



PLAN COMMISSION REPORT

Proposal:	Certified Survey Map
Description:	Review a request to subdivide and reconfigure the properties at 10304 S. Oakview Pkwy and 10523 S. Howell Ave.
Applicant(s):	City of Oak Creek (owner)
Address(es):	10304 S. Oakview Pkwy and 10523 S. Howell Ave. (5th Aldermanic District)
Suggested Motion(s):	<p>That the Plan Commission recommends to the Common Council that the Certified Survey Map subdividing and reconfiguring the properties at 10304 S. Oakview Pkwy and 10523 S. Howell Ave., be approved with the following condition:</p> <ol style="list-style-type: none">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):

City of Oak Creek

Tax Key(s):

955-1028-000 and 955-9998-000

Lot Size(s):

14.679 and 25.442 acres

Current Zoning District(s):

M-1, Manufacturing

Overlay District(s):

PUD

Wetlands:

☒ Yes

☐ No

Floodplain:

☐ Yes

☒ No

Comprehensive Plan:

Business Park

Background:

The City of Oak Creek purchased the property at 10523 S. Howell Ave. in December 2024, and has also owned the parcel to the north, 10304 S. Oakview Pkwy, since 2022. In an effort to prepare the land for future development, the City brought forth an application to consolidate and reconfigure the two (2) parcels on February 25, 2025. Since that time, the future owner/user of the sites has determined the need for a modification to the final lot configurations, to best fit their future development; hence a new CSM is now

before the Plan Commission for review. The CSM that was presented in February, was never presented to the Common Council for consideration.

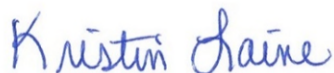
The February 2025 proposal divided the City-owned land into two (2) lots: Lot 1 being 29.1062 acres and Lot 2 being 10.9262 acres. The new proposal divides the land into two (2) different-sized lots: Lot 1 being 31.1563 acres and Lot 2 being 8.8761 acres. The City would retain ownership of the 8.8761-acre parcel with the intent to sell to a future user.

The yielded lots would both meet minimum lot standards for the M-1 Manufacturing Zoning District set forth in Sec 17.0301(b) of Municipal Code, which requires a minimum lot area of one (1) acre and lot width of 200 feet. The lots standards are set forth in Sec 14.122(b) of 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.

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 July 15, 2025 meeting has been provided above.

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 prepared and submitted:



