signed statements from both neighbors directly to the west agreeing to the removal of the future road segment from the City's Official Map.

Should the Plan Commission determine that the proposed amendments to the Official Map as proposed are acceptable, a motion is provided above.

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.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

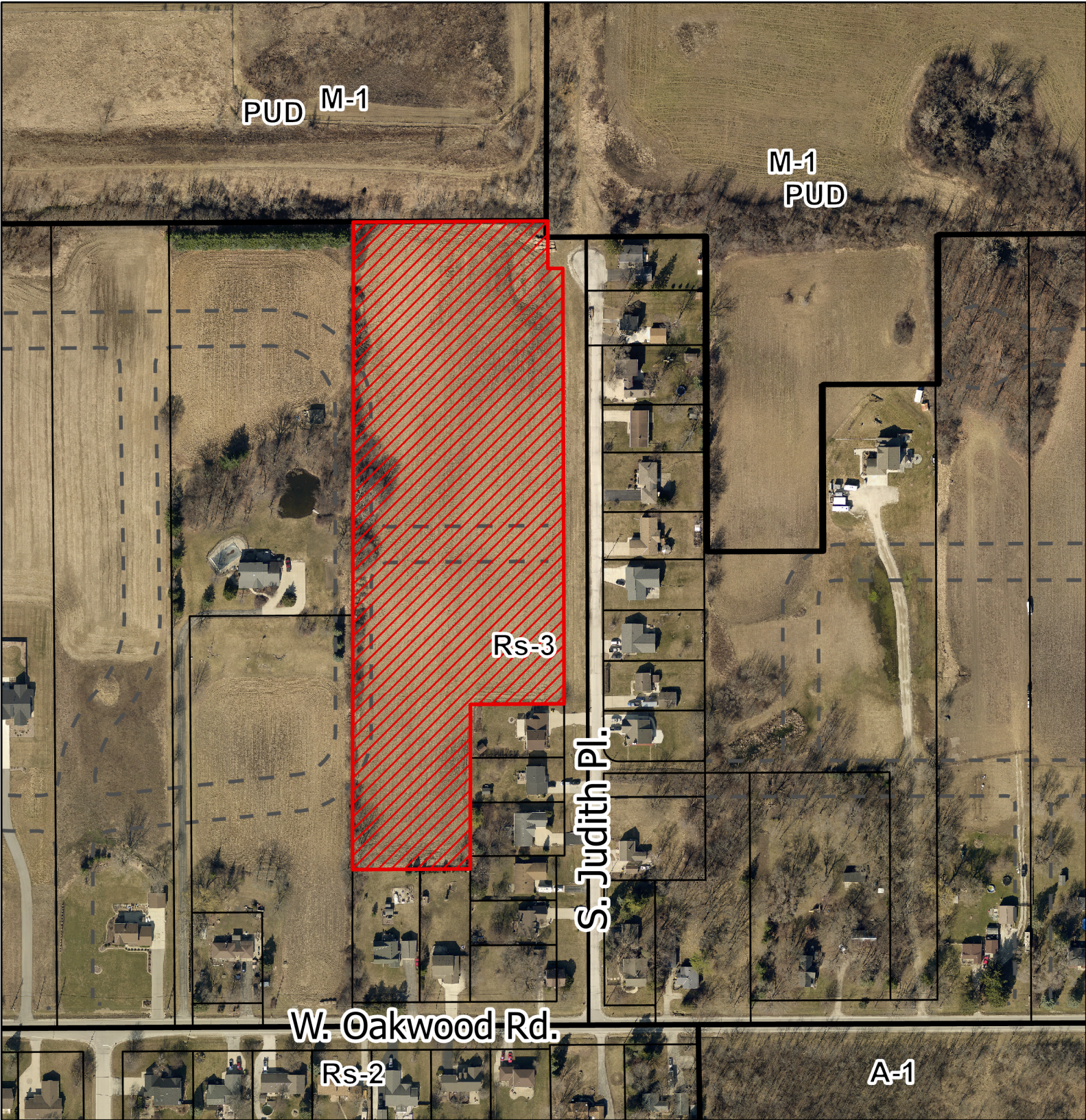
Applicant Request (1 page)

Proposed Official Map Amendment (1 page)

Neighbor Letters of Support (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
-  Official Street Map
-  Parcels
-  FloodFringe2024
-  Floodway2024
-  2028R W. Oakwood Rd.

April 2, 2025

Proposed Street Removal

Dear City Commission Members:

I am proposing that the future street be removed from the Verhalen property located at 2028R W. Oakwood Rd. Oak Creek. Images are shown on the map attached to this letter.

