



PLAN COMMISSION REPORT

Proposal:	Plan Commission Consultation – The Prairie		
Description:	Request for feedback on a conceptual proposal for a potential mixed-use development to be located on the Northwestern Mutual properties north of W. Drexel Ave. and east of S. 27 th St.		
Applicant(s):	Mark Lake, OC27 LLC & John Siepmann, Siepmann Realty Corp		
Address(es):	2500 W. Drexel Ave., 7332 S. 27th St., 7412 S. 27th St., 7430 S. 27th St., 7478 S. 27th St., 7546 S. 27th St., 7610 S. 27th St., 7628 S. 27th St., and 7640 S. 27th St.		
Suggested Motion:	None – no action needed.		
Owner(s):	Northwestern Mutual Life Ins. Co. & Walden OC LLC.		
Tax Key(s):	762-9991-003, 762-9992-003, 762-9993-000, 762-9007-001, 785-9999-003, 785-9001-003, 785-9002-002, 785-9998-001, & 785-9003-001		
Lot Size(s):	115.81 ac (aggregate)		
Current Zoning District(s):	B-4, Highway Business	Rs-1, Single Family Residential	
	Rs-2, Single Family Residential	Rd-1, Two-Family Residential	
	ER. Equestrian Residential	P-1, Park District	
	FW, Floodway		
Overlay District(s):	CU		
Wetlands:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comprehensive Plan:	Mixed Use		

Background: The Applicant is requesting feedback from the Plan Commission on a concept plan for a residential and commercial development over 115.81 acres of undeveloped land at the northeast corner of S. 27th Street and W. Drexel Ave. While the overall project could be classified as mixed-use (there is a residential component and a commercial component), it should be noted that the individual developments proposed within each parcel, created through future land divisions, are not mixed-use themselves. The concept plan

outlines distinct areas for six (6) multi-family residential buildings with 48 units each (totaling 288 units), four (4) multi-family residential building with 26 units each (totaling 104 units), five (5) four-family buildings (20 units total), 15 duplexes (30 units total), and 96 single-family lots. These residential uses are proposed between S. 27th St. and Falk Park on the northern 2/3 of the 115.81 acres, with a planned connection to S. Ikea Dr. In addition, the applicant is proposing approximately 17.67 acres of commercial development at the northeast corner of S. 27th St. and W. Drexel Ave. A project narrative and conceptual plans are included with this report for reference.

This is an opportunity for the Applicant to obtain initial comments from the Plan Commission on the concept without action taken or decisions made. Should the Applicant wish to pursue the project, several reviews will be required, including, but not limited to, Comprehensive Plan Amendment, Official Map Amendment, Rezoning, Planned Unit Development, Certified Survey Maps, Subdivision and Condominium Plats, and Site Plan and Architectural Reviews. The Applicant anticipates bringing forth the first phase of land use and land division applications in the upcoming summer months of 2025.

Options/Alternatives: This is a non-binding discussion of a conceptual development.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