Kristi Laine
Community Development Director

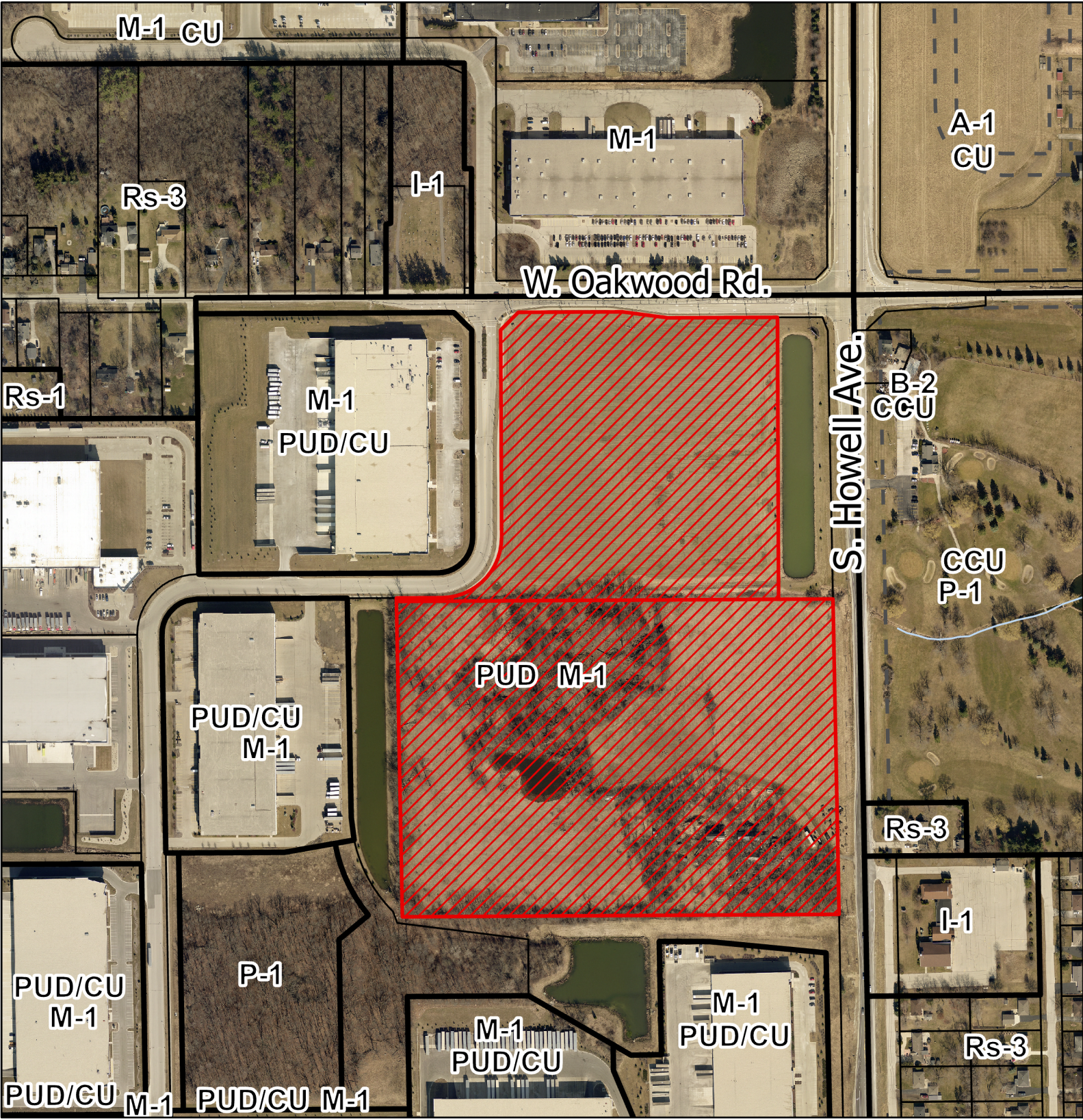
Attachments:

Location Map

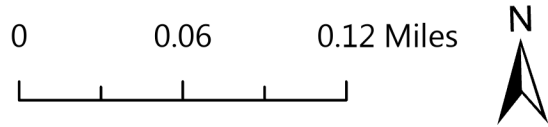
Draft Certified Survey Map (7 pages)

