

## PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a request to combine and reconfigure the properties at 10700, 10820 and 10840 S. 27<sup>th</sup> St.

Applicant(s): David Scott Ratcliff, Buc-ee's Ltd., Eric Tracy, Kimley-Horn and Associates, Inc., Green Land Investors, LLC

Address(es): 10700, 10820 and 10840 S. 27<sup>th</sup> St. (5<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map to combine and reconfigure the properties at 10700, 10820 and 10840 S. 27<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, and those that are required per the WDOT, are made prior to recording.
2. That a cross-access easement between Lot 1 and Lot 2 be identified on a revised CSM, and executed and recorded by the Milwaukee County Register of Deeds prior to the issuing of any permits, if applicable.
3. That a cross-access easement between Lot 1 and the Outlot, and Lot 2 and the Outlot, for storm water maintenance purposes to be identified on a revised CSM, and executed and recorded by the Milwaukee County Register of Deeds prior to the issuing of any permits, if applicable.
4. A 25-ft. easement for the water main be identified on a revised CSM, and executed and recorded by the Milwaukee County Register of Deeds prior to the issuing of any permits, if applicable.
5. That a sanitary sewer easement be identified on a revised CSM, and executed and recorded by the Milwaukee County Register of Deeds prior to the issuing of any permits, if applicable.
6. Proof of the necessary transfer of ownership through recorded document(s) by the Milwaukee County Register of Deeds, if applicable.

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Owner(s): Green Land Investors, LLP

Tax Key(s): 977-9003-001, 977-9002-000, and 977-9999-001

Lot Size(s): 29.921 acres total

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Tax Key(s): 977-9003-001, 977-9002-000, and 977-9999-001

Lot Size(s): 29.921 acres total

Current Zoning District(s): B-6, Interchange Regional Retail

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No

Floodplain: ☒ Yes ☐ No

Comprehensive Plan: Commercial

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**Background:** The Applicant is requesting recommendation of approval of a Certified Survey Map (CSM) to combine and reconfigure the properties at 10700, 10820 and 10840 S. 27<sup>th</sup> St. into two (2) Lots and an Outlot. The reconfiguration of the three (3) existing lots would yield a 22.315-acre lot (Lot 1), a 3.933-acre lot (Lot 2), and a 3.673-acre Outlot. The yielded lots would meet minimum lot standards for the B-6 Interchange Regional Retail District set forth in Sec 17.0301(b) of Municipal Code, which requires a minimum lot area of 40,000 sq. ft. and lot width of 150 feet. The lot standards are set forth in Sec 14.122(b) of the 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 would house the proposed Buc-ee's Travel Center and Lot 2 would house a future commercial development, user and type to be determined. The Outlot would house a stormwater detention pond that would accommodate the future development of both Lot 1 and Lot 2. The submittal of a stormwater management plan will be a required condition of future development at the time of submittal of a site/landscaping/architectural/lighting plan package.

The conditions cited above for the suggested motion for consideration, such as easements being delineated on a revised CSM, are technical corrections that will be worked out between the Applicant and various City departments and/or WDOT. Minor technical corrections are commonly made to draft CSMs during and after the review process, as utility details/locations have yet to be refined, and technical corrections do not impact the intent, size and bulk requirements of the proposed land division.

If the Commission determines the proposed Certified Survey Map meets the requirements per Wisconsin Statute and the Municipal Code, a motion recommending approval by the Common Council at the May 20, 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 the specified conditions, or variation thereof, or that the Common Council not approve of the proposed Certified Survey Map.

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Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

