



## PLAN COMMISSION REPORT

Proposal:	Rezone, Conditional Use Permit with Conditions & Restrictions, and Certified Survey Map
Description:	<p>Review requests for the following:</p> <ul style="list-style-type: none"><li>• A rezone the property located at 7115 S. Pennsylvania Ave. from B-2 Community Business District to B-4 General Business District and to rezone the property at 7123 S. Pennsylvania Ave. from Rs-4 to B-4 General Business District.</li><li>• A Conditional Use Permit along with conditions and restrictions for fuel sales at a multi-tenant retail building to be located at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave.</li><li>• To combine the properties located at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave.</li></ul>
Applicant(s):	Saif Mian, Mian's Real Estate, LLC and Gregory Schumacher, Cityscape Architecture/Development, S.C.
Address(es):	7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave. (1 <sup>st</sup> Aldermanic District)
Suggested Motion(s):	<p>That the Plan Commission recommends to the Common Council approval of a rezoning of the property located at 7115 S. Pennsylvania Ave. from B-2 Community Business District to B-4 General Business District and a rezoning of the property at 7123 S. Pennsylvania Ave. from Rs-4 to B-4 General Business District.</p> <p>That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for fuel sales at a multi-tenant retail building to be located at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave., after a public hearing and subject to Conditions and Restrictions.</p> <p>That the Plan Commission recommends to the Common Council that the Certified Survey Map to combine the properties at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave., be approved with the following conditions:</p> <ol style="list-style-type: none"><li>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.</li></ol>

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Owner(s):	Mian’s Real Estate, LLC.		
Tax Key(s):	768-9016-000 and 768-0003-000		
Lot Size(s):	0.998 acres		
Current Zoning District(s):	B-2, Community Business	Rs-4, Single Family Residential	
Overlay District(s):	CU		
Wetlands:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comprehensive Plan:	Commercial		

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**Background:** This report summarizes three (3) related agenda items associated with a single redevelopment proposal.

The Applicant is proposing to redevelop the properties located at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave. The site currently includes vacant commercial buildings at 7115 S. Pennsylvania Ave., zoned B-2 Community Business District, and a single-family residence at 7123 S. Pennsylvania Ave., zoned Rs-4 Single-Family Residential District. The proposed concept plan includes the demolition of the existing buildings and construction of an approximately 6,000 square-foot multi-tenant commercial building, which will accommodate up to three (3) tenants. Planned tenants include a 3,000 square-foot gas station with fuel sales, and two (2) additional spaces of 1,500 square feet each, intended for retail or carry-out/dine-in restaurant uses. The Applicant owns both parcels.

**Rezoning:** To facilitate the proposed commercial redevelopment, the Applicant is requesting a rezone of both properties—from B-2 Community Business District (7115 S. Pennsylvania Ave.) and Rs-4 Single-Family Residential District (7123 S. Pennsylvania Ave.)—to B-4 General Business District. The B-4 zoning classification permits general retail uses under 50,000 square feet by right and allows fuel sales as a conditional use.

According to the City’s 2020 Comprehensive Plan, both properties are designated for Commercial use. The proposed rezoning is consistent with this land use designation. Furthermore, the site is located along a County Truck Highway and is surrounded by established commercial and large-format retail developments, making the proposed zoning change compatible with the surrounding area and existing development patterns.

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**Conditional Use Permit:** As previously noted, the Applicant's concept plan includes a 6,000 square-foot multi-tenant retail building. Approximately 3,000 square feet of this building is proposed to be used as a convenience store with fuel sales.

Per the City Code, "fuel sales" is defined as any building, land area, or premises used for the retail dispensing and sale of fuel for passenger vehicles. This definition explicitly excludes the dispensing or sale of fuel to commercial vehicles, which are defined as trucks with a gross vehicle weight in excess of 10,000 pounds. Fuel sales are allowed in the B-4 General Business District as a Conditional Use.

The proposed fuel station would include 10 fuel pumps. Based on the submitted concept plan, the pump layout complies with the vehicle-related use standards outlined in Section 17.0409(a) of the City Code. The convenience store with fuel sales is proposed to operate daily from 5:00 AM to 11:59 PM and is expected to employ between five (5) and seven (7) individuals. It is estimated that 15 to 20 customers may be on-site at any given time, with approximately 10 to 11 vehicles using the pumps and/or accessing the convenience store simultaneously.

The concept plan shows two access points for the site: one local access from S. Pennsylvania Ave. and one access from E. Rawson Ave. (CTH ZZ), which has been approved by the Milwaukee County Department of Transportation. Both access points are new, and existing access points will be closed. Driveway permits will need to be obtained from both the City of Oak Creek and Milwaukee County DOT.

In accordance with City Code, one parking space is required for every 250 sq. ft. of retail space, along with one additional space per fuel pump. Based on the proposed 6,000 square-foot building and 10 fuel pumps, a total of 34 parking spaces are required. The concept plan provides 34 parking spaces, thereby meeting the minimum parking requirements set forth in the City Code.

**Certified Survey Map:** The Applicant is requesting approval of a Certified Survey Map (CSM) to combine the two (2) properties located at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave. into a single parcel.

This proposed lot combination is necessary to facilitate the redevelopment of the site, which currently includes vacant commercial buildings at 7115 S. Pennsylvania Ave. (zoned B-2 Community Business District) and a single-family residence at 7123 S. Pennsylvania Ave. (zoned Rs-4 Single-Family Residential District). The proposed concept plan includes the construction of an approximately 6,000 square-foot multi-tenant commercial building to accommodate three tenants: a 3,000 square-foot gas station (fuel sales) and two 1,500 square-foot retail or carry-out/dine-in restaurant spaces.

The newly-created combined Lot 1 will be 48,034 sq. ft. in area, and will comply with the minimum lot requirements of the B-4 General Business District, as specified in Section 17.0301(b) of the Municipal Code. These standards include a minimum lot area of 30,000 square feet and a minimum lot width of 150 feet. The lot will also meet the requirements of Section 14.122(b), which calls for a minimum lot depth

of 115 feet and sufficient dimensions to support off-street parking, loading, and service areas appropriate for the proposed commercial development.