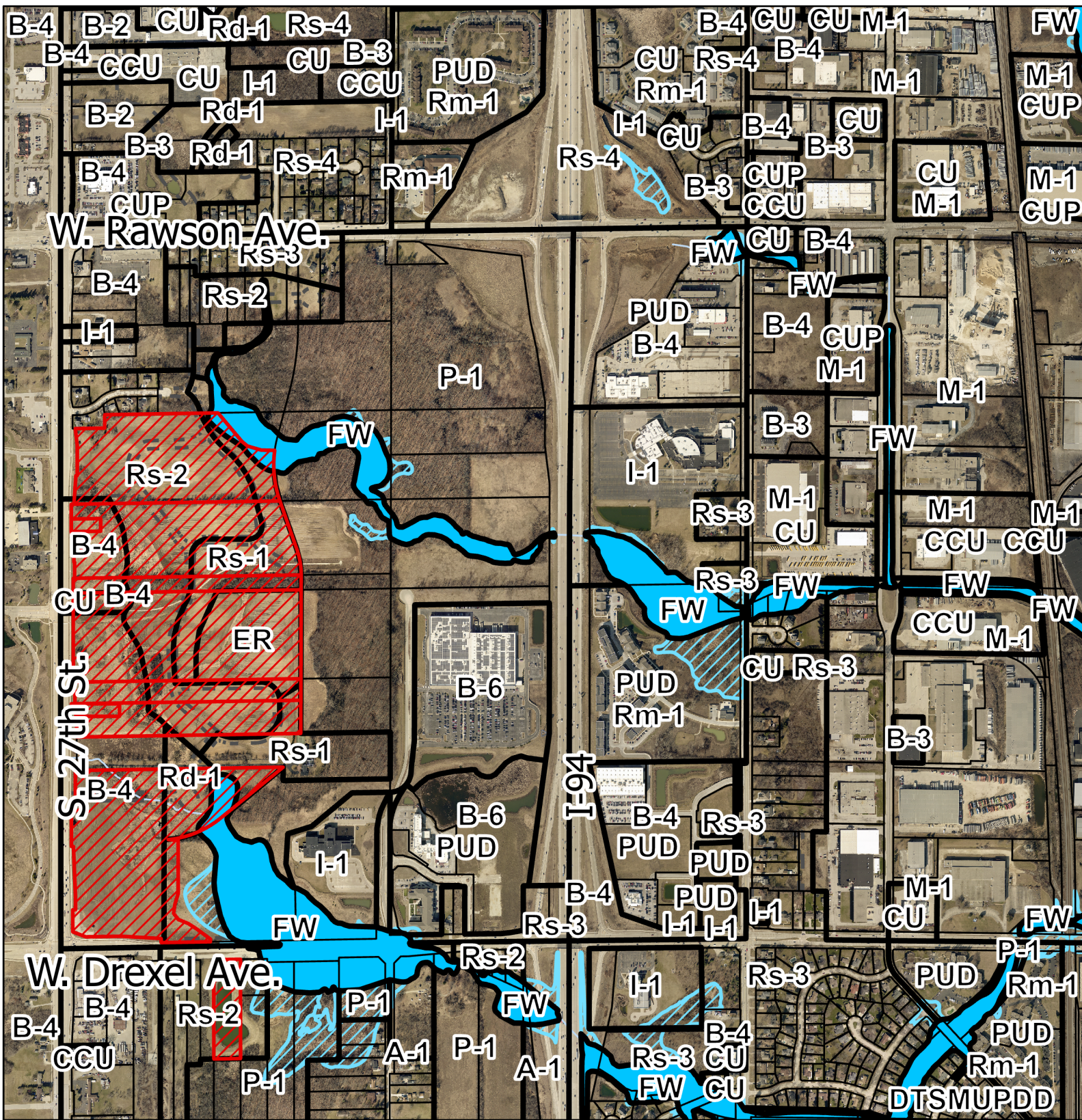
Location Map

Project Narrative (5 pages)

Concept Site Plans (4 pages)

Location Map

The Prairie

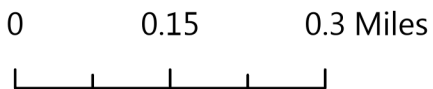


This map is not a survey of the actual boundary of the property this map depicts



OAKCREEK
— WISCONSIN —

Community Development



-  Zoning
  FloodFringe2024
 - - Official Street Map
  Floodway2024
 Parcels
  The Prairie

Legend



March 10, 2025

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

**RE: The Prairie - Northwestern Mutual / Walden LLC Properties (NEC 27th St. & Drexel Av)
Phasing**

Honorable Mayor Bukiewicz,

OC 27 LLC (a partnership of Wangard Development LLC & Siepmann Realty Corp.) is proposing The Prairie, a Mixed-Use Development with various forms of residential (single-family, duplex, quads, 26-unit buildings and 48-unit buildings) as well as commercial development at the northeast corner (NEC) of S. 27th Street and Drexel Avenue. We plan on phasing the project as follows:

The project is made up of several parcels that individually have been acquired over the years. Phase I will start by combining/dividing the project up into three (3) distinct CSMs with 4, 3 and 1 parcels each.

