



PLAN COMMISSION REPORT

10Proposal: Preliminary Subdivision Plat – Parkside Subdivision

Description: Review a preliminary subdivision plat for Parkside single-family residential subdivision.

Applicant(s): Ryan Janssen, Janssen Bruckner

Address(es): 1340 E. Forest Hill Avenue. (3rd Aldermanic District)

Suggested Motion: That the Plan Commission approves the Preliminary Subdivision Plat for the Parkside Subdivision submitted by Ryan Janssen, Janssen Bruckner, for the property at 1340 E. Forest Hill Avenue with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the preliminary plat is revised to show the sidewalks with a minimum width of five (5) feet along all sides of the lots that about a public street per Section 17.0504 of City Code.
3. That the Applicant provides a detailed landscaping plan, including location, quantity, and species of trees as required by Section 14.110 and Section 17.0505(d) of City Code.
4. That all required Development and Stormwater Agreements and Land Use Building Permits are coordinated with the Engineering Department.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
6. That all reviewing agency comments, if any, are incorporated as required.
7. That all technical corrections, including, but not limited corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.
8. That all revisions to the plat are submitted electronically to the Department of Community Development prior to submission of permit applications.

Owner(s): Cheryl A Lee Revocable Trust

Tax Key(s): 815-9023-000

Lot Size(s): See plat (7.399 ac total)

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

Overlay District(s): FF, Flood Fringe

Wetlands: ☒ Yes ☐ No

Floodplain: ☒ Yes ☐ No

Comprehensive Plan: Single-Family Detached

Background: The Applicant is seeking approval of a Preliminary Subdivision Plat for a 14-lot single-family detached subdivision, known as Parkside Subdivision, located at 1340 E. Forest Hill Ave. The parcel is zoned Rs-3 Single-Family Residential District, with existing zoning remaining in place.

The proposal consists of 14 development lots designated for single-family detached homes, with lot sizes ranging from 11,832 to 22,677 square feet. The lots are arranged along an L-shaped, dead-end street that terminates in a permanent cul-de-sac. In addition to the residential lots, the subdivision includes three (3) outlots located around the perimeter of the site, which are designated for stormwater management facilities.

Lot Design, District Specific Standards, & Land Use: The proposed Preliminary Subdivision Plat includes 14 lots on a 7.4-acre site, resulting in a residential density of approximately 0.53 dwelling units per acre. This density is well within the limits of the Rs-3 Single-Family Residential District, which allows a maximum density of 4.4 units per acre. Lot sizes range from 11,832 to 22,677 square feet, with each lot meeting or exceeding the minimum area and dimensional standards established in Section 17.0301(a) of the Municipal Code, which require a minimum lot area of 10,500 square feet and a minimum lot width of 70 feet.

The proposed layout complies with the intent, standards, and requirements of both the City's Zoning Ordinance and the Rs-3 Single-Family Residential District. Lot area, width, and setbacks are consistent with the bulk and dimensional standards outlined in Chapter 17 of the Municipal Code. Additionally, Section 14.122(b) requires a minimum lot depth of 115 feet, along with adequate lot dimensions to accommodate off-street parking, service, and loading areas appropriate for single-family residential use. The proposed subdivision also aligns with the land use goals and policies outlined in the City's Comprehensive Plan.

Lighting: Street lamps are required per Section 14.108 of City Code. As shown on the Tree Preservation Exhibit, the Applicant is proposing the installation of three (3) pole-mounted street lamps within the subdivision: one at the entrance, one at the street elbow, and one within the proposed cul-de-sac. All street lamps must conform to the City of Oak Creek's Department of Public Works decorative residential lighting standard.

Engineering and Utilities: The Engineering Department has identified concerns related to the stormwater management plan, civil engineering plans, and groundwater conditions within the buildable areas of Lots 12, 13, and 14. These concerns are detailed later in this report. Development and stormwater management

agreements, along with detailed civil plans and applicable permits, will be required for all proposed public infrastructure and lot development. The applicant will be required to comply with all applicable regulations and requirements.

Access: The proposed subdivision will have a single access point from E. Forest Hill Ave. The road layout, as proposed, is consistent with the City's Official Map, which outlines future road extensions and alignments. The internal street is designed as an L-shaped, dead-end road terminating in a permanent cul-de-sac, with no secondary access point.

It is important to note that, pursuant to Section 14.120(h)(2)d. of City Code, more than one access road is required for permanent cul-de-sacs when access by a single road could be impaired due to vehicle congestion, terrain, weather conditions, or other factors that may restrict emergency access, in accordance with NFPA 1, Chapter 18.2.3.4.1.1.

Additionally, sidewalks are not shown as required. Per Section 17.0504 of the Municipal Code, sidewalks are required along all sides of lots that abut public streets and as directed by the City Engineer, where existing right-of-way allows. As currently proposed, the preliminary plat does not meet City requirements for sidewalk installation.

Signage: No new or additional signage is being proposed as part of this review. Any future signs must comply with the Municipal Code, and the owner or tenant will need to apply for the necessary permits before installing any signs on the site.

Environmental: The site contains approximately 0.43 acres of wetland, as delineated by Heartland Ecological Group, Inc. This wetland crosses the property from the southwest to the northeast and extends through the middle of the site, including portions of the proposed road and the buildable areas of Lots 12, 13, and 14.

In December 2024, the Applicant submitted a request to the Wisconsin Department of Natural Resources (WDNR) for an Artificial Wetland Exemption Determination. Upon review, the WDNR concluded that the wetland has a documented wetland history prior to August 1, 1991, and therefore does not qualify for exemption under the state's artificial wetland standards. However, because the WDNR did not respond within the required 15 working days following the Applicant's notification, the exemption is considered granted by default under Wis. Stat. §§ 281.36(4n)(d) and 281.36(4n)(e). While the WDNR has clarified that the wetland does not meet exemption criteria, State of Wisconsin wetland permitting requirements will not apply due to the lapse in the notification response period.

The Applicant intends to fill the wetland for construction of the proposed street and buildable lots. City Engineering staff have expressed concerns that the filling of the wetland will not eliminate groundwater issues on-site. Specifically, subsurface water is expected to continue moving through the area, which could result in groundwater infiltration into basements of homes constructed on Lots 12, 13, and 14.

