

PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a request to combine the properties at 7228 S. 27th St. and 7236 S. 27th St.

Applicant(s): Apostoli Evreniadis, PUDICA LLC

Address(es): 7228 S. 27th St. and 7236 S. 27th St. (2nd Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map to combine the properties at 7228 S. 27th St. and 7236 S. 27th 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.

Owner(s): PUDICA LLC

Tax Key(s): 762-0023-001 and 762-9998-000

Lot Size(s): 1.28 acres and 4.246 acres

Current Zoning District(s): B-4, General Business

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background: The Applicant recently purchased the two (2) parcels at 7228 S. 27th St. and 7236 S. 27th St., and is seeking a recommendation for approval of a Certified Survey Map (CSM) to combine them into a single parcel. Currently, these two (2) properties are developed with a multi-tenant commercial building consisting of six (6) units. The Applicant intends to make architectural modifications to the site, including remodeling the building's west façade. The existing structure currently spans the shared property line and occupies portions of both lots. Combining the two (2) parcels would result in a single 5.53-acre lot that fully contains the existing building.

The newly-created lot would meet the minimum standards for the B-4 General Business District, as outlined in Section 17.0301(b) of the Municipal Code. These standards require a minimum lot area of 30,000 square feet and a minimum lot width of 150 feet. In addition, the lot would comply with the requirements in Section 14.122(b) of the Municipal Code, which stipulate a minimum lot depth of 115 feet and require dimensions sufficient to accommodate appropriate off-street service, parking, and loading facilities based on the intended use and development of the site.

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 June 3, 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).