The first CSM will combine the northernmost four (4) existing parcels, in part, and then use the future Northwestern Mutual Way as its southern boundary. The second CSM will use the future Northwestern Mutual Way as its northern boundary and combine six parcels (in whole or in part). The southern parcel already exists, and it will be used for our future commercial development.

The northern CSM, after being combined from four separate parcels will be divided into four distinct parcels representing parcels for a future single-family (Lot 2), "quad" condos (Lot 1), "duplex" condos (Lot 4), 48-unit apartment homes and a development clubhouse (Lot 3).

The central CSM, after being combined from six separate parcels will be divided into three distinct parcels representing parcels for future single-family (Lot 7), 26-unit apartments (Lot 6), and 48-unit apartment homes (Lot 5).



The southern CSM will be divided in the future as the residential properties stabilize.

The second part of Phase I will be to develop Northwestern Mutual Way which is the main arterial road (east/west access) and the northern public road from S 27th Street to Northwestern Mutual Way to allow for the development of the single-family area. Phase I will allow for the development of Northwestern Mutual Way, the northern road connecting S. 27th Street to Northwestern Mutual Way, the CSM I area Single Family lots and CSM I and CSM II Podium (48-Unit) apartment buildings along with the clubhouse.

After stabilization of the Apartments and single-family area, Phase II will develop the 26-unit Apartments and the single-family lots south of Northwestern Mutual Way.

It is our intent to treat the "Quad" Parcel and "Duplex" Parcel as Outlots to be sold other residential developers, including senior living developers, that have more expertise in that type of product. They could develop in Phase I or Phase II.

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



March 10, 2025

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

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

Honorable Mayor Bukiewicz,

We are excited to propose The Prairie, a Mixed-Use Development at the northeast corner of S. 27th Street and 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 homes, duplexes, quads, 26-unit, and 48-unit buildings) as well as commercial development opportunities.

The Site

The 115.81-acre site is comprised of several properties owned by Northwestern Mutual. It is bounded by S. 27th Street to the west, Milwaukee County's Falk Park to the east, Drexel Avenue to the south, and existing single-family residential areas along W. Minnesota Avenue to the north.

Historically, the site consists of farmland, former homes, forested areas, environmentally sensitive lands, and a small retail parcel that underwent environmental remediation several years ago.

Traffic

We have engaged Traffic Analysis and Design Inc. (TADI) to prepare a preliminary Traffic Impact Analysis (TIA). This analysis will consider the potential traffic effects from future developments along S. 27th Street and Drexel Avenue, as well as the residential and commercial components of our project.

Access Points

The development will include five (5) vehicular access points along S. 27th Street, three (3) of which will be public roads, with two (2) driveway access points serving the multifamily properties. A single access point will be located along Drexel Avenue. All proposed access points have been deeded by the Department of Transportation (DOT) as part of their recent plats.

South IKEA Drive will be connected to S. 27th Street via a newly constructed road, Northwestern Mutual Way, which was previously identified and is now awaiting a project to facilitate its construction.

The single-family residential area will have a northern access via a public road, connecting Northwestern Mutual Way back to S. 27th Street. This road will extend south as a cul-de-sac, providing access to additional single-family home sites. The multifamily properties will be accessed via private driveways or roads.

The commercial area will be served by a public road connecting an approved DOT access point on S. 27th Street to another access point on Drexel Avenue.