Location Map

10304 S. Oakview Pkwy.and 10523 S. Howell Ave.



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



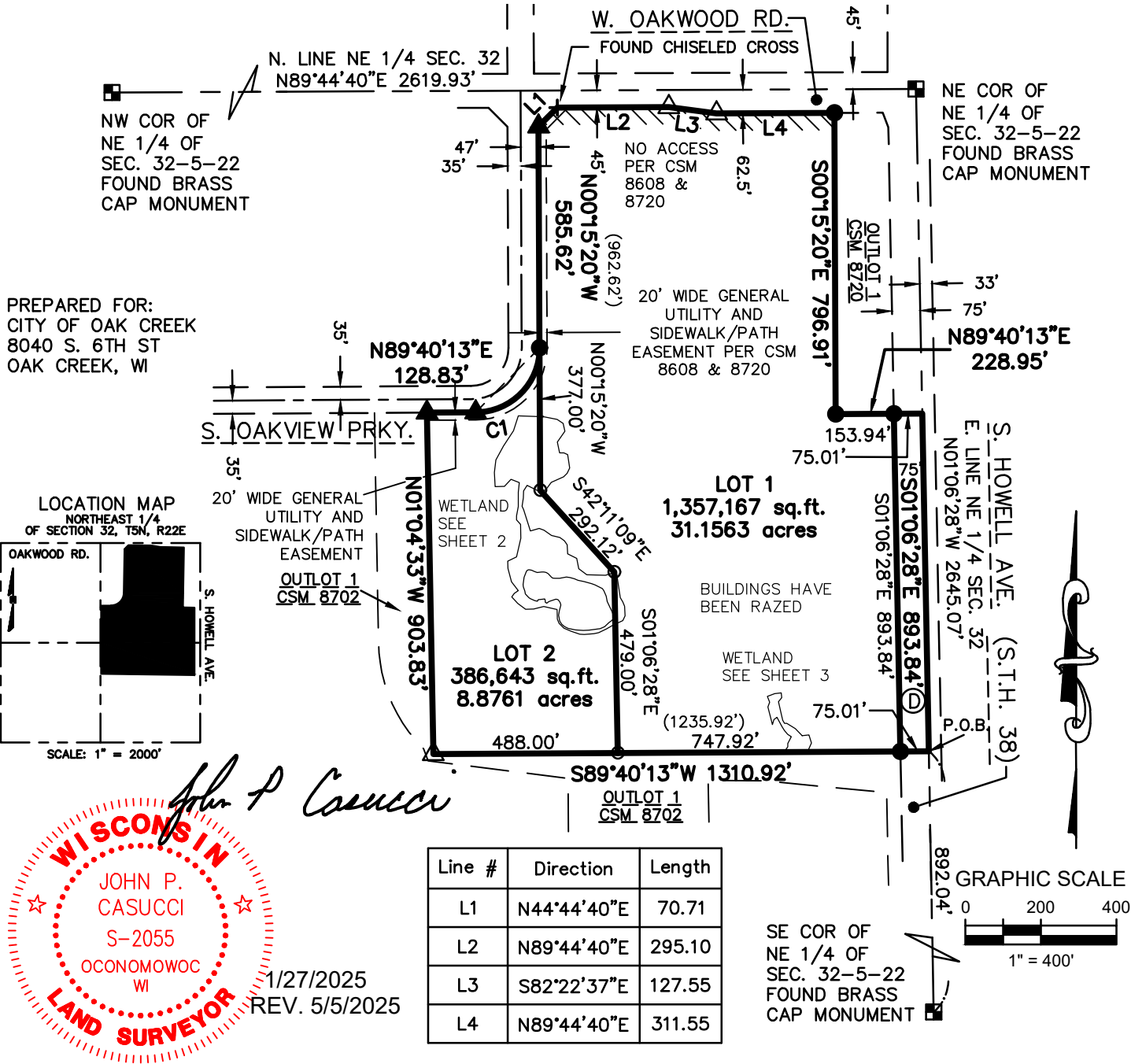
- Legend**
- Zoning
 - Official Street Map
 - Parcels
 - FloodFringe2024
 - Floodway2024

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 8720 and Lands, being in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

- ▲ INDICATES FOUND MAG NAIL
- △ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- Ⓢ INDICATES DEDICATED TO THE CITY OF OAK CREEK FOR PUBLIC ROAD PURPOSES. 67,037 SQUARE FEET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, T5N, R22E, WHICH BEARS N01°06'28"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).