If the Plan Commission determines that the proposed rezoning, Conditional Use Permit, and Certified Survey Map (CSM) meet the requirements of the Municipal Code, a public hearing may be scheduled as early as August 19, 2025. Staff has prepared draft Conditions and Restrictions for the Commission's review (attached). It should be noted that approval of the rezoning, Conditional Use Permit with associated Conditions and Restrictions, and the CSM does not constitute approval of the site and architectural plans. A separate review and approval of the site plan and architectural design will be required at a later date.

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the rezone, Conditional Use Permit, and CSM requests. Should the requests not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the requests and remand the proposal back to the Plan Commission.

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Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

Prepared by:



Todd Roehl  
Senior Planner

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**Attachments:**

Draft Conditions and Restrictions (3 pages)

Location Map

Rezone Project Narrative (1 page)

Existing & Proposed Zoning (2 pages)

Conditional Use Permit Narrative (2 pages)

Concept Site Plan (4 pages)

CSM Narrative (1 page)

Proposed CSM (4 pages)



**City of Oak Creek – Conditional Use Permit (CUP)**

**Conditions and Restrictions**

**Applicant:** Saif Mian, Mian's Real Estate, LLC &  
Gregory Schumacher, Cityscape  
Architecture/Development, S.C.

**Recommended by Plan Commission:** TBD

**Property Address:** 7115 S. Pennsylvania Avenue &  
7123 S. Pennsylvania Avenue

**Approved by Common Council:** TBD

**Tax Key Number(s):** 768-9016-000 & 768-0003-000 (Res. TBD)

**Conditional Use(s):** Fuel Sales

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. Any plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of any building permits.
- C. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required, and/or as specified by these Conditions and Restrictions.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

2. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Only the uses approved in accordance with these Conditions and Restrictions is allowed. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed on the property.
- B. The fuel sales use shall meet all vehicle-related use standards for fuel sales per Section 17,0409(a) of the Municipal Code, as amended.
- C. Retail dispensing and sales of fuel shall be for passenger vehicles only. Fuel sales to commercial vehicles (trucks exceeding 10,000 pounds in weight) is prohibited.
- D. Hours of operation shall be 5:00 AM to 11.59 PM, daily.
- E. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements, as amended.
- F. Solid waste collection and recycling shall be the responsibility of the owner.
- G. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

3. BULK AND DIMENSIONAL STANDARDS

Bulk and dimensional standards shall comply with Chapter 17, Article III of City Municipal Code, as amended.

4. PARKING AND ACCESS

Parking for this development shall be provided in accordance with Sections 17.0501, 17.0502, & 17.0503 of the Municipal Code, as amended.

5. LIGHTING

Any plans for new or replacement outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Section 17.0509 of the Municipal Code, as amended.

6. SIGNAGE

A permit shall be required prior to the display, construction, erection, or alteration of any proposed sign(s). All signs must comply with Chapter 17, Article VI of the City Code and applicable sections of the building code as adopted by the City, as amended.

7. PERFORMANCE STANDARDS

The use must comply with performance standards as stated in Section 17.0510 of Municipal Code, as amended.

8. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the resolution if building or occupancy permits have not been issued for this use.

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these Conditions and Restrictions or any other municipal ordinances within any 12-month period, the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of Paragraph 11 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCATION

Should an applicant, their heirs, successors or assigns, fail to comply with the Conditions and Restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.0804 of the Municipal Code, as amended.

12. ACKNOWLEDGEMENT

The approval and execution of these Conditions and Restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these Conditions and Restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns subject to Paragraph 11 above.

\_\_\_\_\_  
Property Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)

\_\_\_\_\_  
Tenant / Authorized Representative Signature (if applicable)

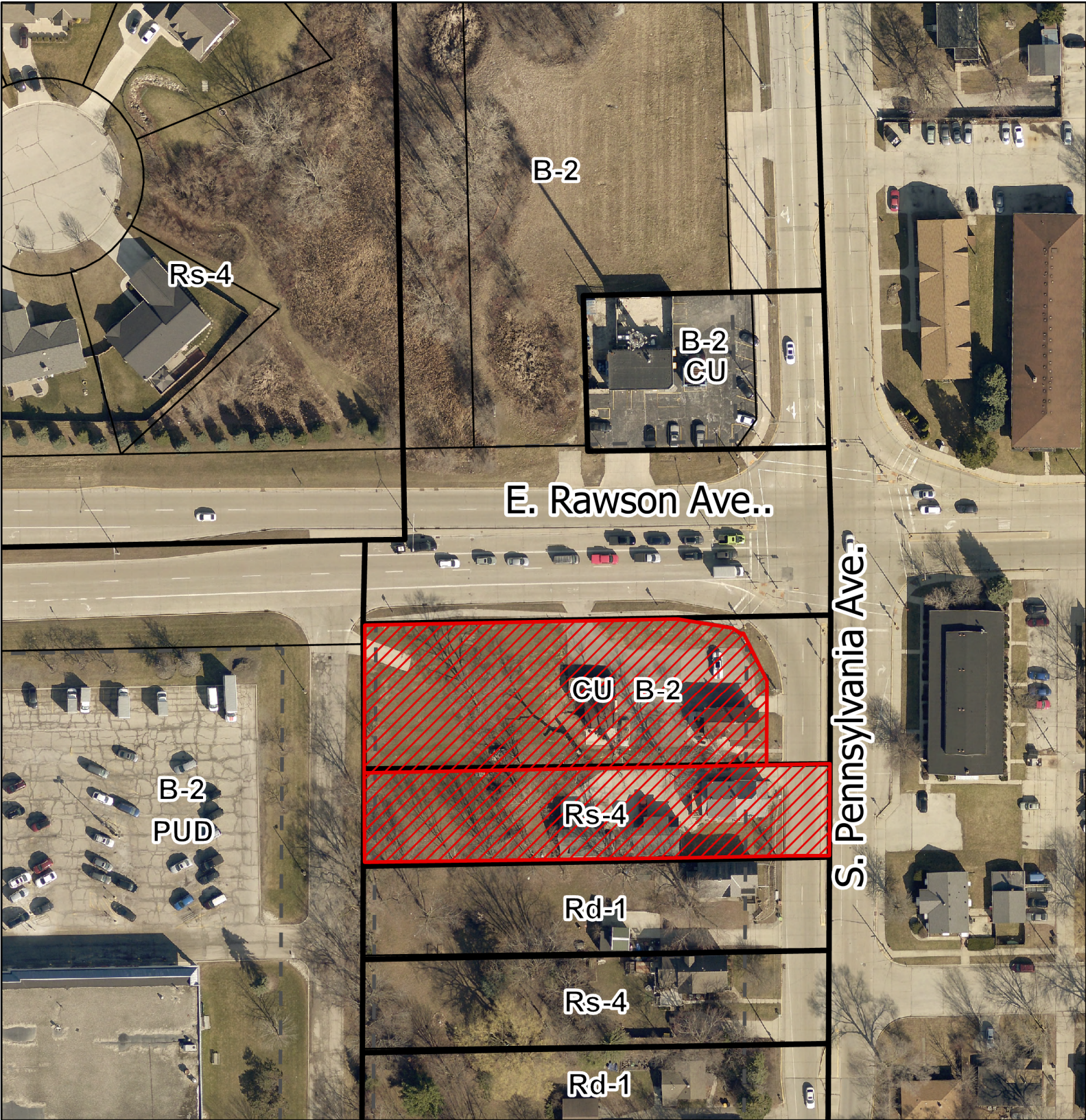
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Date