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

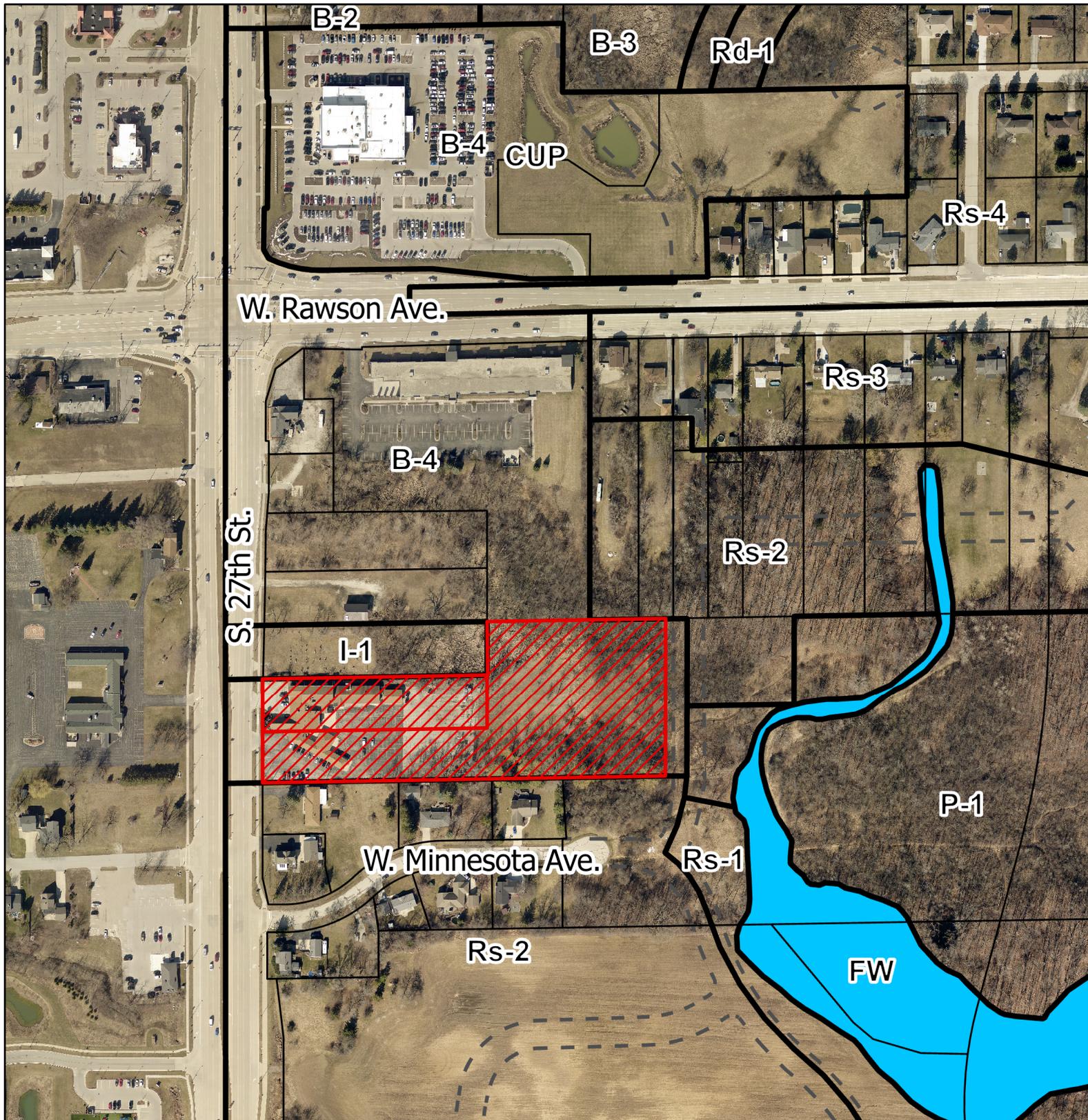
Location Map

Narrative (1 page)

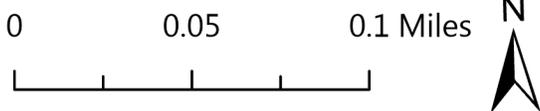
Proposed Certified Survey Map (4 pages)

Location Map

7228 & 7236 S. 27th St.



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



Legend

-  Zoning
-  Official Street Map
-  Parcels
-  FloodFringe2024
-  Floodway2024
-  7228 & 7236 S. 27th St.

Project Client:

Client Name: Apostoli Evreniadis
Client Address: 7228-7236 S 27th St, Oak Creek, WI 53154
Client Phone: 608-312-3464
Client Email: apostoli@mimosabreakfast.com
Project Location: 7228-7236 South 27th Street
TKNs: 762-0023-0001 & 762-9998-000

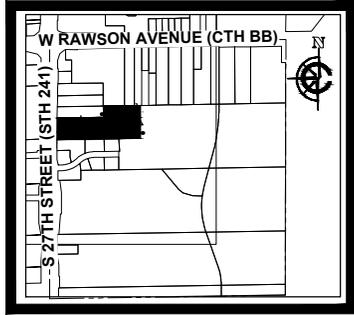
NARRATIVE:

Mr. Evreniadis desires to combine the above two parcels to remove the interior property line for future redevelopment of the site.

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 11, BLOCK 1, OF ASSESSMENT SUBDIVISION NO. 58 AND UNPLATTED LANDS SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

LOCATION MAP



OWNERS/SUBDIVIDERS:
 PUDICA, LLC
 APOSTOLOS EVRENIADIS,
 AGENT
 7228-7236 S 27TH ST
 OAK CREEK, WI 53154

SURVEYOR:
 MICHAEL J. MARTIN
 CARDINAL ENGINEERING LLC
 1526 SOUTH WELLS STREET
 LAKE GENEVA, WI 53147
 262-757-8776

BASIS OF BEARING:
 ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 22 EAST IS ASSUMED TO BEAR S00°00'32"E.