The street removal for the property will better serve the Maass properties to the West. A future CSM will also give the Maass property access to Judith Ln. in a more feasible area. This Amendment in my view will have no negative effects on any other neighboring properties.

Sincerely,

Mark Verhalen

A handwritten signature in cursive script, appearing to read "Mark Verhalen", followed by a horizontal line.

Quick Search Results

 Help

 Search Results for Tax Key, Address, Owner N... 

Tax Key: 9279025000

Assessment Data

Property Address: 2028 R W
OAKWOOD RD

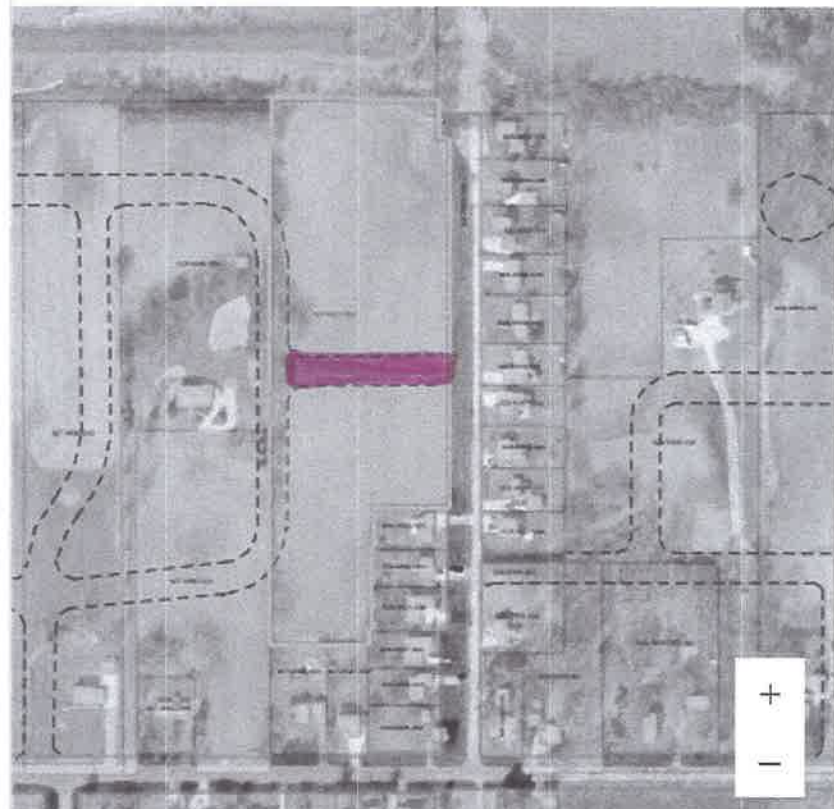
Tax Data

Owner: VERHALEN, MARK

Other Owner: KIM
VERHALEN

Open Map

Navigate the map by selecting a property from the list of search results.



Milwaukee County Land Information Office (MC... Powered by Esri

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April 2, 2025

Proposed Steet Amendment

I Kurt Maass agree to the proposed map amendment on the Verhalen property located at 2028R W. Oakwood Rd. Oak Creek WI. The amendment request is to remove the portion of the Street pattern, as shown on attached map highlighted in pink. The proposed street is located from Judith La., west to the Maass property. A forthcoming CSM proposal for 2028R W. Oakwood Rd. may show a lot line adjustment with the Maass's properties to show future access to Judith Ln.

Signatures

Kurt Maass
Mak Ush

Date

4/2/25

Quick Search Results

Help

Search Results for Tax Key, Address, Owner N...

Tax Key: 9279025000

Property Address: 2028 R W
OAKWOOD RD

Owner: VERHALEN, MARK

Other Owner: KIM
VERHALEN

Assessment Data

Tax Data

Open Map

Navigate the map by selecting a property from the list of search results.



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April 2, 2025

Proposed Steet Amendment

I Aileen Maass agree to the proposed map amendment on the Verhalen property located at 2028R W. Oakwood Rd. Oak Creek WI. The amendment request is to remove the portion of the Street pattern, as shown on attached map highlighted in pink. The proposed street is located from Judith La., west to the Maass property. A forthcoming CSM proposal for 2028R W. Oakwood Rd. may show a lot line adjustment with the Maass's properties to show future access to Judith Ln.

Signatures

Aileen Maass

Date

4-2-25

Quick Search Results

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 Search Results for Tax Key, Address, Owner N... 

Tax Key: 9279025000

Property Address: 2028 R W
OAKWOOD RD

Owner: VERHALEN, MARK

Other Owner: KIM
VERHALEN

Assessment Data

Tax Data

Open Map

Navigate the map by selecting a property from the list of search results.



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