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**Attachments:**

Location Map

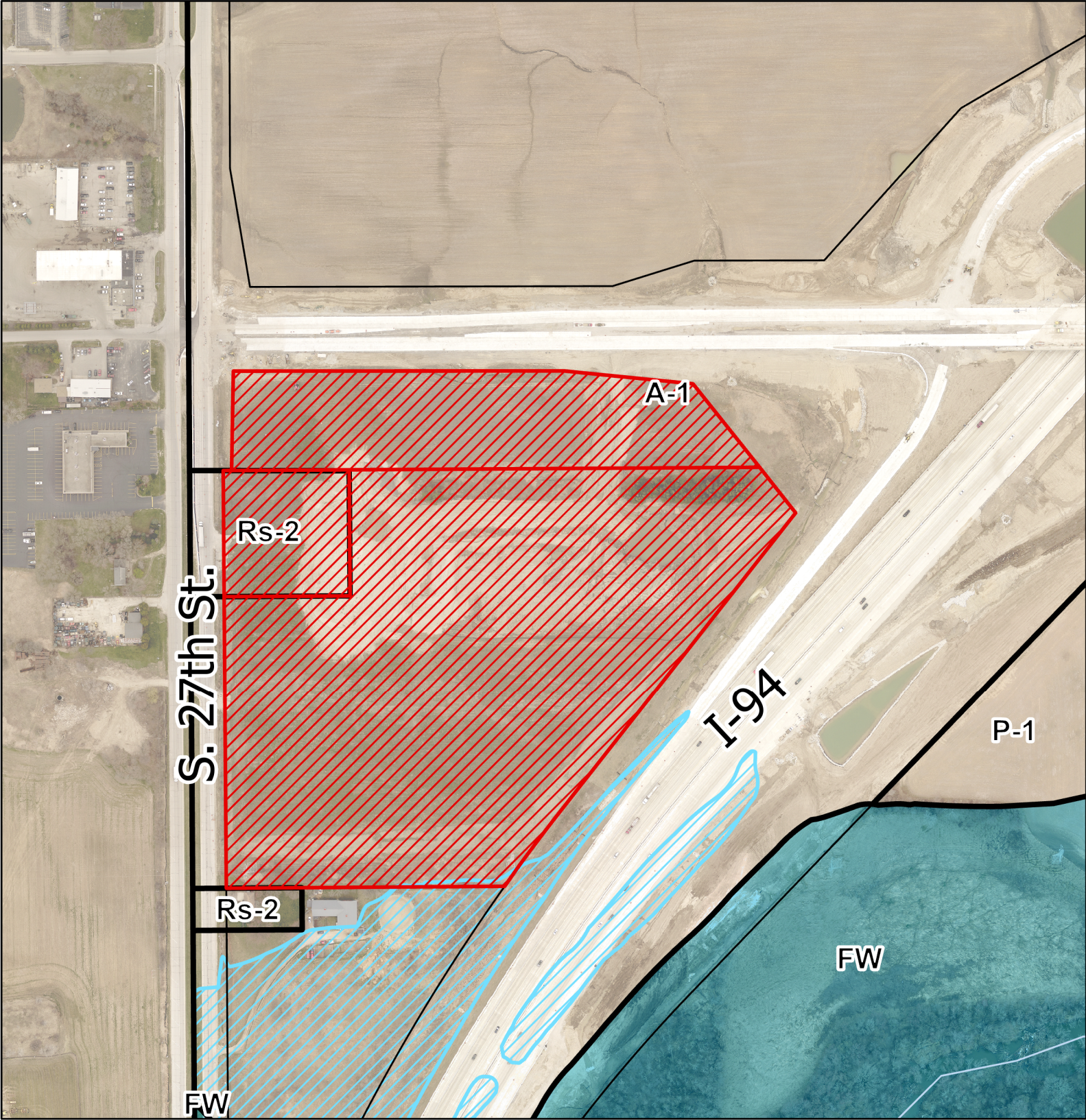
Proposed Certified Survey Map (5 pages)

Conceptual Site Plan (1 page)