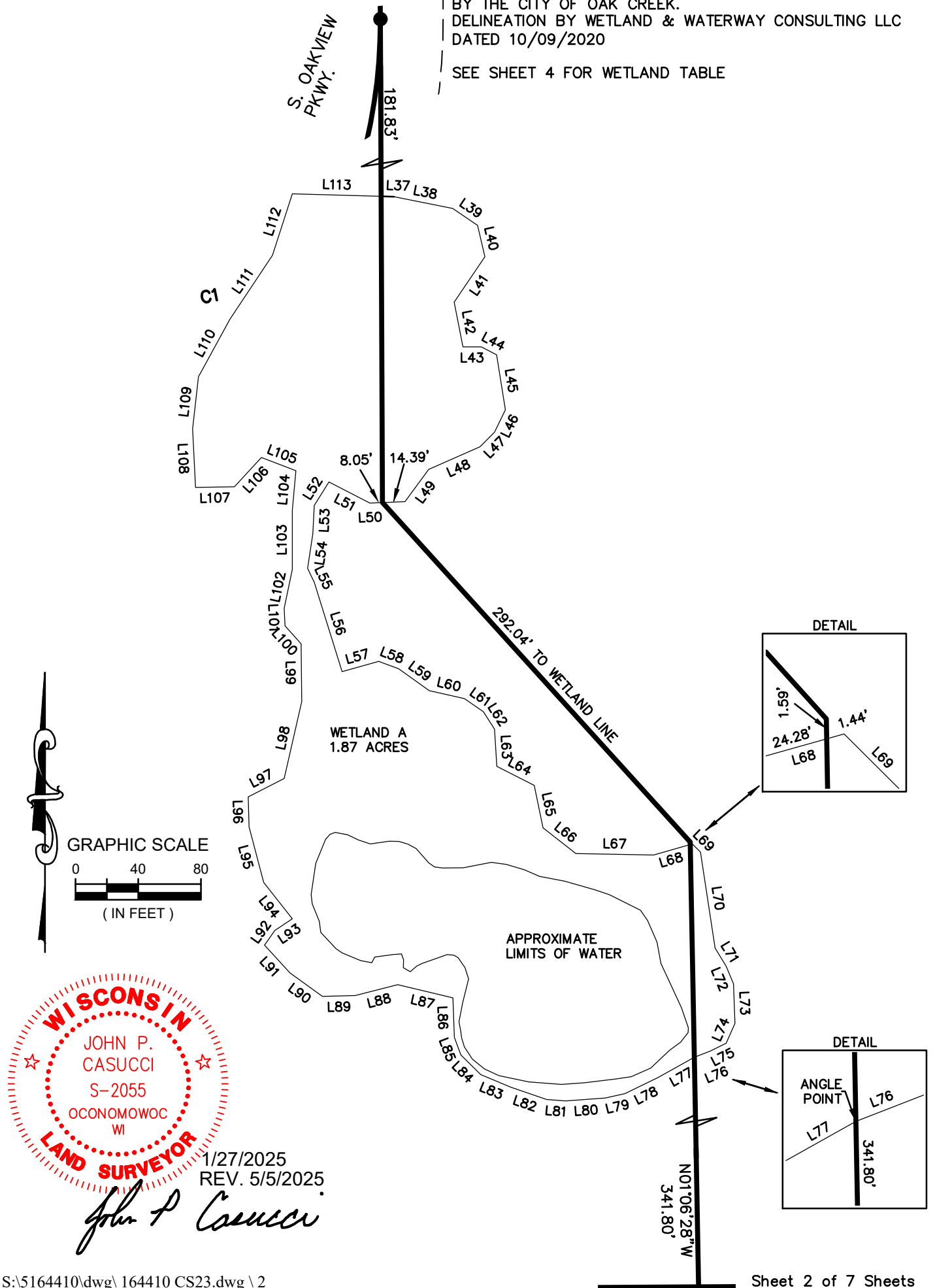
Curve #	Length	Radius	Chord Bearing	Chord	Delta
C1	266.82	170.00	N44°42'26.5"E	240.26	89°55'33"

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being in the Northeast 1/4 and Southeast 1/4 of the Northeast
1/4 of Section 32, in Township 5 North, Range 22 East, in the
City of Oak Creek, Milwaukee County, Wisconsin.

WETLAND LINE AND EDGE OF WATER PROVIDED DIGITALLY
BY THE CITY OF OAK CREEK.
DELINEATION BY WETLAND & WATERWAY CONSULTING LLC
DATED 10/09/2020