NW 1/4 SEC. 07-05-21
 SCALE: 1" = 2,000'

LEGEND

- | | | | | | |
|--------|--------------|-----------|--|---|----------------------|
| (xx) | RECORDED AS | ● | FOUND 2" IRON PIPE | □ | UTILITY PEDESTAL |
| ← | GUYWIRE | ● | FOUND 1" IRON PIPE | □ | COMM. PEDESTAL |
| ⊙ | UTILITY POLE | ● | FOUND .5" IRON PIPE | □ | ELEC. PEDESTAL |
| ☀ | LIGHT POLE | ● | FOUND IRON ROD | ⊙ | SAN. MANHOLE |
| ~~~~~ | WATER | ⊙ | FOUND CONC. MONUMENT | ⊙ | COMM. MANHOLE |
| | | ⊙ | SET 1" O.D. IRON PIPE 18", 1.13#/ L.F. | ⊙ | FIRE HYDRANT |
| | | | | ⊙ | WATER VALVE |
| | | — CTV — | | — | OVERHEAD LINES |
| | | — X X X — | | — | EXISTING STEEL FENCE |
| | | · · · · · | | — | WETLAND INDICATORS |
| | | — WET — | | — | MAPPED WETLANDS |

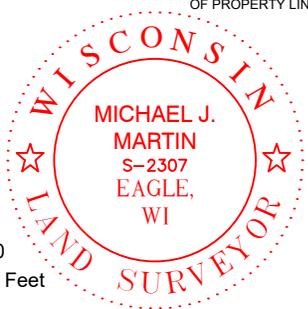
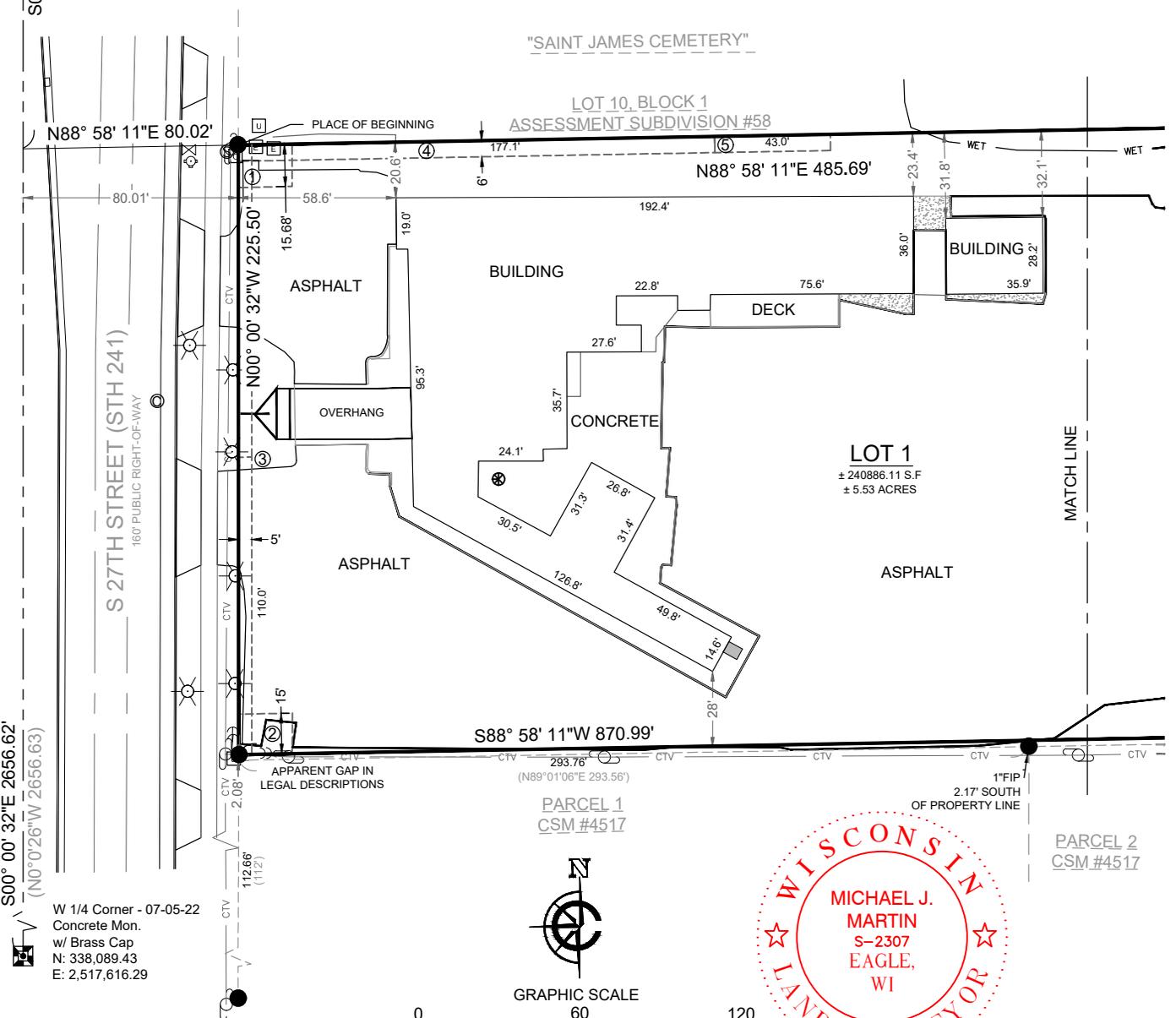
N88° 58' 11"E 2473.83'
 (N88°58'17"W)