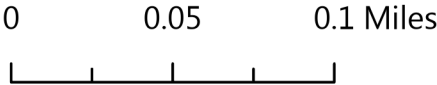


# Location Map

## 10700, 10820, and 10840 S. 27th St.



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



- Zoning
- ▪ Official Street Map
- Parcels
- ▨ OCGIS.GIS.FloodFringe2024

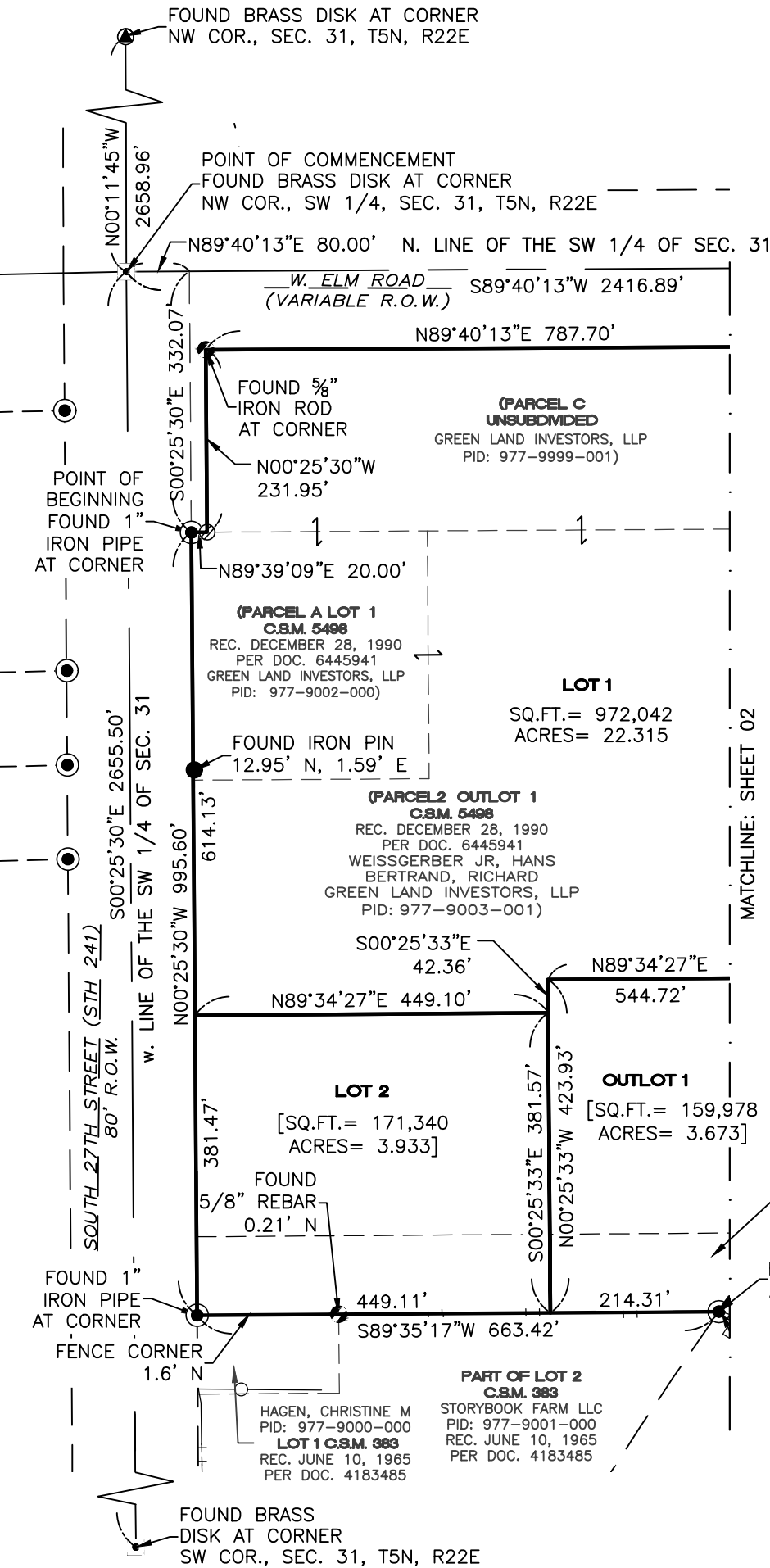
- Legend**
- ▨ OCGIS.GIS.Floodway2024
  - Parcels selection I
  - ▨ 10700, 10820, and 10840 S. 27th St.



CERTIFIED SURVEY MAP

A COMBINATION OF THE PARCEL BOUNDARIES RECORDED IN DOC #'S 6445941 (LOT 1 AND OUTLOT 1 OF CSM MAP # 5498), 4005640 (RIGHT-OF-WAY DEDICATION), 10099834 (INTERSTATE 94 WIDENING DOC) AND PARCEL C (UNSUBDIVIDED PARCEL) ALL BEING PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN. MORE FULLY DESCRIBED ON SHEET 2