Utilities

- **Water:** Water service will be provided along S. 27th Street, Drexel Avenue, and within a watermain easement located in the future Northwestern Mutual Way, which will connect to S. IKEA Drive. Main extensions and laterals will tap off these existing lines.
- **Sanitary:** A sanitary manhole is located in Drexel Avenue, with proposed extensions to serve both public roads and private developments. As requested by the city, the sanitary system will extend north to the existing neighborhood on W. Minnesota Avenue.
- **Stormwater:** Stormwater management will utilize a facility previously constructed south of Drexel Avenue, incorporating infiltration ponds, water quality ponds, and a comprehensive Stormwater Management Plan and Agreement north of Drexel Ave.
- **Dry Utilities:** The site will be served by existing electric and gas infrastructure from We-Energies, and telecom services from providers such as AT&T, Verizon, and Spectrum.

Open Space & Environmental Considerations

Our development incorporates both uplands and lowlands, with several planned open space areas and connections to internal park-like spaces. These areas will be commonly owned and maintained by an owner's association. Additionally, we are working with an Assured Wetland Delineator and biologists to assess the natural environment and provide necessary reports.

Pedestrian Pathways

We are actively coordinating with Milwaukee County Parks to ensure several pedestrian connections to the Milwaukee County Trail system within Falk Park.

Signage

To enhance visibility and branding, we plan to install architecturally designed signs at the northeast corner of 27th & Drexel Ave., and at each entrance along 27th Street. Directional signage will be placed throughout the development.

Financing



The project will be financed through a conventional bank construction loan. Wangard Development LLC and Siepmann Realty Corp. have established strong banking relationships, ensuring the availability of financing for the development. Bank references are available upon request.

Timeline

Subject to further project details to be submitted as part of the application process, OC 27 LLC (the Wangard & Siepmann partnership) anticipates commencing construction of improvements in The Prairie in the Fall, 2025, with the first occupancy expected in the Spring of 2027.

We look forward to the opportunity to bring The Prairie to fruition and appreciate your consideration.

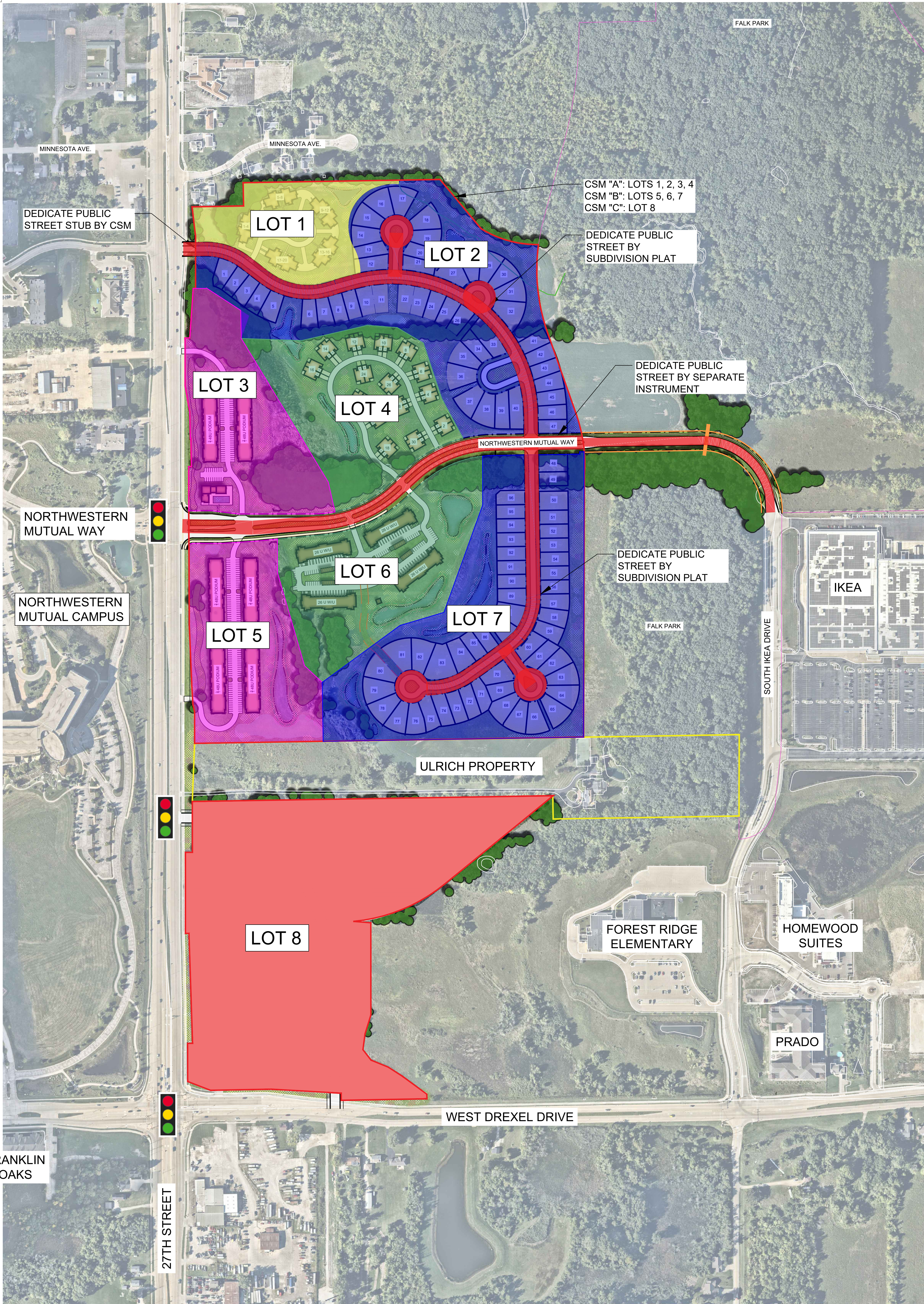
Please do not hesitate to reach out should you have any questions or need additional information.