SEE SHEET 4 FOR WETLAND TABLE

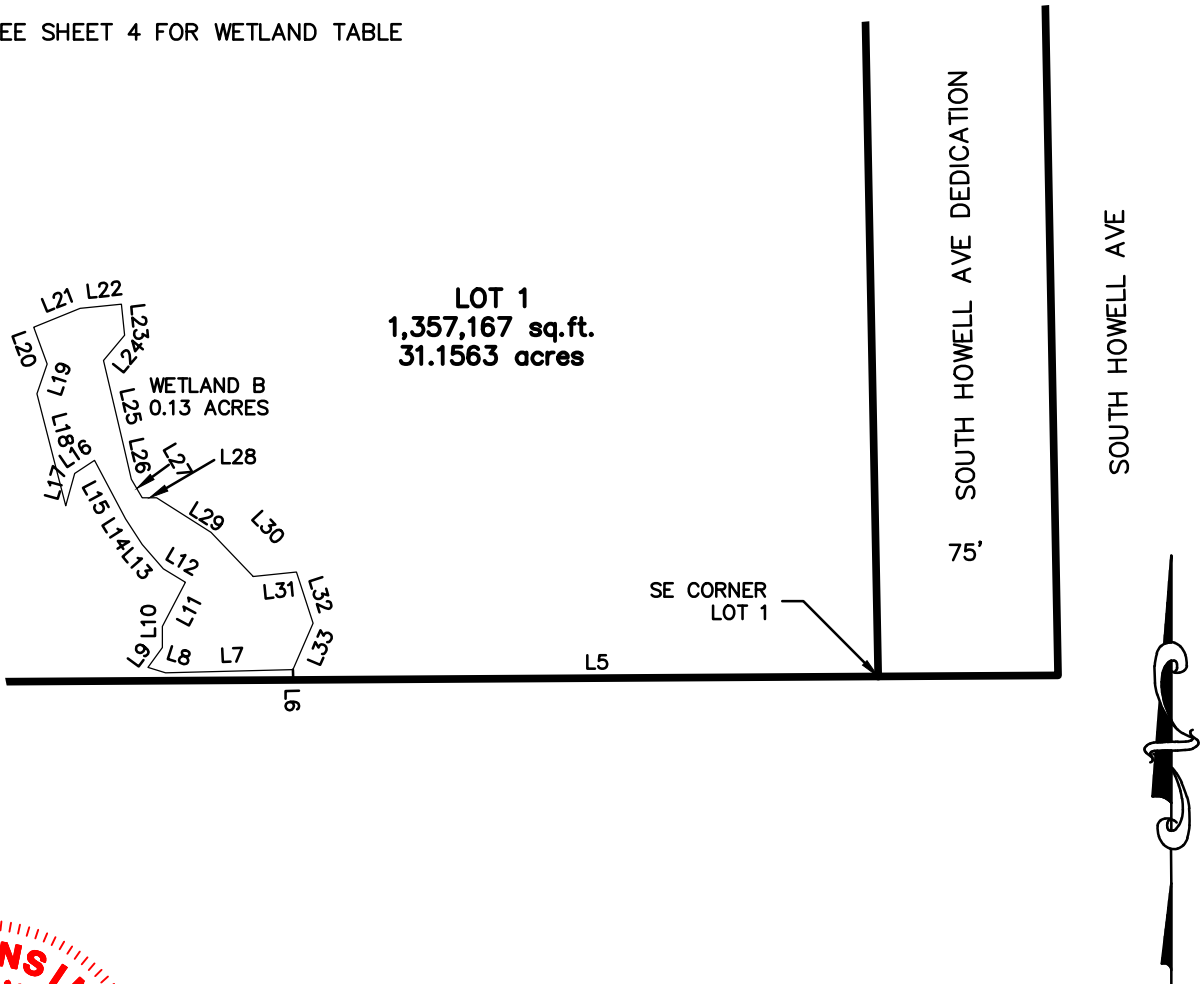


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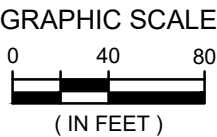
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SEE SHEET 4 FOR WETLAND TABLE



WISCONSIN
JOHN P. CASUCCI
S-2055
OCONOMOWOC
WI
LAND SURVEYOR
1/27/2025
REV. 5/5/2025
John P. Casucci



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 8720 and Lands,
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1/4 of Section 32, in Township 5 North, Range 22 East, in the
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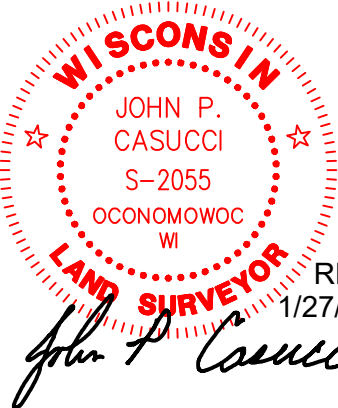
WETLAND LINE TABLE
(BOLD LINE INDICATES LEAD-IN DIMENSION)

Line Table		
Line #	Direction	Length
L5	S89°40'13"W	243.75
L6	N00°19'47"W	4.29
L7	S88°30'26"W	53.12
L8	N72°39'27"W	7.74
L9	N35°51'31"E	10.25
L10	N00°00'02"E	8.77
L11	N27°43'05"E	20.85
L12	N59°03'19"W	10.77
L13	N40°50'10"W	13.42
L14	N33°07'53"W	12.67
L15	N27°51'55"W	27.66
L16	S56°19'50"W	9.99
L17	S15°26'02"W	13.88
L18	N14°26'46"W	48.13
L19	N18°26'55"E	13.13
L20	N19°59'48"W	16.20
L21	N67°58'46"E	20.92
L22	N83°50'06"E	17.19
L23	S06°07'13"E	12.99
L24	S39°34'55"W	13.77
L25	S13°10'01"E	36.49
L26	S13°08'35"E	14.22
L27	S30°29'05"E	9.10
L28	S89°59'58"E	6.00
L29	S57°41'59"E	26.77
L30	S43°33'10"E	25.47