\_\_\_\_\_  
(please print name)



# Location Map

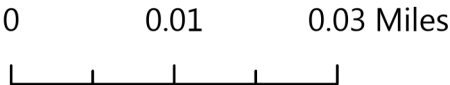
## 7115 and 7123 S. Pennsylvania Ave.



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
- 7115 and 7123 S. Pennsylvania Ave.



May 28, 2025

RE: 7115 & 7123 South Pennsylvania Ave  
Oak Creek, WI

To whom it may concern,



Mian's Real Estate LLC, has purchased the two properties, one is currently zoned B-2, and the other is zoned RS-4. They are asking for a zoning change to B-4. This zoning would allow the use of a gas filling station as a conditional use.

The site would have one access point from Rawson Avenue and one access point from Pennsylvania Avenue. The site will have 34 spaces for parking, 10 gas pump locations and a screened enclosed dumpster corral.

The site, along with meeting the city's landscape requirements and will have additional landscaped screening and fencing on the south side to create a visual separation from the residential property to the south

On the site there will be a 6,000 square feet building and will comprised of a 3,000 square foot filling station use, and two 1,500 square feet retail spaces. The exterior façade would have a cut stone base with masonry brick above, 10' high storefront windows, and towers flanking each end of the building that would be covered with siding panels.

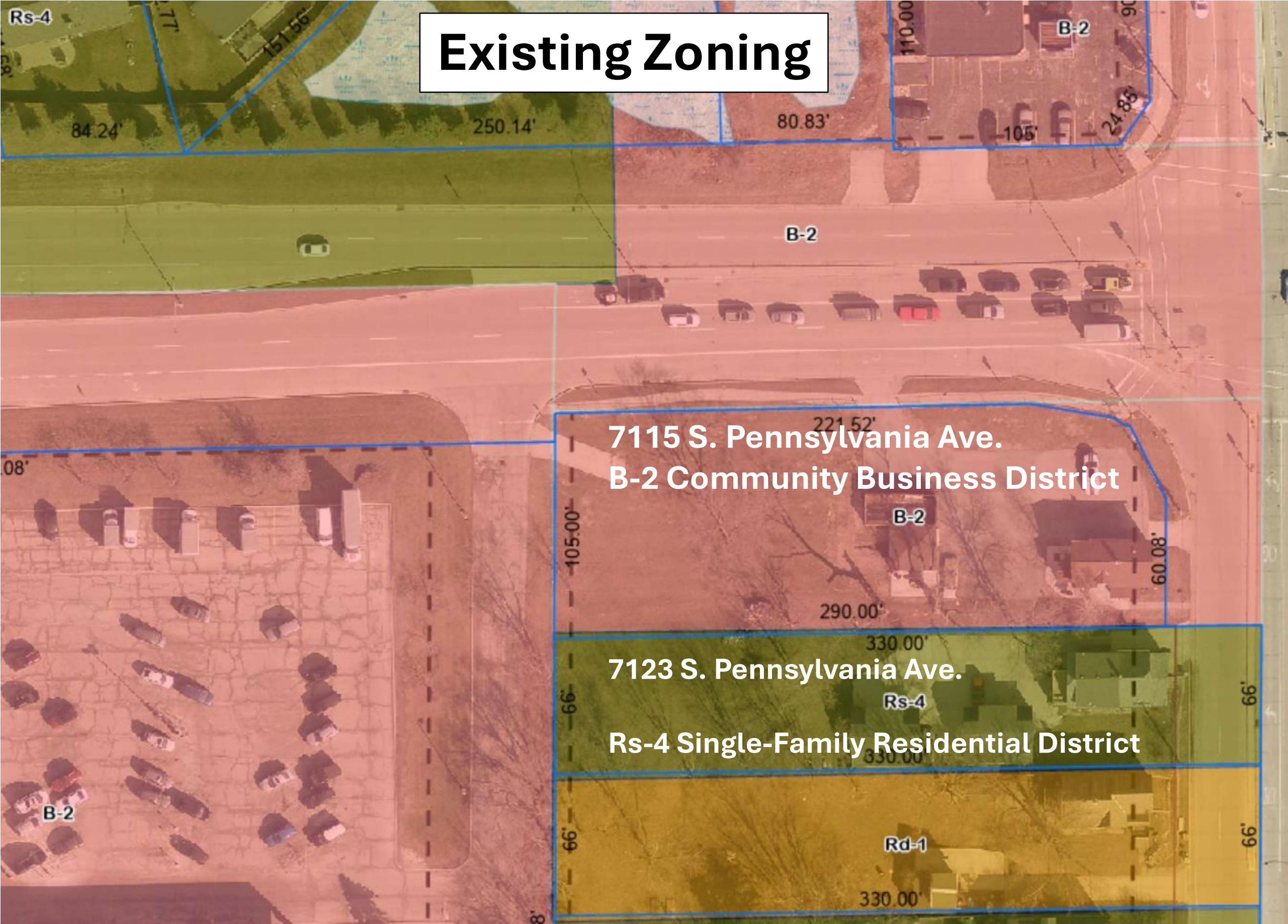
Based on the location and the surrounding area, we believe this is the best use for the redevelopment of this site.