Additionally, the site contains floodfringe within Outlot 2, located in the northeast corner of the property. Any development or land use within the floodfringe area must comply with the standards outlined in Section 17.0306(d)(3), Floodfringe District (FF), of the City Code.

Landscaping: The Applicant has submitted a tree preservation exhibit for the proposed subdivision showing the existing trees on site. According to the exhibit, five (5) trees—each with a diameter between 12 and 29 inches at breast height—must be removed to accommodate the development.

Pursuant to Section 17.0505(d) of the City Code, the Applicant is required to replace removed trees at a 3:1 ratio, resulting in a total of 15 replacement trees to be planted within one year of project approval. Additionally, in accordance with Section 14.110 of the City Code, the Applicant must plant street trees along all streets within the subdivision, as specified in Table 14.103.

A detailed landscape plan has not been submitted. This plan must include the proposed landscaping layout, along with the locations of both the required replacement trees (per Section 17.0505(d)) and the street trees (per Section 14.110).

Fire Department: The Fire Department indicated no concerns. The Applicant must comply with all regulations and requirements of the City of Oak Creek Fire Department.

Staff has raised several concerns for the proposed subdivision which have not been addressed in the proposal. Below is a list of outstanding concerns and required revisions.

From Community Development

1. Sidewalks are not shown as required per Section 17.0504 of City Code, which states: “Sidewalks shall be provided along all sides of the lot that abut a public street and as directed by the City Engineer, where the existing right-of-way permits.” This does not meet Code requirements and must be revised.
2. The locations of light poles are not shown per 14.108 of City Code.
3. There is only one (1) access point into the subdivision. Per Section 14.120(h)(2)d. for roads with permanent cul-de-sacs, “*More than one (1) access road shall be provided when access by a single road could be impaired due to vehicle congestion, terrain conditions, climate conditions, or other factors that could limit access in accordance with NFPA 1, Chapter 18.2.3.4.1.1..*”
4. The site contains an existing 30 foot wide drainage easement which is noted to be vacated. Relocation of this drainage easement has not been addressed by the Applicant.
5. City Engineers have noted that the site has steep slopes affecting driveways and ground water issues affecting the buildable areas of future homes. Per Section 14.41 of City Code, “*...No land shall be subdivided for residential, commercial or industrial use which is held unsuitable for such use...for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography or any other feature*

likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or of the community..."

6. The Applicant has not submitted a landscape plan to address the following:
 - a. The Applicant has provided an inventory of all trees of twelve (12) inches or greater at breast height and indicated that they will be removing five (5) that meet requirements for tree preservation. Per Section 17.0505(d)(4), the Applicant must replace the trees at a ratio of 3:1 (a total of 15 trees) within one year of the date of approval. The Applicant has not provided a landscape plan to show where these trees will be planted on site. Similarly, Section 14.41(b) states: *"The subdivider shall make every effort to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, building foundation sites, private driveways, soil absorption waste disposal areas, paths, and trails. Such trees are to be protected and preserved during construction in accordance with sound conservation practices, possibly including the preservation of trees by well islands or retaining walls whenever abutting grades are altered, pursuant to a landscaping plan filed by the subdivider."*
 - b. Per Section 14.110 of City Code, the subdivider shall plant street trees along all streets within the subdivision as required by Table 14.103 of City Code. The Applicant has not provided a landscape plan to show where these trees will be planted on site.

From City Utility Department

1. Lots 12, 13, & 14 are in a wetland and drainage ditch. Potential future filling of the wetland will not change the ground water. Underground water movement will still be right through the basements of homes built upon these lots.

From City Engineering Department

Storm Water Management Plan (Preliminary review completed. A detailed review will be completed should Plan Commission grant approval)

1. The Applicant must provide a geotechnical report to support the infiltration rates assumed in WinSLAMM. Additional data such as ground water elevations throughout the site would also be beneficial to better understand the vertical distance separation between basement elevations and groundwater.

Civil Plans

1. The slopes around many of the building envelopes appear to be undesirable. Concerns with functionality for future homeowner.
2. Stormwater features along lot lines, 10-ft from a home is concerning/undesirable.
3. Multiple proposed Lots include public easements. Accessory structures and fences are not permitted within any public easement that has infrastructure (sanitary sewer, water main, storm sewer). Residents tend to be disappointed when they apply for a permit and are provided that information.

4. Driveway approaches may have a maximum slope of 7%, sidewalk slopes are a maximum of 2%, therefore in some locations the driveway slope on the private property side appear to exceed 10%, which is undesirable.
5. There are concerns with curve standards for the proposed roadway. The Applicant needs to review the WisDOT FDM regarding horizontal and vertical curve standards for the proposed roadway alignment. Vertical curves must be a minimum of 100-ft.
6. Many previous single-family developments have included an island within the cul-de-sac. We are in the process of updating the City's Design manual and this will be a requirement.

From the Milwaukee County Department of Administrative Services

(Letter of objection of the preliminary plat)

Register of Deeds

1. Owner noted on plat differs from ownership of record. This should be corrected or deed(s) recorded prior to recording subdivision to avoid delay in processing. Last deed attached for reference.
2. Be sure roads dedicated on plat are accepted by municipality.
3. Note on left panel indicates 15 lots, however the plat shows 14.
4. Regarding the abutting CSMs noted on the prelim, CSMs 4682, 6010 and 7190 are all described as Lots however these were recorded as Parcels.
5. There is no legal description on plat. A legal description is required.

Economic Development Office

1. There should be language that the Outlots of this plat are owned and shall be maintained by the homeowner's association of this plat and each individual lot owner shall have an undividable fractional ownership of Outlots and that Milwaukee County and the City shall not be liable for any fees or special assessments in the event Milwaukee County or the City should become the owner of any lot in the subdivision by reason of delinquency. The homeowner's association shall maintain said Outlots in an unobstructed condition so as to maintain its intended purpose.

It is for the above-cited reasons that staff do not support the proposed Preliminary Plat. Below are two (2) options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific reasons/Code Sections on which the disapproval was based.
- Recommendation of Approval - Should the Plan Commission determine that the proposed request is acceptable, the suggested motion would proceed as with other recommendations for approval.

Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the Preliminary Subdivision Plat. Should the request not be approved, the Applicant may submit a revised application package

that addresses the specific reasons for the disapproval. Disapproval may ultimately result in the existing condition of the property to remain.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



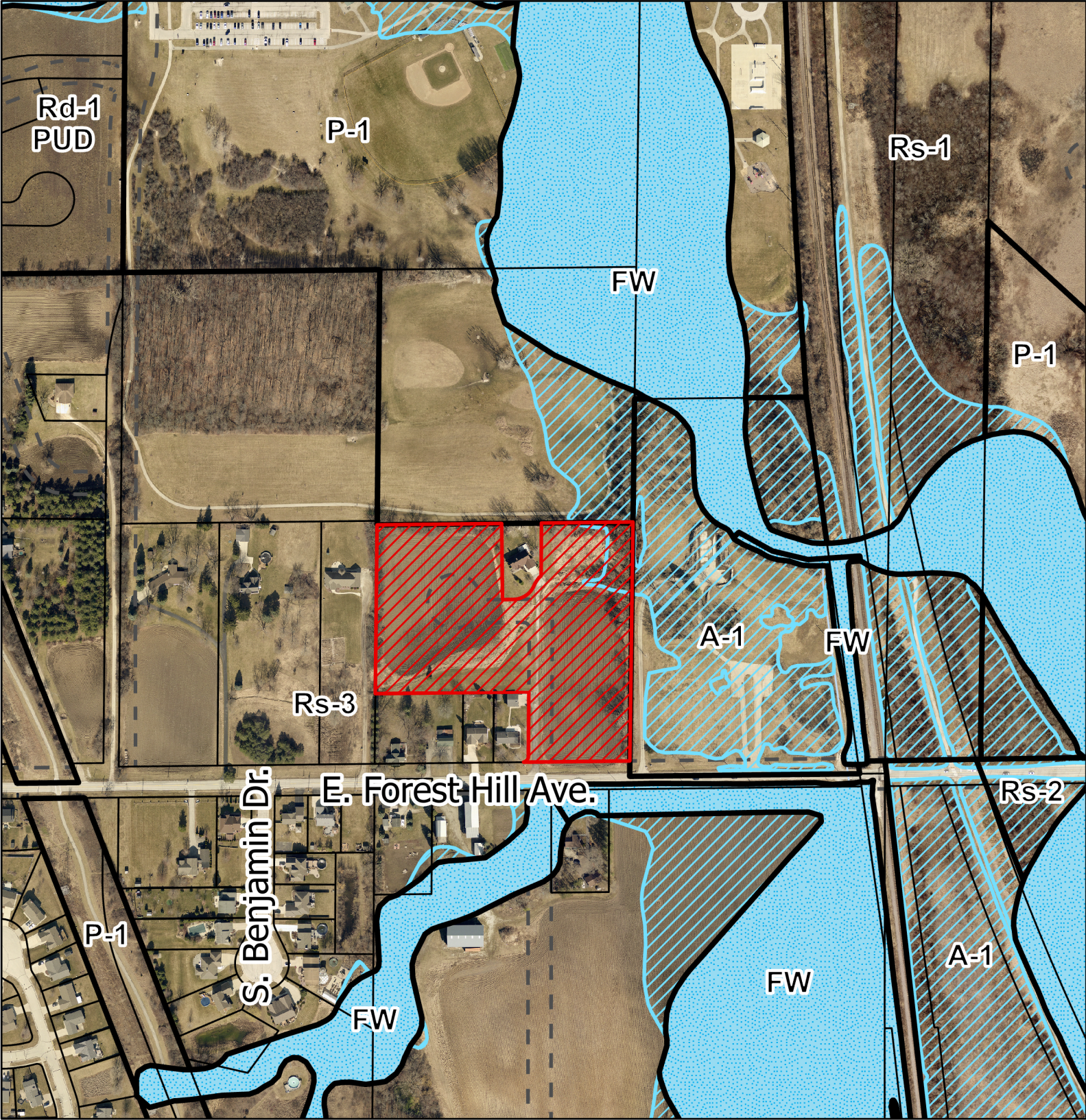
Todd Roehl
Senior Planner

Attachments:

Location Map
Narrative (1 page)
Preliminary Plat (page)
Existing & Proposed Site Plans (2 pages)
Tree Inventory (1 pages)
Milwaukee County DOA Letter (3 pages)
WDNR Wetland Exemption Determination Letter (3 pages)

Location Map

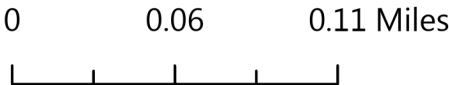
1340 E. Forest Hill Ave.



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



Community Development



Legend

- Zoning
- Official Street Map
- Parcels
- FloodFringe2024
- Floodway2024
- 1340 E. Forest Hill Ave.

Supporting Narrative for Proposed Development at 1340 E Forest Hill Avenue, Oak Creek, WI

The proposed development at 1340 E Forest Hill Avenue represents a thoughtful and strategic investment in the future of Oak Creek. This infill residential project will create **14 new single-family lots** on a currently underutilized parcel, aligning with the City's goals of sustainable growth, increased housing opportunities, and neighborhood connectivity.

Meeting Housing Demand

Oak Creek continues to experience strong residential demand, particularly for **owner-occupied housing**. The addition of 14 new homes will help address this critical need, offering families and individuals quality housing options within the city. By focusing on owner-occupied homes, the development promotes long-term residency, neighborhood stability, and community pride.

Efficient Land Use – Infill Development

This site represents a rare and valuable **infill opportunity** within the existing urban fabric. Rather than expanding into undeveloped greenfields, this project makes efficient use of existing infrastructure and services. Infill development helps reduce urban sprawl, minimizes the cost burden on public resources, and supports the City's smart growth principles.

Natural and Recreational Integration

The parcel's direct **adjacency to a public park** provides a unique and valuable amenity. The homes will benefit from immediate access to green space, recreational facilities, and walking trails, enhancing quality of life and encouraging outdoor activity. The development will be designed to respect and complement the park setting, preserving the character and appeal of the area.