Line Table		
Line #	Direction	Length
L31	N84°08'56"E	18.10
L32	S18°04'22"E	22.33
L33	S23°12'53"W	21.09
L34	N01°04'33"W	552.87
L35	N88°55'27"E	18.40
L36	N89°40'13"E	219.76
L37	S88°21'09"E	8.27
L38	S78°41'53"E	38.10
L39	S55°56'33"E	19.17
L40	S13°06'03"E	20.60
L41	S34°08'07"W	34.96
L42	S11°08'13"E	29.02
L43	S89°59'58"E	11.68
L44	S62°22'18"E	11.07
L45	S09°05'48"E	35.45
L46	S26°07'01"W	15.86
L47	S45°01'21"W	13.21
L48	S66°07'49"W	35.75
L49	S36°02'56"W	25.40
L50	S87°36'59"W	22.44
L51	N62°38'23"W	29.45
L52	S32°01'32"W	17.62
L53	S02°56'19"W	18.23
L54	S08°28'41"W	22.18
L55	S25°21'46"E	9.81
L56	S17°18'45"E	59.64
L57	N74°22'11"E	24.25
L58	S69°41'26"E	13.45
L59	S54°28'57"E	24.10
L60	S77°06'07"E	23.00

Line Table		
Line #	Direction	Length
L61	S55°19'30"E	14.77
L62	S32°50'01"E	13.06
L63	S03°22'06"E	23.84
L64	S63°00'17"E	26.73
L65	S11°41'52"E	27.64
L66	S52°08'45"E	26.62
L67	S88°55'10"E	49.52
L68	N74°12'34"E	25.72
L69	S45°01'19"E	7.26
L70	S08°41'11"E	61.85
L71	S30°58'56"E	13.61
L72	S22°38'07"E	12.14
L73	S02°07'20"E	25.22
L74	S23°58'47"W	13.79
L75	S63°27'10"W	11.49
L76	S68°38'42"W	10.71
L77	S60°54'33"W	26.54
L78	S63°57'52"W	23.39
L79	S77°28'51"W	12.92
L80	S85°46'03"W	25.29
L81	N85°36'16"W	12.18
L82	N70°52'46"W	24.22
L83	N67°29'40"W	20.73
L84	N45°01'16"W	17.83
L85	N20°34'13"W	11.96
L86	N02°07'20"W	25.22
L87	N76°33'50"W	36.08
L88	S75°30'40"W	27.98
L89	S88°43'42"W	21.02
L90	N53°59'35"W	25.40
L91	N42°40'05"W	24.12
L92	N35°00'48"E	11.40
L93	N56°19'49"E	13.47
L94	N38°16'14"W	29.44
L95	N14°45'14"W	36.68
L96	N01°23'52"W	19.14
L97	N62°59'14"E	25.69
L98	N12°53'07"E	50.27
L99	N00°43'31"W	36.87
L100	N41°56'57"W	15.39

Line Table		
Line #	Direction	Length
L101	N02°23'15"W	11.21
L102	N11°44'03"E	25.26
L103	N00°00'02"E	37.80
L104	N05°17'42"E	25.31
L105	N69°03'30"W	23.50
L106	S42°47'28"W	25.44
L107	S88°55'14"W	24.76
L108	N02°51'51"W	37.38
L109	N06°26'03"E	33.35
L110	N28°34'43"E	41.98
L111	N33°42'39"E	48.81
L112	N17°49'55"E	41.18
L113	S88°21'09"E	56.67