NW - 07-05-22
 Concrete Mon.
 w/ Brass Cap
 N: 340,746.07
 E: 2,517,615.95

N 1/4 - 07-05-22
 Concrete Mon.
 w/ Brass Cap
 N: 340,790.47
 E: 2,520,089.38

NOTE:

- ①&②- UTILITY EASEMENT PER DOC NO. 10495052
- ③& - 5' SANITARY SEWER EASEMENT PER DOC NO. 4717314
- ④- 6' UTILITY EASEMENT PER DOC NO. 3685845
- ⑤- 6' UTILITY EASEMENT PER DOC NO. 4266074



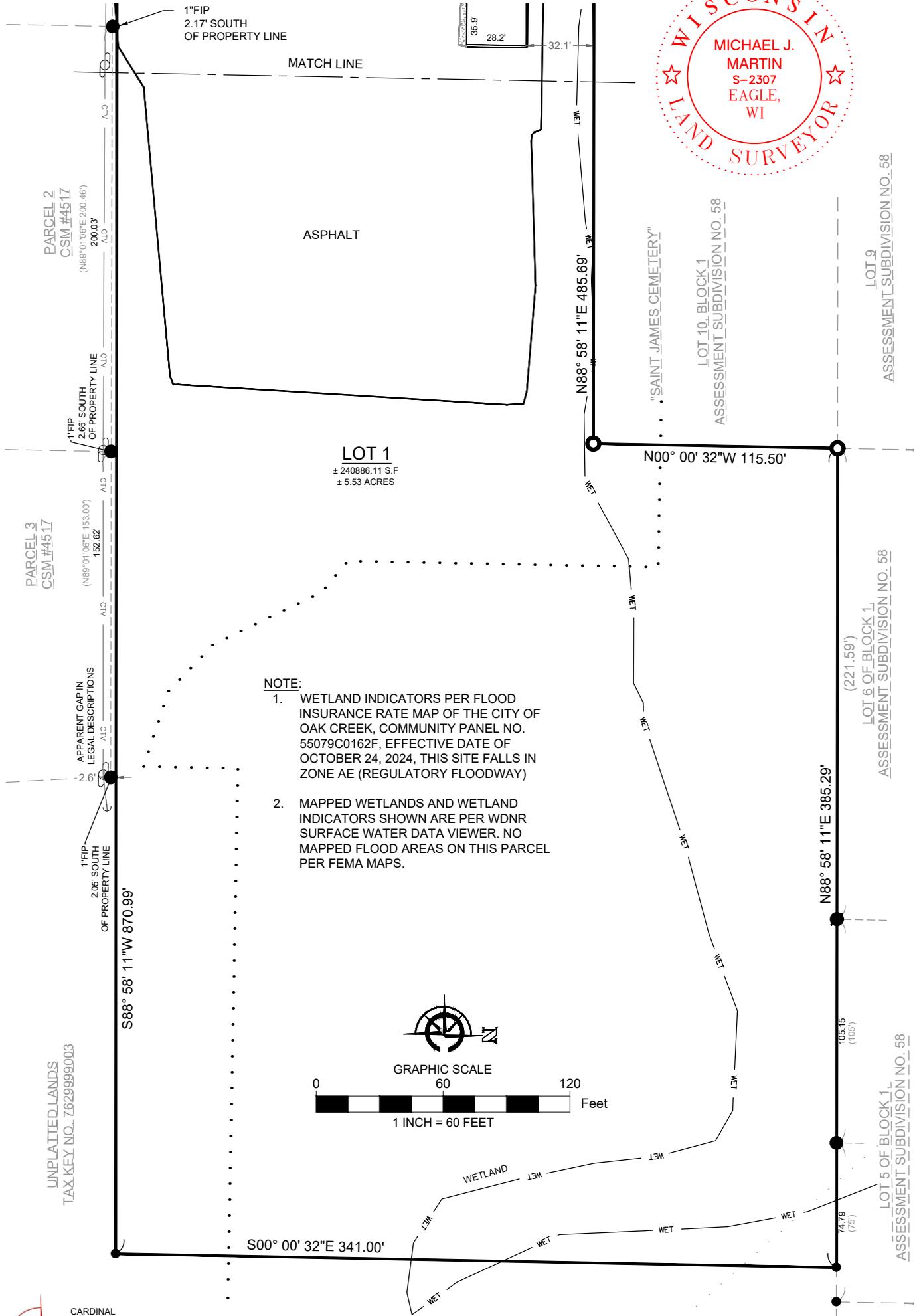
CARDINAL
 PLAN | SURVEY | ENGINEER
 526 S WELLS STREET,
 LAKE GENEVA, WI 53147
 262-757-8776
 PLANSURVEYENGINEER.COM

Instrument drafted by Michael J. Martin,
 PLS-2307

SHEET 1 OF 4
 DATE 5 / 15 / 2025
 JOB No. 25223

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 11, BLOCK 1, OF ASSESSMENT SUBDIVISION NO. 58 AND UNPLATTED LANDS SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



NOTE:

1. WETLAND INDICATORS PER FLOOD INSURANCE RATE MAP OF THE CITY OF OAK CREEK, COMMUNITY PANEL NO. 55079C0162F, EFFECTIVE DATE OF OCTOBER 24, 2024, THIS SITE FALLS IN ZONE AE (REGULATORY FLOODWAY)
2. MAPPED WETLANDS AND WETLAND INDICATORS SHOWN ARE PER WDNR SURFACE WATER DATA VIEWER. NO MAPPED FLOOD AREAS ON THIS PARCEL PER FEMA MAPS.

CARDINAL
 CARDINAL PLAN | SURVEY | ENGINEER
 526 S WELLS STREET,
 LAKE GENEVA, WI 53147
 262-757-8776
 PLANSURVEYENGINEER.COM

Instrument drafted by Michael J. Martin,
 PLS-2307

SHEET 2 OF 4
 DATE 5 / 15 / 2025
 JOB No. 25223

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 11, BLOCK 1, OF ASSESSMENT SUBDIVISION NO. 58 AND UNPLATTED LANDS SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LANDS HEREIN DESCRIBED:

BEING A DIVISION OF LOT 11, BLOCK 1, OF ASSESSMENT SUBDIVISION NO. 58 AND UNPLATTED LANDS SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7; THENCE SOUTH 00° 00' 32" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 777.66 FEET; THENCE NORTH 88° 58' 11" EAST 80.02 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, OF ASSESSMENT SUBDIVISION NO. 58 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 88° 58' 11" EAST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 485.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00° 00' 32" WEST, ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 115.50 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF ASSESSMENT SUBDIVISION NO. 58, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID ASSESSMENT SUBDIVISION NO. 58; THENCE NORTH 88° 58' 11" EAST, ALONG THE SOUTH LINE OF SAID ASSESSMENT SUBDIVISION NO. 58, A DISTANCE OF 385.29 FEET; THENCE SOUTH 00° 00' 32" EAST, 341.00 FEET; THENCE SOUTH 88° 58' 11" WEST, 870.99 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET (WISCONSIN STATE TRUNK HIGHWAY 241); THENCE NORTH 00° 00' 32" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, 225.50 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY PURPOSES PER TRANSPORTATION PROJECT PLAT NO. 2265-16-20-4.07 AND QUIT CLAIM DEED DULY RECORDED NOVEMBER 11, 2013 AT THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY AS DOCUMENT NO. 10311573. SAID PARCEL CONTAINS 240,886.11 SQUARE FEET (5.53 ACRES), MORE OR LESS.

SAID ASSESSMENT SUBDIVISION NO. 58 BEING A SUBDIVISION DULY RECORDED FEBRUARY 1, 1930 AT THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY AS DOCUMENT NO. 1759880. SAID TRANSPORTATION PROJECT PLAT NO 2265-16-20-4.07 BEING DULY RECORDED APRIL 15, 2013 AT THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY ON REEL 8105 AND AS DOCUMENT NO. 10237661.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF APOSTOLOS EVRENIADIS, REGISTERED AGENT FOR PUDICA, LLC., THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, ADMIN CODE AE-7, THE LAND DIVISION ORDINANCES OF THE CITY OF OAK CREEK AND THE COUNTY OF MILWAUKEE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20__

MICHAEL J MARTIN,
PROFESSIONAL LAND SURVEYOR #2307



OWNER'S CERTIFICATE

AS OWNER, APOSTOLI EVRENIADIS, I HEREBY CERTIFY THAT I HAVE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF OAK CREEK, MILWAUKEE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20__

APOSTOLOS EVRENIADIS, REGISTERED AGENT FOR PUDICA, LLC

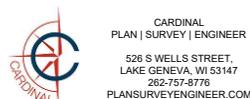
STATE OF WISCONSIN) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE NAMED APOSTOLOS EVRENIADIS, REGISTERED AGENT FOR PUDICA, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES



Instrument drafted by Michael J. Martin, PLS-2307

SHEET 3 OF 4
DATE 5 / 15 / 2025
JOB No. 25223

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF PERSONAL MORTGAGEE CERTIFICATE

AS MORTGAGEE, APOSTOLI EVRENIADIS, I HEREBY CERTIFY THAT I HAVE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF OAK CREEK, MILWAUKEE COUNTY.

WITNESS THE HAND AND SEAL OF SAID MORTGAGEE THIS _____ DAY OF _____, 20_____

APOSTOLI EVRENIADIS - MEMBER

**STATE OF WISCONSIN) ss
COUNTY OF _____)**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED APOSTOLI EVRENIADIS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES

CITY OF OAK CREEK PLANNING COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF OAK CREEK

ON THIS _____ DAY OF _____, 20_____

MAYOR DANIEL BUKIEWICZ, CHAIRMAN

, SECRETARY

COMMON COUNCIL APPROVAL:

THIS CERTIFIED SURVEY MAP IS APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK

ON THIS DAY OF _____, 20_____ BY RESOLUTION NUMBER _____

MAYOR DANIEL BUKIEWICZ, CHAIRMAN

CATHERINE ROESKE, CITY CLERK