Conclusion

This 14-lot subdivision is a well-aligned project that meets multiple civic goals: increasing the supply of owner-occupied housing, completing key infrastructure, and making smart use of infill land. With strong community integration and proximity to natural assets, the proposed development at 1340 E Forest Hill Avenue is positioned to be a long-term asset to Oak Creek.

OWNER/DEVELOPER:
RYANS BUYING, LLC
RYAN JANSSEN
PO BOX 277,
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR, SUITE 300
BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
• CITY OF OAK CREEK
• MILWAUKEE COUNTY
• WI DEPARTMENT OF ADMINISTRATION

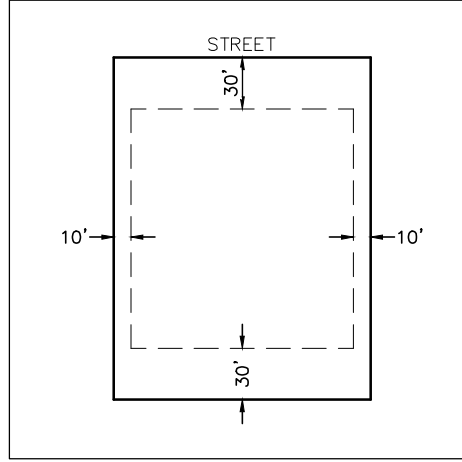
TOTAL PARCEL AREA
SUBDIVISION AREA (SITE) = 322,303 S.F. OR 7.399 ACRES

PROPOSED DEVELOPMENT = 15 LOTS + 3 OUTLOTS

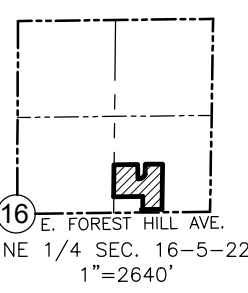
BUILDING SETBACKS

- STREET = 30'
- STREET SIDE YARD = 30'
- SIDE = 10'
- REAR = 30'

BUILDING SETBACK DETAIL



VICINITY MAP



LOT WIDTH AT FRONT BUILDING SETBACK

- | |
|--------------|
| LOT 1 = 103 |
| LOT 2 = 82 |
| LOT 3 = 82 |
| LOT 4 = 103 |
| LOT 5 = 76 |
| LOT 6 = 80 |
| LOT 7 = 99 |
| LOT 8 = 82 |
| LOT 9 = 71 |
| LOT 10 = 71 |
| LOT 11 = 71 |
| LOT 12 = 71 |
| LOT 13 = 93 |
| LOT 14 = 195 |

LEGEND

- | | |
|--------------------------|-------------------------------------|
| SECTION CORNER MONUMENT | FOUND 3/4 REBAR" OR NOTED |
| FOUND BOLT | SET 0.75" O.D. X 18" REBAR |
| WEIGHING 1.502 LBS/FT. | CONTROL POINT BENCHMARK |
| SANITARY MANHOLE | WATER VALVE |
| HYDRANT | CMCP CULVERT |
| SANITARY SEWER | *WATERMAIN PER CITY GIS* |
| WATER SHUT OFF VALVE | TV PEDESTAL |
| ELECTRIC TRANS./PEDESTAL | UTILITY POLE |
| OVERHEAD UTILITY | UNDERGROUND ELEC. |
| UNDERGROUND FIBER | UNDERGROUND GAS |
| FLOOR ELEVATION | EXISTING SPOT GRADE |
| EXISTING CONTOUR | CHAINLINK FENCE |
| SOIL BORE | (P) IN LINE = PLAN UTILITY LOCATION |

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM SOUTH ZONE GRID
(NAD 83) AND REFERENCED TO THE
SOUTH LINE OF THE N.E. 1/4 OF SEC.
16-5-22 PUBLISHED BY SEWRPC AS
N89°21'25"E.

VERTICAL DATUM IS NAVD 88

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY FIRST AMERICAN TITLE DATED DEC, 12, 2024. POLICY NO. 24-24286 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 9: CONDITIONS ON CSM 4682 (AS SHOWN)
 - EXCEPTION 10: CONDITIONS ON CSM 6010 (AS SHOWN)
 - EXCEPTION 11: CONDITIONS ON CSM 7190 (AS SHOWN)
 - EXCEPTION 12: CONDITION ON CSM 8174 (AS SHOWN)
 - EXCEPTION 13: 60' SANITARY EASEMENT FROM FOREST HILL TO NORTH LOT LINE.
 - DOCUMENT NO. 5584842 (AS SHOWN)
 - EXCEPTION 15: RESCISSION OF STREET RESERVATION FOR PARCEL 2 CSM 4682 (RESCISSIONED AREA IS HATCHED)
 - EXCEPTION 18: 20' WIDE UTILITY EASEMENT ALONG EAST AND NORTHEAST LOT LINE (AS SHOWN)
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55079C169F, MAP REVISED OCTOBER 24, 2024. ELEV BASED ON CROSS SECTION APPROXIMATION 662.2.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- CONTOURS ARE SHOWN PER FIELD SURVEY COMPLETED BY LANDTECH SURVEYING 03/11/2025.