THIS CSM AFFECTS TAX PARCEL NUMBERS: 977-9999-001, 977-9002-000, 977-9003-001



LEGEND

RIGHT-OF-WAY

IRON PIN FOUND

FOUND MONUMENT

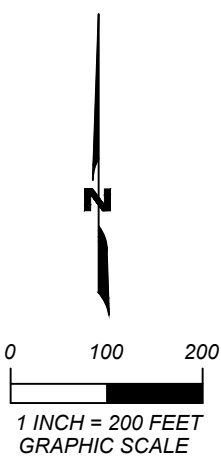
REBAR FOUND

DISK FOUND

IRON PIPE FOUND

REBAR SET

LAND HOOK



JOB NUMBER: 1024086750
DATE: 10/31/2024
SCALE: 1"=200'
SURVEYOR: DON RERICKA
TECHNICIAN: SAM WITTE
DRAWING: 86750-WI83-SF-USFT-G18_CSM.DWG
TRACT ID: N/A
PARTYCHIEF: N/A
FIELDBOOKS: N/A



890 Cambridge Drive  
Elk Grove Village, IL 60007  
Ofc: 224.404.1300  
info@sam.biz

PROJECT: KIMLEY-HORN OAK CREEK CSM
SHEET 01 OF 04

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A COMBINATION OF THE PARCEL BOUNDARIES RECORDED IN DOC #'S 6445941 (LOT 1 AND OUTLOT 1 OF CSM MAP # 5498), 4005640 (RIGHT-OF-WAY DEDICATION), 10099834 (INTERSTATE 94 WIDENING DOC) AND PARCEL C (UNSUBDIVIDED PARCEL) ALL BEING PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN. MORE FULLY DESCRIBED ON SHEET 2

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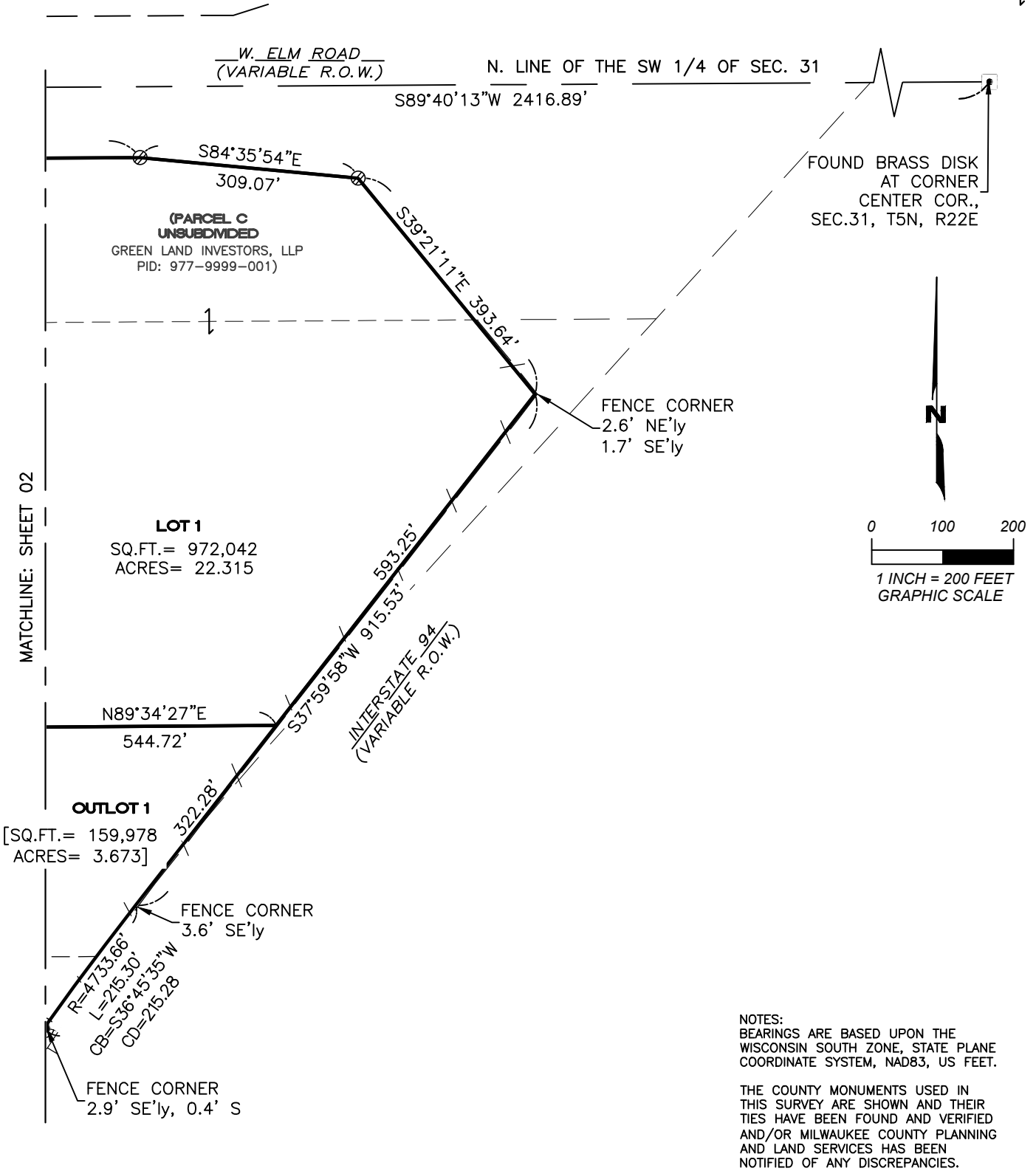
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DISK FOUND