Sincerely

A handwritten signature in blue ink, appearing to read "GRAS", with a long horizontal flourish extending to the right.

Greg Schumacher, AIA

# Existing Zoning

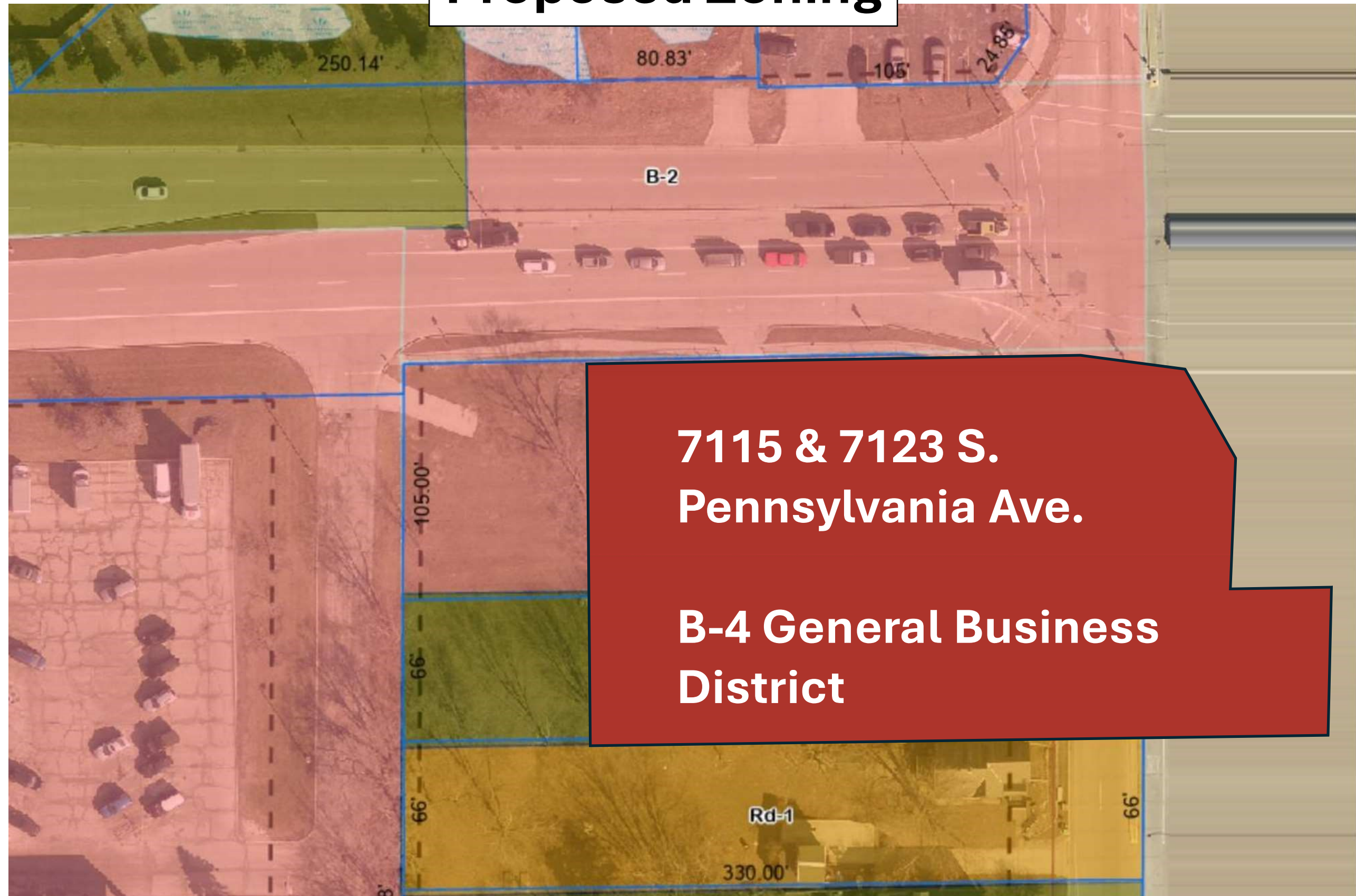


7115 S. Pennsylvania Ave.  
B-2 Community Business District

7123 S. Pennsylvania Ave.  
Rs-4 Single-Family Residential District



# Proposed Zoning



June 11, 2025

## Conditional Use Narrative

### Location:

7115 Lot 1) & 7123 (lot 2) South Pennsylvania Ave  
Oak Creek, WI

### Legal Description:

Lot One (1) of Certified Survey Map No. 9571, recorded in the office of the Register of Deeds for Milwaukee County, on May 3, 2024, as Document No. 11417385, being all that part of Lot 1 of the Map of "South View", being a part of the Northeast One-Quarter (1 /4) of the Northwest One-Quarter (1 /4) of Section Ten (10), Town Five (5) North, Range Twenty-Two (22) East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

AND

Lot 2, in South View, in the Northwest 1/4 of Section 10, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, State of Wisconsin.

TAX KEY PIN# 7680003000 & 7689016000

To whom it may concern,

Mian's Real Estate LLC, has purchased the two properties and will be combining them into one to create a 6,000 square foot building that will be comprised of a 3,000 square foot filling station use, and two 1,500 square foot spaces for retail use.