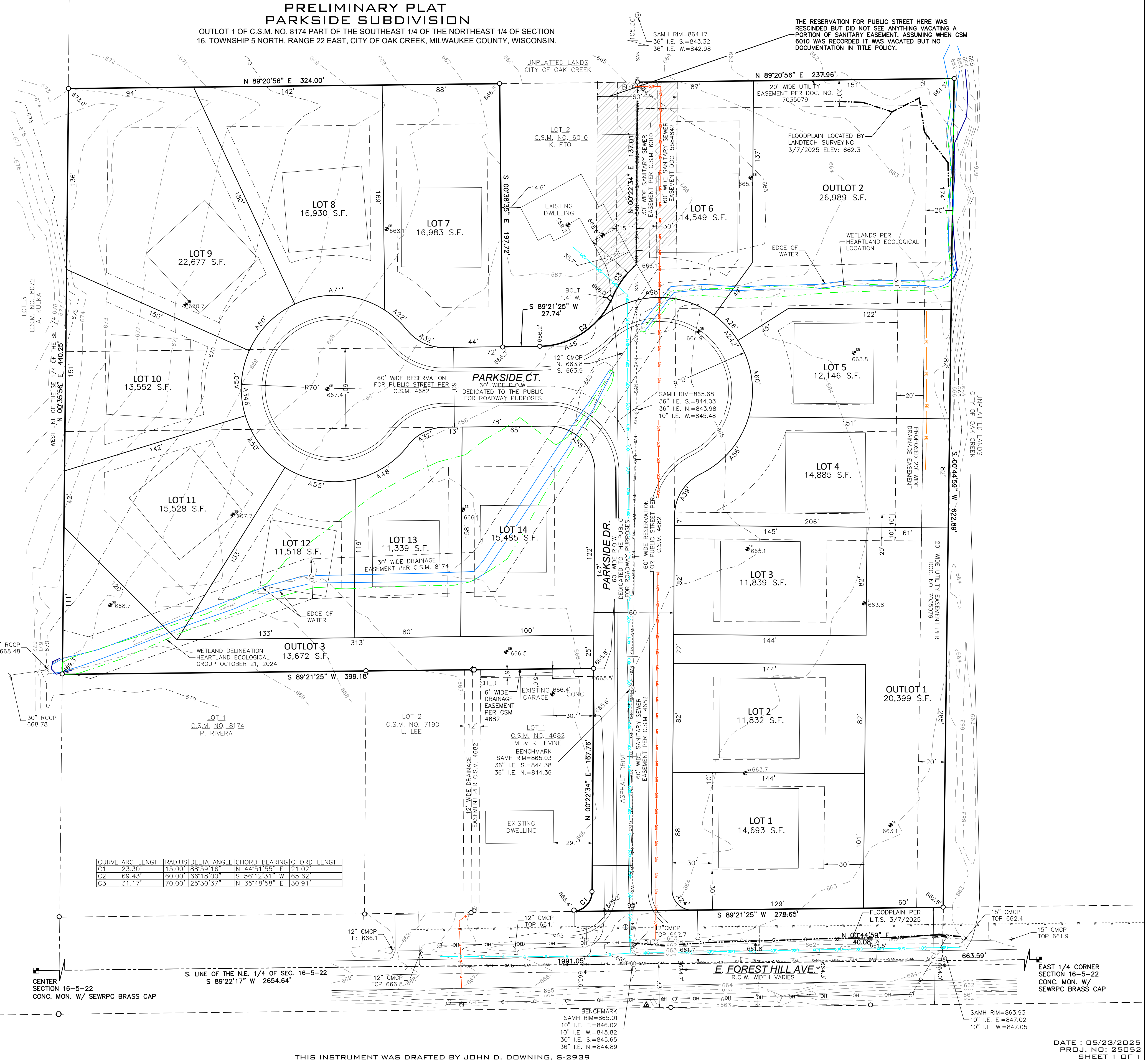
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

PRELIMINARY PLAT PARKSIDE SUBDIVISION

OUTLOT 1 OF C.S.M. NO. 8174 PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



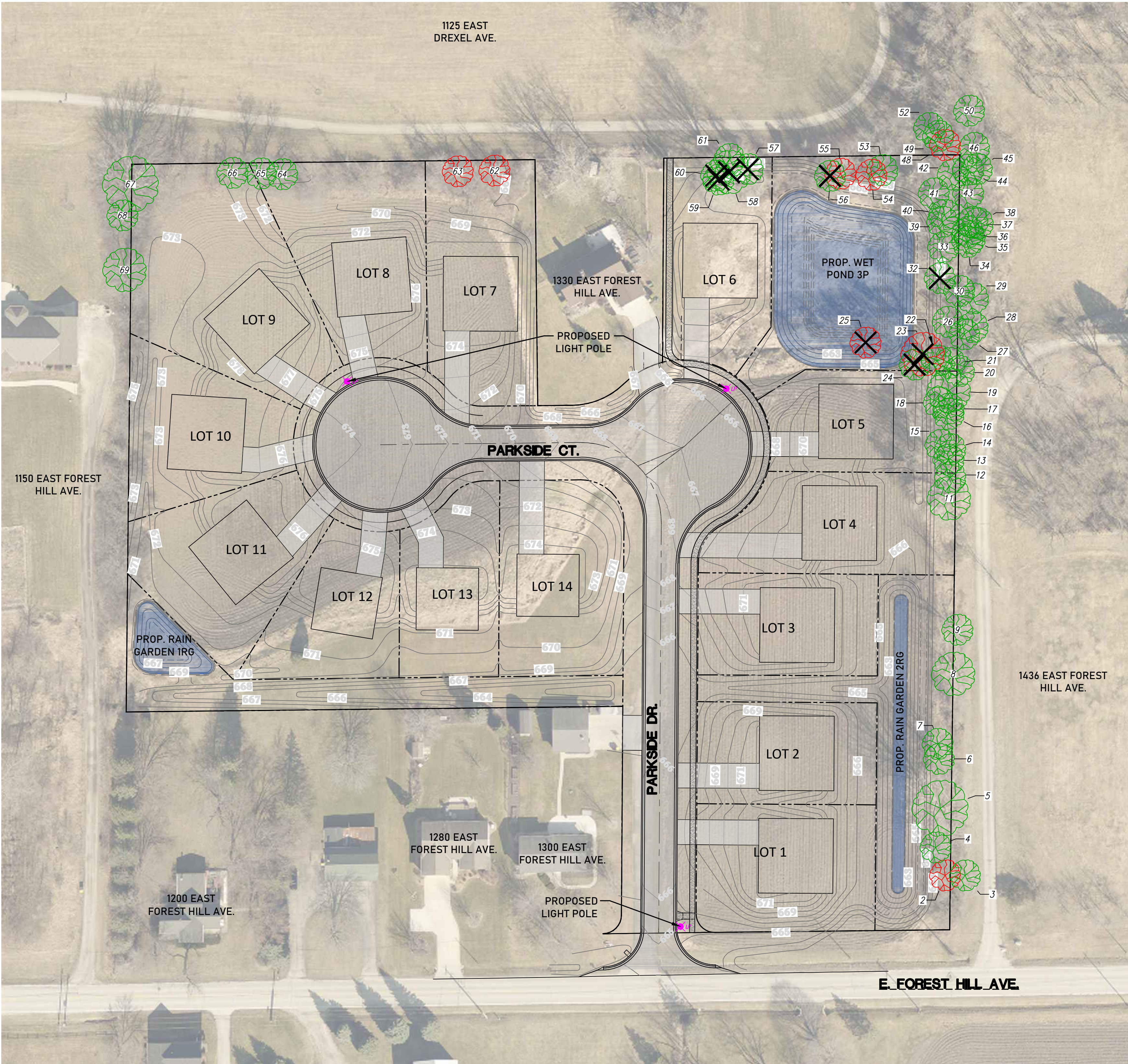
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