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REBAR SET

LAND HOOK
- R.O.W.



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SURVEYOR: DON RERICKA
TECHNICIAN: SAM WITTE
DRAWING: 86750-WI83-SF-USFT-G18_CSM.DWG
TRACT ID: N/A
PARTY CHIEF: N/A
FIELD BOOKS: N/A



890 Cambridge Drive  
Elk Grove Village, IL 60007  
Ofc: 224.404.1300  
info@sam.biz

PROJECT: KIMLEY-HORN  
OAK CREEK CSM

SHEET 02  
OF 04



# CERTIFIED SURVEY MAP

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THIS CSM AFFECTS TAX PARCEL NUMBERS: 977-9999-001, 977-9002-000, 977-9003-001

## OWNER'S CERTIFICATE:

AS OWNERS, HANS WEISSGERBER, JR. AND RICHARD BERTRAND, WE DO HEREBY CERTIFY THAT WE CAUSED THE LANDS ON THIS CERTIFIED MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS A REPRESENTED ON THIS MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.10 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF OAK CREEK.

\_\_\_\_\_ & \_\_\_\_\_  
HANS WEISSGERBER RICHARD BERTRAND

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. THE ABOVE NAMED \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN TO BE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
CITY OF OAK CREEK, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

## OWNER'S CERTIFICATE:

AS OWNER, GREEN LAND INVESTORS, LLP, I DO HEREBY CERTIFY THAT WE CAUSED THE LANDS ON THIS CERTIFIED MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS A REPRESENTED ON THIS MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.10 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF OAK CREEK.

\_\_\_\_\_  
GREEN LAND INVESTORS, LLP

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

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\_\_\_\_\_  
CITY OF OAK CREEK, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

## NOTES:

EROSION CONTROL – THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION, THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