The use of a filling station per city zoning requires a conditional use for Fuel Sales in the B4 zoning district. This conditional use for the filling station will encompass the following

Business Description: Selling gas with convenience store

Hours of Operation: 5am to 11:59pm daily

Estimated number of Employees: 5 to 7

Fuel Sales: 85, 000 to 100,000 gallons per month

Estimated number of customers on site at any given time: 15 to 20

Traffic Volume on site: 10 – 11 cars at a time



**CITYSCAPE**  
ARCHITECTURE /  
DEVELOPMENT, S.C.

13700 W. GREENFIELD AVE  
BROOKFIELD, WI 53005  
262-370-5865

[www.cityscapearchitecture.com](http://www.cityscapearchitecture.com)



Parking Calculations:

TYPE OF USE	AREA	MIN PARKING REQUIREMENT	REQUIRED
FUEL SALES	3000	1/250	12
RETAIL	3000	1/250	12
FUEL PUMPS		1 PER FUEL PUMP	10
TOTAL REQUIRED			34
TOTAL PROVIDED			34

Sincerely



Greg Schumacher, AIA

PLAN COMMISION SUBMITTAL

MIAN'S OIL FUEL STATION

OAK CREEK, WI



CITYSCAPE  
ARCHITECTURE /  
DEVELOPMENT, S.C.

13700 W. GREENFIELD AVE  
BROOKFIELD, WI 53005  
262-370-5865  
www.cityscapearchitecture.com



SHEET INDEX

ID	NAME
G100	COVER SHEET
A001	SITE PLAN

CONSULTANTS

MIAN'S OIL FUEL STATION / RETAIL

OAK CREEK, WI

DRAWING ISSUE: DATE:  
PC - ZONING SUBMITTAL 5-27-25

PROJECT # 25014

COVER SHEET

G100

ZONING REQUIREMENTS

☐ B-4 General Business District

Lot Standards

- Lot area, minimum 30,000 square feet
- Lot width, minimum 150 feet

Yard Setbacks

- Front yard setback, minimum 25 feet
- Street facing side yard setback, minimum 25 feet
- Interior side yard setback, minimum 15 feet
- Rear yard setback, minimum 25 feet
- Setback Standards Notes Setbacks from wetlands shall be a minimum of 15 feet with a 5-foot undisturbed buffer.

Building Standards

- Building height, maximum 50 feet
- Building coverage, maximum 40%
- Lot coverage, maximum 70%

PARKING REQUIREMENTS

GENERAL RETAIL  
= 1/250 SF  
5,997 SF = 24 SPACES

FUELING PLAZA  
= 1 PER FUEL PUMP  
10 PUMPS = 10 SPACES

34 SPACES PROVIDED

SIDEWALKS

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.

LANDSCAPE

PERIMETER LANDSCAPE REQUIREMENTS  
SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT WITH A MINIMUM DEPTH OF 15 FEET AS MEASURED FROM THE PARKING LOT BACK OF CURB. TO ACCOMMODATE VEHICLE BUMPER OVERHANG AND ENSURE PLANTING AREAS THAT ARE ADEQUATE IN SIZE

INTERIOR LOT REQUIREMENTS  
FOR PARKING LOTS CONSISTING OF 10 OR MORE SPACES, INTERIOR PARKING LOT LANDSCAPE SHALL BE REQUIRED. FOR PARKING LOTS CONSISTING OF FEWER THAN 10 SPACES, ALL ROWS OF PARKING SHALL BE TERMINATED BY A PARKING LOT ISLAND.

SCREENING

TRASH AND RECYCLING RECEPTACLES SHALL BE SCREENED ON THREE SIDES WITH A OPAQUE MASONRY WALL OR FENCE WITH A MINIMUM HEIGHT OF SIX FEET AND A MAXIMUM HEIGHT OF EIGHT FEET. THE USE OF MATERIALS THAT ARE NOT SOLID, SUCH AS SLATS IN CHAIN-LINK, SHALL ONLY BE USED TO MEET THIS REQUIREMENT IN THE I-1 DISTRICT.

MATERIALS USED FOR SCREENING SHALL COMPLEMENT THE ARCHITECTURE OF THE PRIMARY STRUCTURE.