DATE : 05/23/2025
PROJ. NO: 25052
SHEET 1 OF 1

PARKSIDE SUBDIVISION

TREE PRESERVATION EXHIBIT

CITY OF OAK CREEK, WISCONSIN



LEGEND:



— TREE IN POOR CONDITION OR DEAD

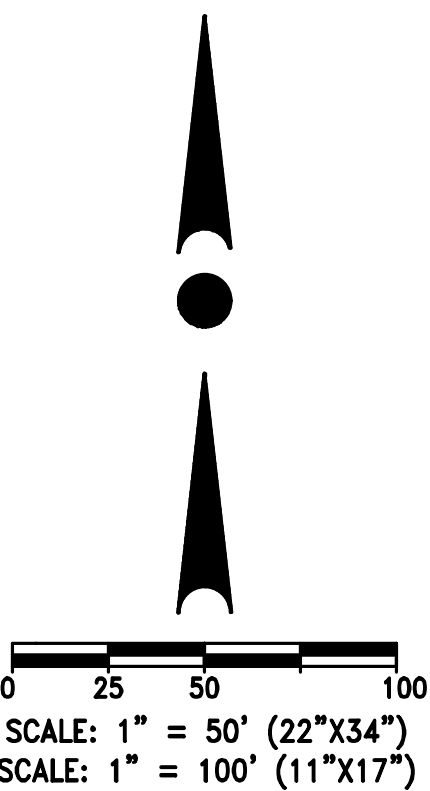


— TREE IN FAIR OR BETTER CONDITION

100

— PROPOSED CONTOUR LINE

Tree No.	Common Name	Condition Class	DBH (in.)	Action	Tree No.	Common Name	Condition Class	DBH (in.)	Action
2	Boxelder	Poor	12	Keep	36	Boxelder	Fair	14	Keep
3	Black Walnut	Good	12	Keep	37	Boxelder	Fair	13	Keep
4	Silver Maple	Fair	13	Keep	38	Boxelder	Fair	16	Keep
5	Cottonwood	Good	36	Keep	39	Boxelder	Fair	16	Keep
6	Silver Maple	Fair	16	Keep	40	Boxelder	Good	19	Keep
7	Silver Maple	Fair	18	Keep	41	Boxelder	Fair	15	Keep
8	Black Walnut	Fair	25	Keep	42	Boxelder	Fair	12	Keep
9	Boxelder	Fair	23	Keep	43	Boxelder	Fair	16	Keep
11	Boxelder	Fair	25	Keep	44	Boxelder	Fair	15	Keep
12	Boxelder	Fair	23	Keep	45	Boxelder	Fair	16	Keep
13	Boxelder	Good	14	Keep	46	Boxelder	Fair	16	Keep
14	Boxelder	Fair	14	Keep	48	Green Ash	Dead	12	Keep
15	Boxelder	Fair	12	Keep	49	Boxelder	Fair	12	Keep
16	Boxelder	Fair	16	Keep	50	Boxelder	Fair	16	Keep
17	Boxelder	Fair	20	Keep	52	Boxelder	Fair	15	Keep
18	Boxelder	Fair	15	Keep	53	Boxelder	Fair	13	Keep
19	Boxelder	Fair	25	Keep	54	Boxelder	Poor	18	Keep
20	Boxelder	Fair	13	Keep	55	Boxelder	Poor	14	Keep
21	Boxelder	Fair	20	Keep	56	Boxelder	Fair	14	Remove
22	Boxelder	Good	12	Keep	57	Boxelder	Fair	15	Remove
23	Green Ash	Dead	30	Remove	58	Cottonwood	Excellent	29	Remove
24	Boxelder	Fair	20	Remove	59	Boxelder	Fair	12	Remove
25	Green Ash	Dead	12	Remove	60	Boxelder	Fair	12	Remove
26	Boxelder	Good	16	Keep	61	Cottonwood	Good	13	Keep
27	Boxelder	Fair	15	Keep	62	Green Ash	Dead	12	Keep
28	Boxelder	Fair	20	Keep	63	Green Ash	Dead	16	Keep
29	Boxelder	Fair	16	Keep	64	Shagbark Hickory	Fair	19	Keep
30	Boxelder	Fair	18	Keep	65	Shagbark Hickory	Excellent	15	Keep
32	Boxelder	Fair	14	Remove	66	Shagbark Hickory	Good	20	Keep
33	Boxelder	Fair	13	Keep	67	White Oak	Fair	40	Keep
34	Boxelder	Fair	13	Keep	68	Shagbark Hickory	Excellent	20	Keep
35	Boxelder	Fair	14	Keep	69	Shagbark Hickory	Good	31	Keep



DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County



June 24th, 2025

Dept. of Administration
Plat Review
101 East Wilson St. FL 9
Madison, WI 53703
P.O. Box 1645
Madison, Wisconsin 53701

**RE: Parkside Subdivision
Preliminary Plat - File C-12-791
State File: 122267**

Dear WI Dept of Administration – Plat Review:

A copy of the Preliminary Plat of Parkside Subdivision located in the NE ¼ of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek has been reviewed by Milwaukee County in accordance with Section 236.12 of the Wisconsin Statutes.

We object to the above preliminary plat. This objection may be rescinded if certain conditions are met by the developer. The special conditions are as follows:

The following comments are from the Register of Deeds Office.