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



Proposed Lot Configuration THE PRAIRIE

Oak Creek, WI

March 14, 2025

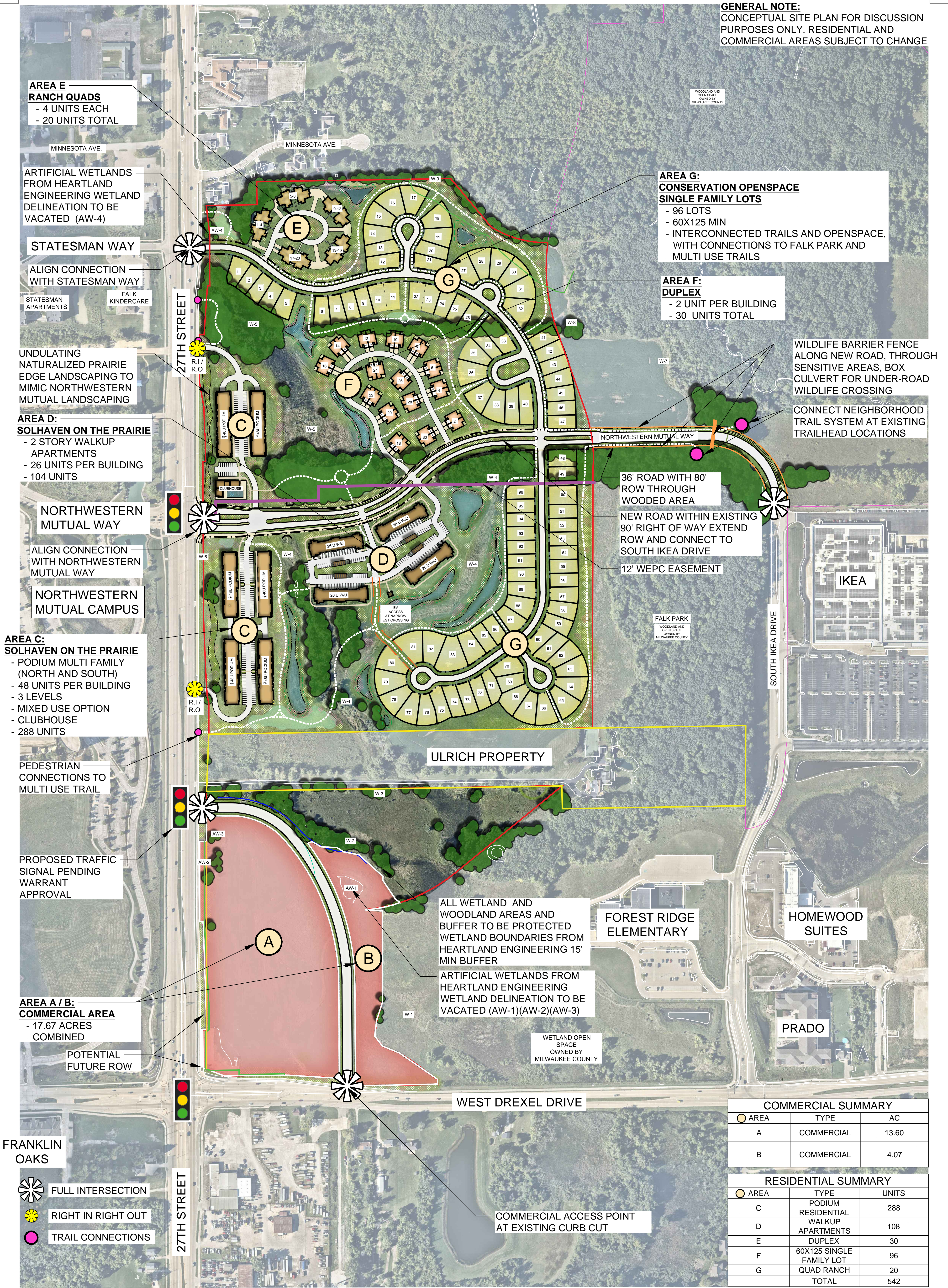
WANGARD
INVESTMENT REAL ESTATE, SIMPLIFIED.