GREEN SPACE

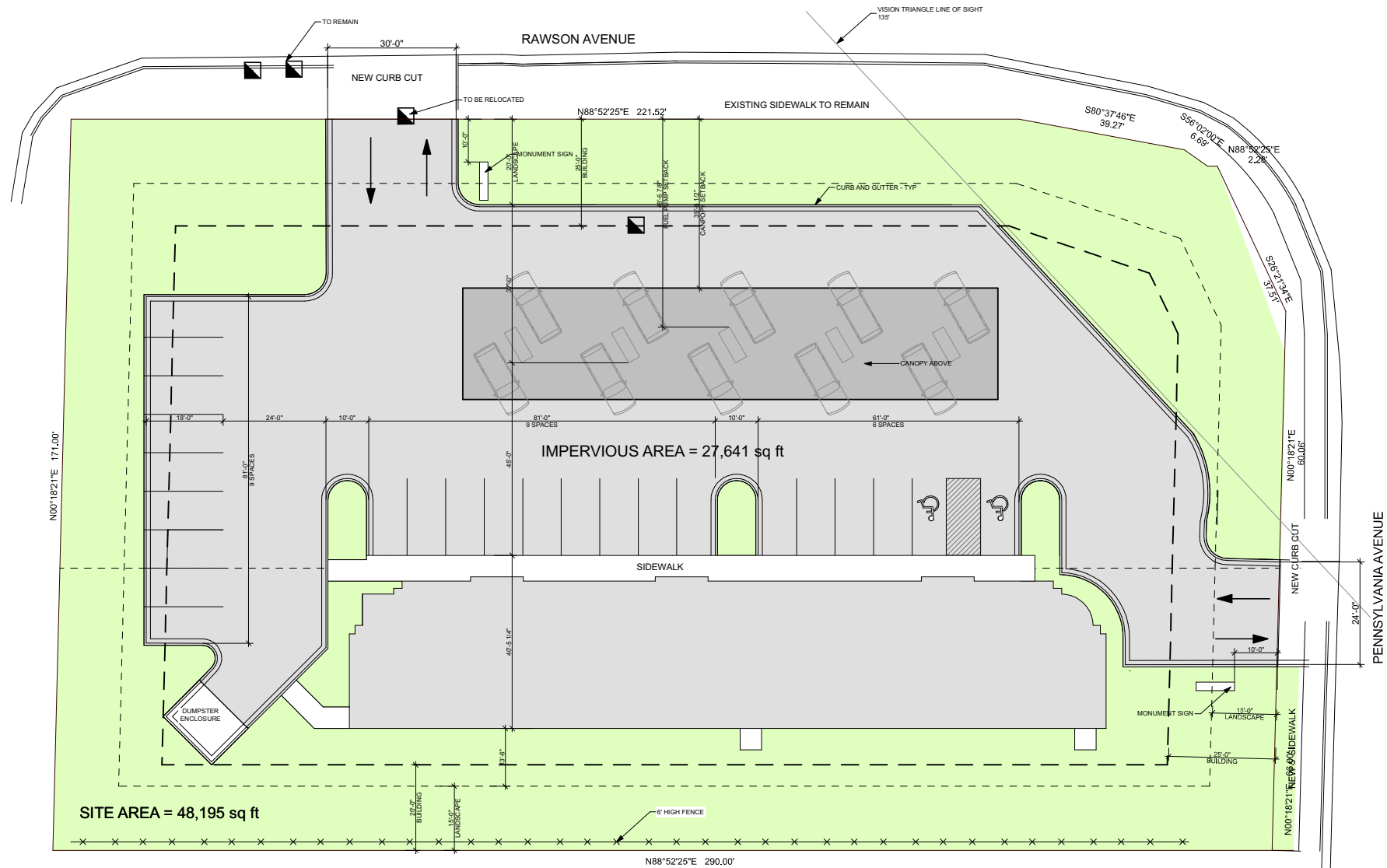
ALL NEW BUILDINGS, ADDITIONS AND USES, WITH THE EXCEPTION OF ONE- AND TWO-FAMILY BUILDINGS, ADDITIONS, AND USES SHALL SET ASIDE A MINIMUM OF 30% OF THE SITE AS GREEN SPACE

FUELING STATION

FUEL PUMPS TO BE SET BACK A MINIMUM OF 25' FROM STREET RIGHT-OF WAY AND SIDE OR REAR LOT LINES

ALL FUEL PUMP CANOPIES SHALL BE LOCATED A MINIMUM OF 20 FEET FROM THE STREET RIGHT-OF-WAY AND SIDE AND/OR REAR LOT LINES.

THE EXTERIOR OF THE BASE OF ANY COLUMN SUPPORTING A FUEL PUMP CANOPY SHALL BE CONSISTENT WITH THE MATERIALS USED FOR THE EXTERIOR OF THE PRINCIPAL BUILDING UP TO A HEIGHT OF FOUR FEET.



ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"

SITE AREA	EXISTING SITE AREA
	48195
	EXISTING IMPERVIOUS
7115 SITE	2785
7123 / 7125 SITE	3562
TOTAL EXISTING	6347
	PROPOSED IMPERVIOUS
	27742
	IMPERVIOUS ALLOWED
FOR GREEN INFRASTRUCTURE ONLY	21780
1/2 ACRE	6347
EXISTING SITE IMPERVIOUS	
TOTAL ALLOWED	28127
	LOT COVERAGE (70% MAX)
	33736.5
	BUILDING COVERAGE MAX (40%)
	19278
	PROPOSED BUILDING AREA
	5997





1  
A000

ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"

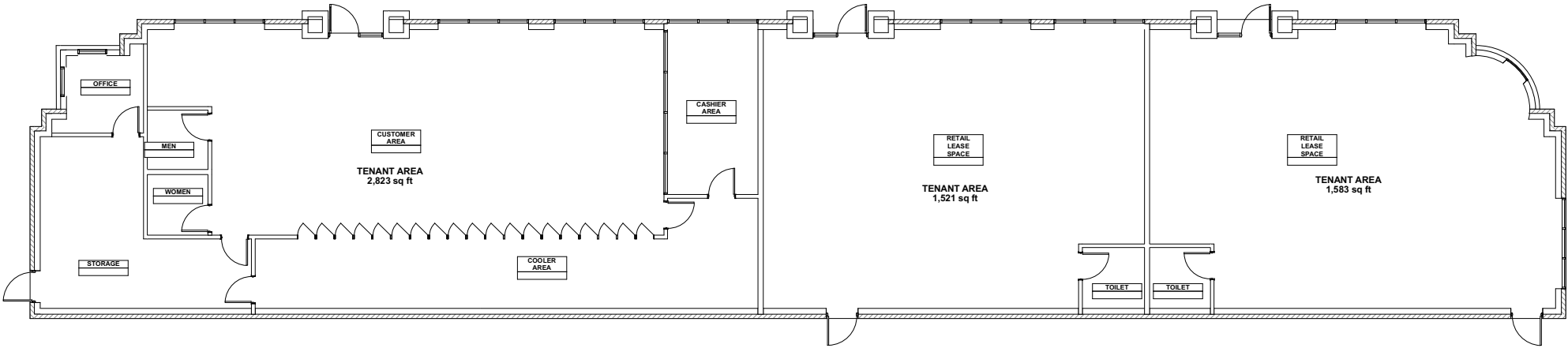
MIAN'S OIL FUEL STATION / RETAIL  
OAK CREEK, WI

DRAWING ISSUE: DATE  
PC - ZONING SUBMITTAL 5-27-25

PROJECT # 25014

2001 SITE LAYOUT

A000



 NORTH  
 SCALE: 1/8" = 1'-0"  
FIRST FLOOR PLAN

CONSULTANTS

MIAN'S OIL FUEL STATION / RETAIL  
OAK CREEK, WI

DRAWING ISSUE: DATE:  
PC - ZONING SUBMITTAL 5-27-25

PROJECT # 25014

FIRST FLOOR PLAN

June 11, 2025

**CMS Narrative**

Location:  
7115 & 7123 South Pennsylvania Ave  
Oak Creek, WI



To whom it may concern,

Mian's Real Estate LLC, has purchased the two properties at 7115 and 7123 South Pennsylvania Avenue. In order to develop the sites as one, they need to be consolidated into one by means of a Certified Survey Map.