REV. 5/5/2025
1/27/2025

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 8720 and Lands, being in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 1, Certified Survey Map No. 8720 and Lands, being in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 32; thence North 01° 06' 28" West along the East line of said 1/4 Section a distance of 892.04 feet to the point of beginning of lands to be described; thence South 89° 40' 13" West along the Northerly line of said Outlot 1310.92 feet to a point; thence North 01° 04' 33" West along said Northerly line 903.83 feet to a point in the South line of South Oakview Parkway; thence North 89° 40' 13" East along said South line 128.83 feet to a point; thence Northeasterly along said South line and an arc of a curve to the left with an arc length of 266.82 feet, whose radius is 170.00 feet and whose chord bears North 44° 42' 26.5" East 240.26 feet to a point in the East line of said Parkway; thence North 00° 15' 20" West along said East line 585.62 feet to a point; thence North 44° 44' 40" East along said East line 70.71 feet to a point in the South line of West Oakwood Road; thence North 89° 44' 40" East along said South line 295.10 feet to a point; thence South 82° 22' 37" East along said South line 127.55 feet to a point; thence North 89° 44' 40" East along said South line 311.55 feet to the Northwest corner of Outlot 1 in Certified Survey Map No. 8720; thence South 00° 15' 20" East along the West line of said Outlot 796.91 feet to the Southwest corner of said Outlot; thence North 89° 40' 13" East along the South line of said Outlot 228.95 feet to a point in the East line of the Northeast 1/4 of said Section 32; thence South 01° 06' 28" East along said East line 893.84 feet to the point of beginning.

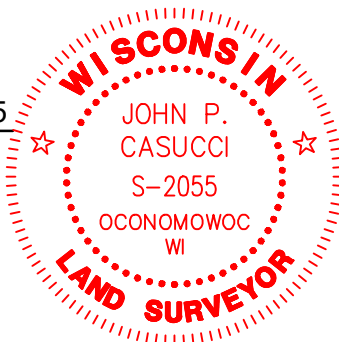
Said land contains 1,810,847 square feet or 41.5713 acres.

THAT I have made the survey, land division and map by the direction of: City of Oak Creek, A municipal corporation.

THAT the map 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 Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Oak Creek in surveying, dividing, and mapping the same.

January 27, 2025
Field date
REV. 5/5/2025



John P. Casucci (SEAL)
JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 8720 and Lands, being in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

City of Oak Creek, A municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Oconomowoc.

City of Oak Creek, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

IN Witness Whereof, City of Oak Creek has caused these presents to

be signed by Daniel J. Bukiewicz, its Mayor, this day of , 2025.

City of Oak Creek

Daniel J. Bukiewicz

STATE OF _____ }
 :SS
 COUNTY }

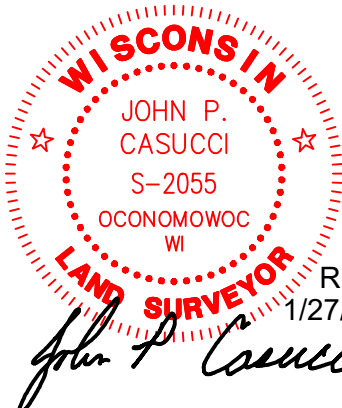
PERSONALLY came before me this day of , 2025,

Daniel J. Bukiewicz of the above named City of Oak Creek, to me known to be the person who executed the foregoing instrument, and to me known to be the Mayor of said corporation, and acknowledged that he executed the foregoing instrument.

(SEAL)

Notary Public, State of

My Commission Expires



REV. 5/5/2025
1/27/2025

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rgsmith.com

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PLAN COMMISSION APPROVAL

RESOLVED, that this Certified Survey Map, in the City of Oak Creek, is hereby recommended for approval by the Plan Commission on this _____, day of _____, 2025.

Date

Daniel J. Bukiewicz, Chairperson

COMMON COUNCIL APPROVAL

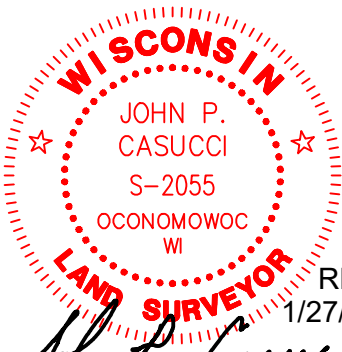
RESOLVED, that this Certified Survey Map, located in the City of Oak Creek, is hereby approved and dedication accepted by the Common Council, on this _____, day of _____, 2025.

Date

Daniel J. Bukiewicz, Mayor

Date

Catherine A. Roeske, City Clerk



REV. 5/5/2025
1/27/2025

THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055