PINNACLE
ENGINEERING GROUP

Siepmann
REALTY CORPORATION

teska

GENERAL NOTE:
CONCEPTUAL SITE PLAN FOR DISCUSSION
PURPOSES ONLY. RESIDENTIAL AND
COMMERCIAL AREAS SUBJECT TO CHANGE



SP-1 Conceptual Framework Plan

THE PRAIRIE

Oak Creek, WI

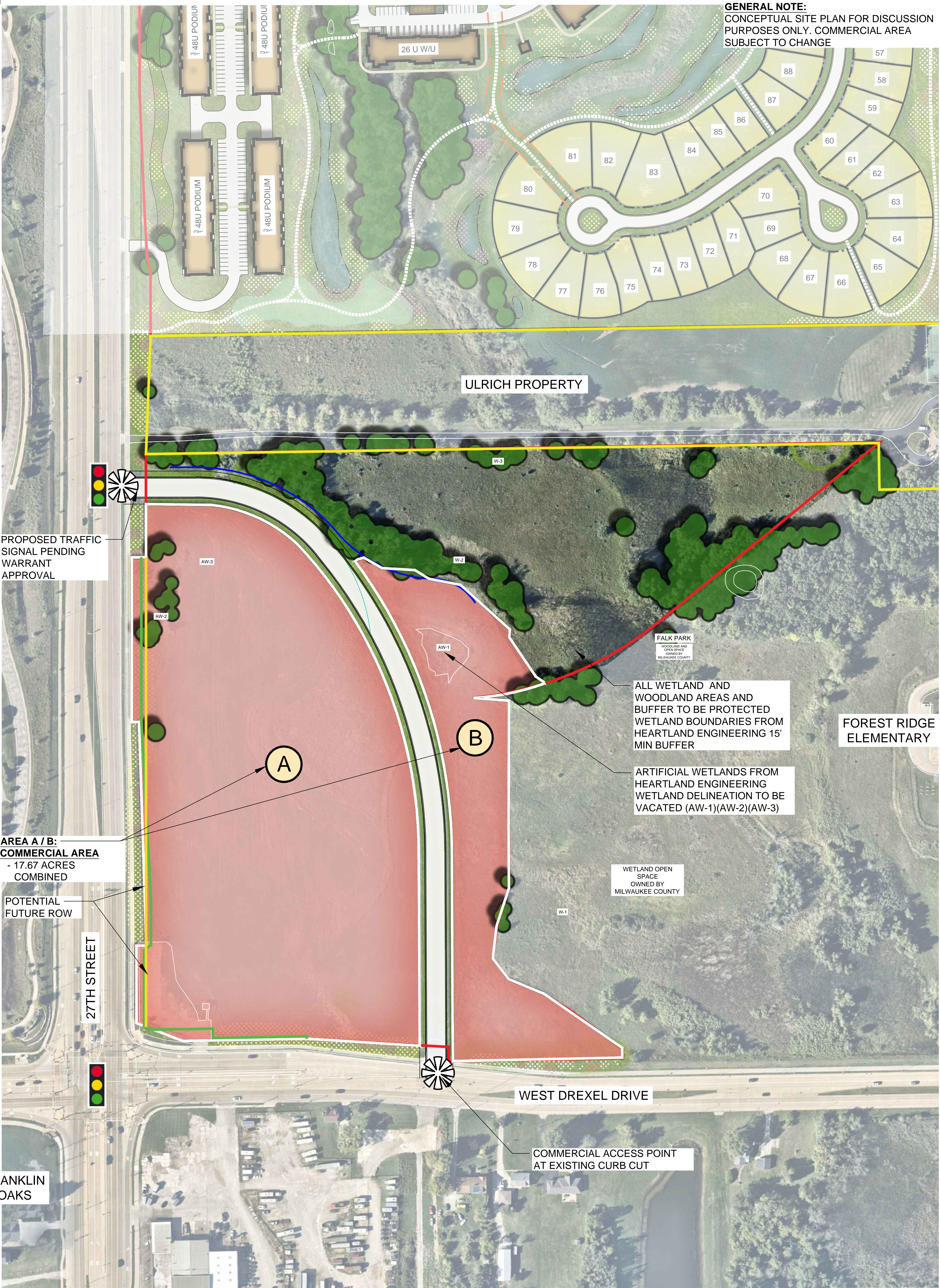
March 14, 2025

WANGARD
INVESTMENT REAL ESTATE, SIMPLIFIED.

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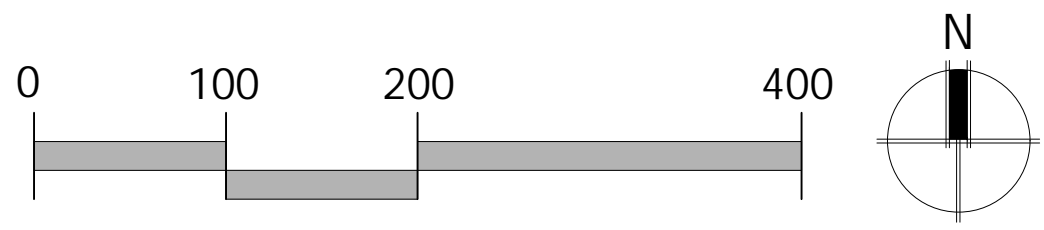
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SP-2 Conceptual Commercial Area THE PRAIRIE

Oak Creek, WI

March 14, 2025





SP-3 Conceptual Residential Area

THE PRAIRIE

Oak Creek, WI

March 14, 2025