This new CSM will create one site and allow for the development of 6,000 sf building with 34 parking spaces

Sincerely

Greg Schumacher, AIA

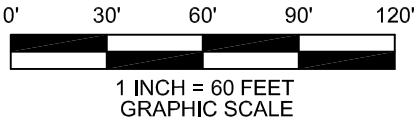
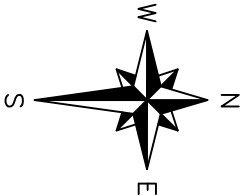
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a Combination of Lot 1 of CSM 9571 and Lot 2, of South View, a recorded subdivision plat), all lying within the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, State of Wisconsin.

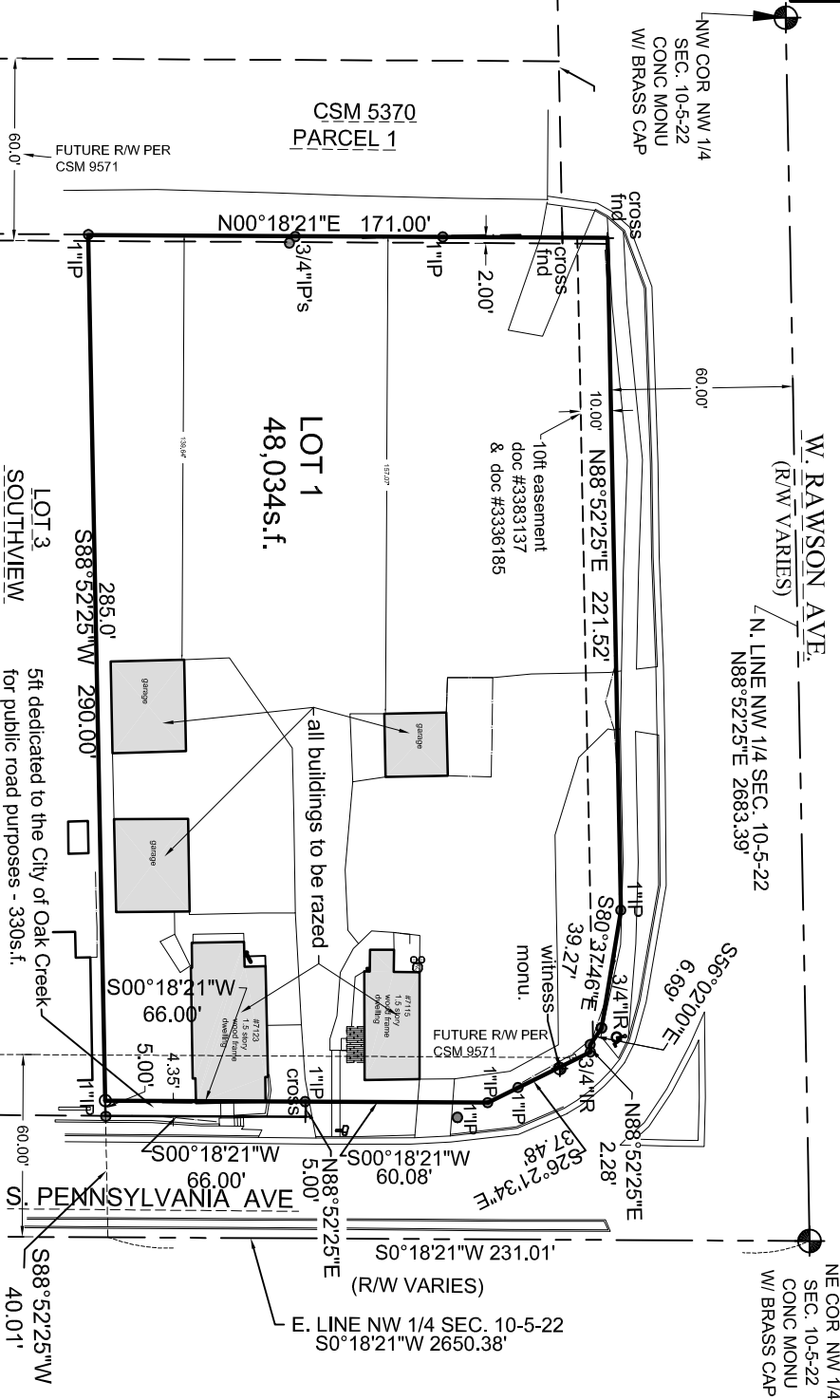
Legend:

- Section or 1/4 Section corner as described
- — Denotes 1" iron pipe found (unless noted)
- — Denotes 1"i.d. x 24" iron pipe set, 1.68 lbs. per lin. ft.

Bearing Reference: bearings here are referenced to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone, within which the East line of the Northwest 1/4 of Section 10, Township 5 North, Range 22 East bears S 00°18'21" W. (PER CSM 9571)



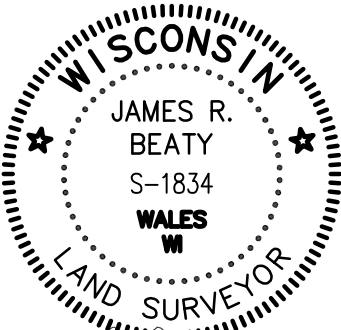
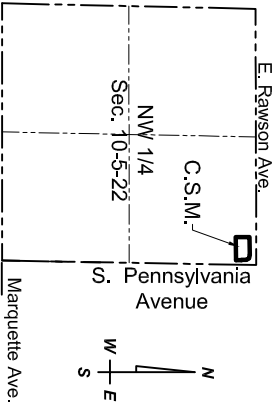
1 INCH = 60 FEET  
GRAPHIC SCALE