1. Review fee of **\$150** does not appear to have been paid. Please remit by sending to the attention of **Kristine Kampa at 901 N. Ninth Street; Rm 103, Milwaukee, Wisconsin 53233** to avoid delay in recording/processing.
2. Owner noted on plat differs from ownership of record. This should be corrected or deed(s) recorded prior to recording subdivision to avoid delay in processing. Last deed attached for reference.
3. Be sure roads dedicated on plat are accepted by municipality.
4. Note on left panel indicates 15 lots, however the plat shows 14.
5. Regarding the abutting CSMs noted on the prelim, CSMs 4682, 6010 and 7190 are all described as Lots however these were recorded as Parcels – they may want to update this.
6. No legal description on plat. Please include if this was an oversight.

If you require additional information or clarification on the above comments, please contact Ms. Kristine Kampa at Milwaukee County Register of Deeds office at 414-278-4048 or via email at kristine.kampa@milwaukeecountywi.gov

The following comments are from the Economic Development Office:

1. There should be language that the Outlots of this plat are owned and shall be maintained by the homeowner's association of this plat and each individual lot owner shall have an undividable fractional ownership of Outlots and that Milwaukee County and the City shall not be liable for any fees or special assessments in the event Milwaukee County or the City should become the owner of any lot in the subdivision by reason of delinquency. The homeowner's association shall maintain said Outlots in an unobstructed condition so as to maintain its intended purpose. Below

is some language from a prior plat that would suffice for this requirement (if used, the language should be revised to address this specific plat):

EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOT 12 AND THAT MILWAUKEE COUNTY AND THE CITY OF FRANKLIN SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT MILWAUKEE COUNTY OR THE CITY OF FRANKLIN SHOULD BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BE REASON OF DELINQUENCY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID OUTLOT IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSE. THE HOMEOWNERS ASSOCIATION GRANTS TO THE CITY THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON THE OUTLOT IN ORDER TO INSPECT, REPAIR OR RESTORE SAID OUTLOT TO ITS INTENDED PURPOSE. EXPENSES INCURRED BY THE CITY FOR SAID INSPECTION, REPAIR OR RESTORATION OF SAID OUTLOT MAY BE PLACED AGAINST THE TAX ROLL FOR SAID ASSOCIATION AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.

If you require additional information or clarification on the above comments, please contact Ms. Emily Streff at Milwaukee County Economic Development office at 414-897-2384 or via email at emily.streff@milwaukeecountywi.gov.

Very truly yours,

Max Saichek

Max Saichek

cc: Sarah Toomsen, Parks
Emily Streff, Economic Development
Kristine Kampa, Register of Deeds
John Downing, Surveyor
Todd Roehl, City of Oak Creek Planning

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State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between CHERYL A. LEE, a single person

("Grantor," whether one or more),
and CHERYL A. LEE, Trustee of the CHERYL A. LEE REVOCABLE TRUST
DATED DECEMBER 20, 2024

("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
Milwaukee County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

Outlot One (1) of CERTIFIED SURVEY MAP NO. 8174, being a
redivision of Parcel One (1) of Certified Survey Map No. 7190, being a
part of the Southeast One-quarter (1/4) of the Northeast One-quarter
(1/4) of Section Sixteen (16), Township Five (5) North, Range
Twenty-two (22) East, in the City of Oak Creek, Milwaukee County,
Wisconsin, and recorded in the Office of the Register of Deeds for
Milwaukee County on August 3, 2009 as Document No. 9773767.

Note: Tax Key Number and Address are shown for informational
purposes only.

Tax Key No. 8159023000

Address: 1340 East Forest Hill Avenue

Recording Area

Name and Return Address

Joshua J. Konopacki
Cramer Multhauf LLP
P.O. Box 558
Waukesha, WI 53187-0558

8159023000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility
and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated December 20, 2024_____
(SEAL)

*

(SEAL)

*

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT DRAFTED BY

Joshua J. KonopackiCramer Multhauf LLP

Cheryl A. Lee

(SEAL)
* CHERYL A. LEE

(SEAL)

*

ACKNOWLEDGMENT

State of Wisconsin,

WAUKESHA

County. } ss.

Personally came before me on December 20, 2024
the above named Cheryl A. Lee

to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same

* Joshua J. Konopacki

Notary Public, State of Wisconsin

My commission (is permanent) (expires _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. FORM NO. 1-2003

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

Wisconsin Legal Blank Co., Inc.
Milwaukee Wis.

* Type name below signatures.



December 17, 2024

Cheryl Lee
300 King William Court South
Waukesha, WI 53186

EXE-SE-2024-41-03695

RE: Artificial Wetland Exemption Determination for an area described as Wetland W-1 located in the City of Oak Creek, Milwaukee County

Dear Cheryl Lee:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps
- Aerial photographs
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:

Request Narrative

According to the request narrative the subject wetland, Wetland 1 (W-1), developed on the Property due to anthropogenic activities that have changed the landscape and hydrology. The narrative includes that a basis for a determination of artificial wetlands is that wetland characteristics formed within documented upland areas due to historic ditch construction, historic grading, and a culvert installation for a driveway. The narrative includes that these activities have caused water to impound and concentrate in the area. The subject wetland is located within the interior of a section and thus was not walked by an original Wisconsin public land surveyor as they traversed along the section line approximately 1,200 feet to the east. The sketch map created by the surveyors depicts Oak Creek and its riparian wetlands occurring adjacent to the Property to the east.

Historic Map Review

- Original Land Survey Plat. The original land survey (ca. 1938) indicates the surveyor walked east of the eastern border of the property, describing it as a "marsh" adjacent to Oak Creek.
- Soil Maps: The soil maps provided in the assured wetland delineation indicate confirmation of wetland soils in Wetland W-1.

Aerial Photograph Review

- 1937/38 era aerial photograph. The 1937/38 aerial photograph shows wetness signatures in W-1.
- The 1955 aerial photograph shows wetness signatures in Wetland W-1.

- The 1958 aerial photograph shows wetness signatures in Wetland W-1.
- The 1976 aerial photograph shows wetness signatures in Wetland W-1.
- The 1995 aerial photograph shows wetness signatures in Wetland W-1.

Site Photographs

The site photographs show different angles of the wetland request area.

Wetland Delineation Report

Data Point P5 obtained from the wetland delineation report within Wetland 1 shows that this feature has a depleted subsoil horizon meeting several hydric soil indicators. A depleted subsoil indicates that the soil profile in an area has experienced prolonged inundation from a high-water table. This is strong evidence that Wetland 1 developed from a natural hydrology regime and not an anthropogenic one.