JOB NUMBER: 1024086750
DATE: 10/31/2024
SCALE: 1"=200'
SURVEYOR: DON RERICKA
TECHNICIAN: SAM WITTE
DRAWING: 86750-WI83-SF-USFT-G18_CSM.DWG
TRACT ID: N/A
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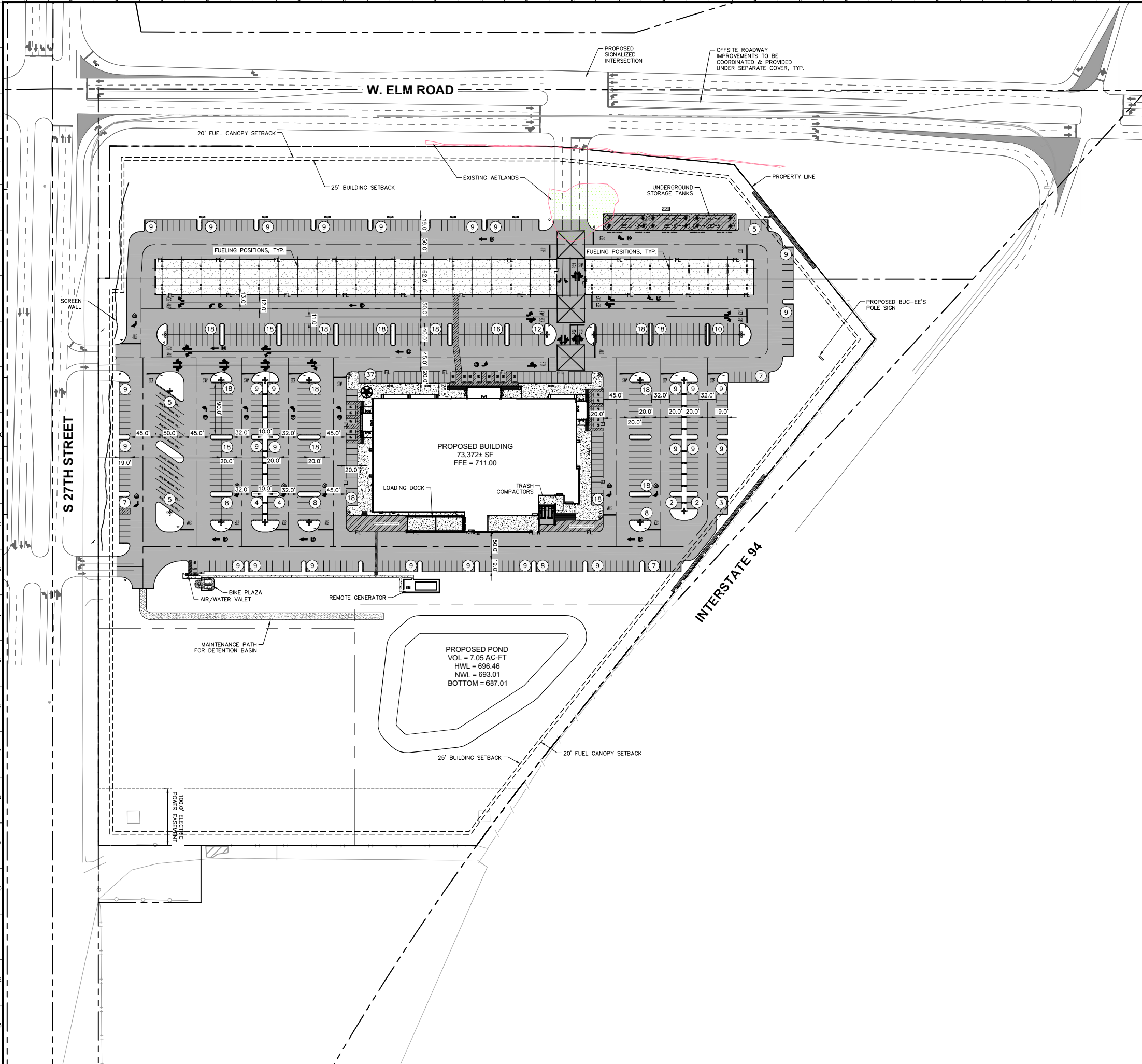


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PROJECT: KIMLEY-HORN  
OAK CREEK CSM

SHEET 04  
OF 04

Drawing name: K:\CHS\_LDEV\168942006\_Buc-ee's\_OakCreek\_W\2 Design\CAD\Exhibits\C-04 OVERALL SITE PLAN.dwg C-04 Apr 15, 2025 10:44am by Edward.Davies



## PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	414	SPACES
1 STANDARD PARKING SPACE/FUEL PUMP	=	120	SPACE
1 STANDARD PARKING SPACE/250 SQ.FT.	=	254	SPACE
REGULAR PARKING SPACES PROVIDED	=	651	SPACE
BUS/RV PARKING SPACES PROVIDED	=	10	SPACE
ACCESSIBLE PARKING SPACES REQUIRED	=	14	SPACE
2% OF TOTAL PARKING SPACES PROVIDED	=	13	SPACE
ACCESSIBLE PARKING SPACES PROVIDED	=	19	SPACE
TOTAL PARKING SPACES PROVIDED	=	680	SPACE

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
30770 LAKE COOK RD, SUITE 200  
DEERFIELD, IL 60015  
PHONE: 847-260-7804  
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	ECD
DRAWN BY:	SFH
CHECKED BY:	EIT



## OVERALL SITE PLAN

**BUC-EE'S**  
**OAK CREEK, WI**  
10820 SOUTH 27TH STREET  
OAK CREEK, WI 53154

ORIGINAL ISSUE:  
09/27/2024  
KHA PROJECT NO  
168942006

SHEET NUMBER

C-04