PREPARED FOR (client/ developer):  
Khalek Construction  
3834 E. Puetz Rd.  
Oak Creek, WI 53154

OWNER:  
Mians Real Estate LLC  
attn: Saif Mian  
4621 W Forest Home Ave.  
Greenfield, WI 53219

VICINITY SKETCH  
SCALE: 1" = 2000'



DATED: MAY 29, 2025  
REVISED: JUNE 20, 2025  
REVISED: JUNE 27, 2025

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a Combination of Lot 1 of CSM 9571 and Lot 2, of South View, a recorded subdivision plat),  
all lying within the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 22 East,  
in the City of Oak Creek, Milwaukee County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, James R. Beaty, Professional Land Surveyor, do hereby certify: That I have surveyed, mapped and combined lands,  
Being a Combination of Lot 1 of CSM 9571 and Lot 2, of South View, a recorded subdivision plat), all lying within the  
Northeast 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 22 East, in the City of Oak Creek,  
Milwaukee County, State of Wisconsin.

Said Lands are described as follows:

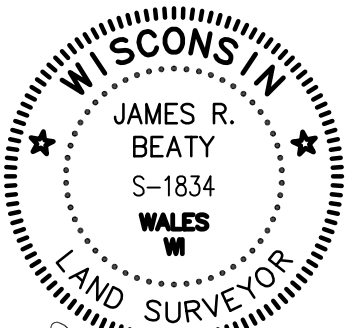
Commencing at the northeast corner of the northwest corner of Section 10, Town 5 North, Range 22 East ; thence  
S 00°18'21" W, 231.01 feet along the east line of the northwest 1/4 of said Section 10 to a point; thence S 88°52'25" W  
40.01 feet to the west r/w line of S. Pennsylvania Ave and Southeast corner of Lot 2 of South View subdivision and the  
point of beginning; thence continuing S 88°52'25" W 290.00 feet; thence N 00°18'21" E, 171.00 feet to a point on the  
south r.o.w. line of W. Rawson Ave.; thence N 88°52'25" E., 221.52 feet; thence S 80°37'46" E. 39.27 feet; thence  
S 56°02'00" E. 6.69 feet; thence N 88°52'25" E, 2.28 feet; thence S 26°21'34" E, 37.48 feet; thence S 00°18'21" W,  
60.08 feet; thence N 88°52'25" E, 5.00 feet; thence S 00°18'21" W, 66.00 feet to the point of beginning. Said Described  
Lands Containing 48,364 s.f. , more or less of land. Excepting therefrom lands as shown on sheet 1, which are hereby  
dedicated to the City of Oak Creek for public Road Purposes.

That I have made such survey, land combination and map by the direction of Mians Real Estate LLC, owner(s) of said  
land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division  
thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 14 of the City  
of Oak Creek Land Division Ordinance in surveying, mapping and dividing the same.

PREPARED BY:  
HORIZON LAND DEVELOPMENT SERVICES, LLC  
JAMES R. BEATY, RLS PLS  
W313 S2562 PENNY LN.  
WALES, WI 53183  
1-262-349-1575  
www.horizonlanddevelopmentservices.com



*James R. Beaty*

DATED: MAY 29, 2025  
REVISED: JUNE 20, 2025  
REVISED: JUNE 27, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a Combination of Lot 1 of CSM 9571 and Lot 2, of South View, a recorded subdivision plat),  
all lying within the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 22 East,  
in the City of Oak Creek, Milwaukee County, State of Wisconsin.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Mians Real Estate LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be described, surveyed & mapped as represented on this plat. Mians Real Estate LLC, does further certify that this plat is in accordance with s.236 of Wisconsin Statutes and the Land Division Ordinances of the City of Oak Creek.

IN WITNESS WHEREOF, the said Mians Real Estate LLC, has caused these presents to be signed by Saif Mian, its \_\_\_\_\_, at Greenfield Wisconsin, and its seal to be hereunto affixed (if,any)  
on this \_\_\_\_\_, day of \_\_\_\_\_, 2025.

In the presence of:

Mians Real Estate LLC

\_\_\_\_\_  
Saif Mian, title

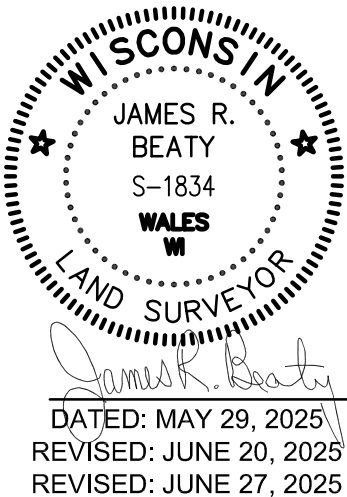
STATE OF WISCONSIN)  
SS  
\_\_\_\_\_ COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Saif Mian, \_\_\_\_\_,  
of the above named Mians Real Estate LLC, to me known to be the persons who executed the foregoing instrument,  
and to me known to be such \_\_\_\_\_ of said limited liability company, and acknowledged that they  
executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

(Notary Seal) \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a Combination of Lot 1 of CSM 9571 and Lot 2, of South View, a recorded subdivision plat),  
all lying within the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 22 East,  
in the City of Oak Creek, Milwaukee County, State of Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Oak Creek on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel Bukiewicz, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kari Papelbon, Secretary

COMMON COUNCIL APPROVAL

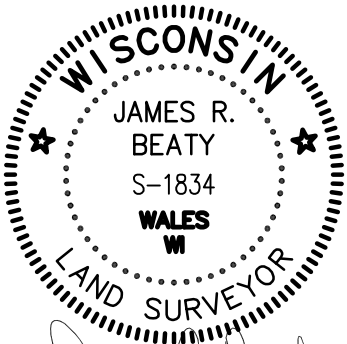
Approval by the Common Council of the City of Oak Creek, per Plan Commission  
recommendation on this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel Bukiewicz, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine a. Roeske, City Clerk



*James R. Beaty*  
\_\_\_\_\_

DATED: MAY 29, 2025  
REVISED: JUNE 20, 2025  
REVISED: JUNE 27, 2025