Conclusion:

Based upon the information provided above, the wetland identified as Wetland W1 had wetland history prior to August 1, 1991 and does not meet state wetland exemption standards.

Wetland W1 however is exempt from State Permitting by failure to notify eligibility requirements were not met within 15 working days after the notification was submitted under ss. 281.36(4n)(d) and 281.36(4n)(e), Wis. Stats. **Please note that the DNR has determined that the requested wetland on this application, as stated above, does not meet wetland exemption standards, but due to the notification lapsing past 15 working days, state statutes will not apply for the placement of discharge into this area. Please also be aware that other state, federal, or local approvals may still apply.**

This letter describes DNR's decision regarding the jurisdictional status of Wetland WI and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetland WI, you will need to contact the U.S. Army Corps of Engineers.

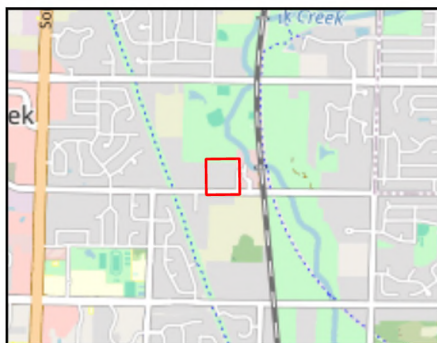
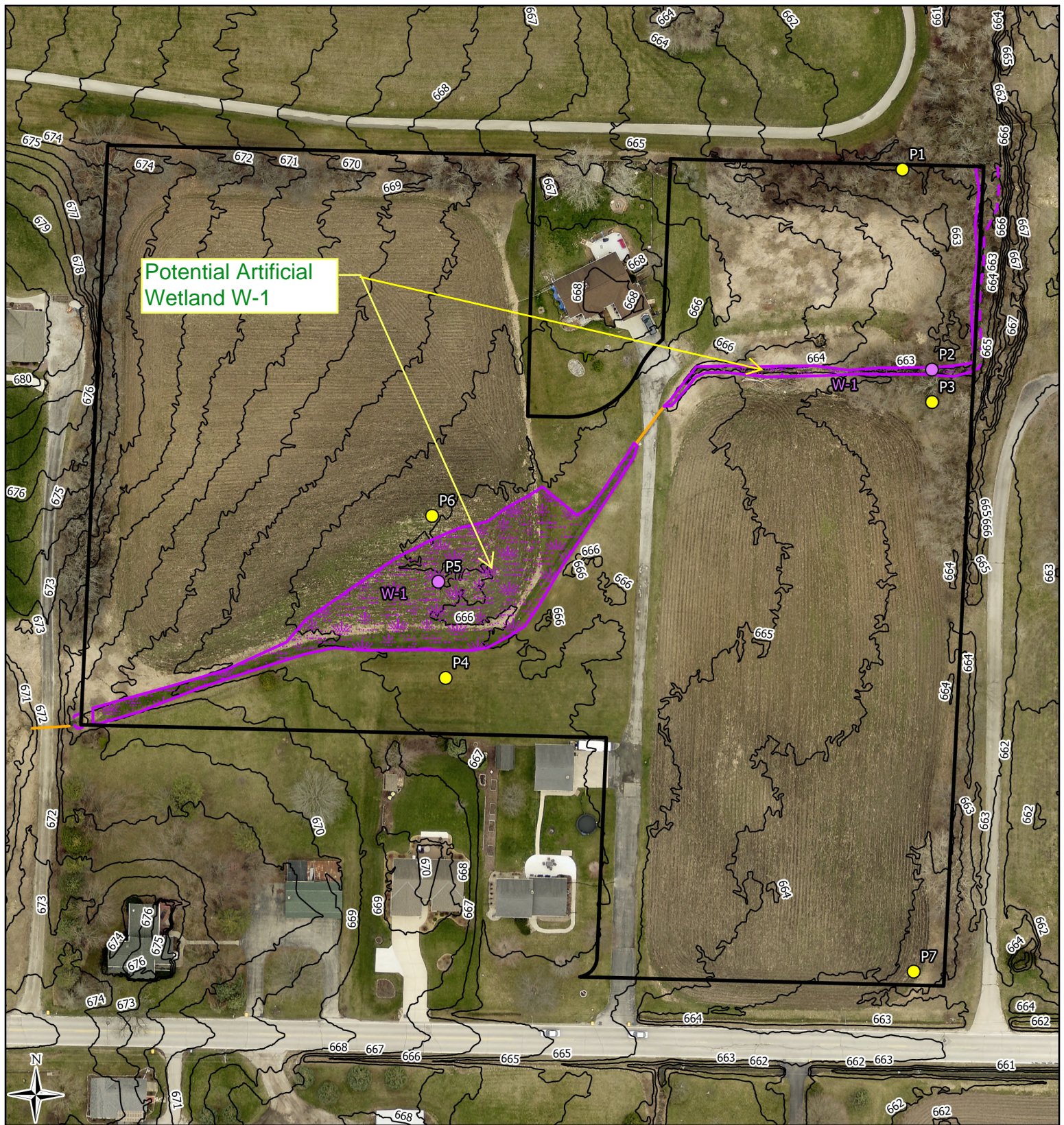
If you have any questions, please call me at 608-235-2057 or email Allison.Willman@wisconsin.gov

Sincerely,

Allison Willman
DNR Wetland Expert

Copy to:

USACE Project Manager
Water Management Specialist
County Zoning Administrator
Eric Parker, Heartland Ecological Group
Travis Schroeder, DNR SE Waterways Team Supervisor
Kiara Caldwell, Water Regulations and Zoning Specialist



- Study Area (7.40 ac)
 - Milwaukee Co 1' Contours
 - Preliminary Wetlands (0.43 ac)
 - Offsite Wetland Boundaries
 - Culverts
- Sample Points**
- Upland
 - Wetland

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Ft

Heartland
ECOLOGICAL GROUP INC

**Figure 7. Preliminary
Wetland Delineation**

Forest Hill Property
Project #20241355
T5N, R22E, S16
C Oak Creek, Milwaukee Co

2022 Orthophoto
County Co, HEG LRR: MW

Figure Created: 10/21/2024