



PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a request to divide the property at 4063 E. Oakwood Rd.

Applicant(s): Lisa D. and John P. Marshall, Owners

Address(es): 4063 E. Oakwood Road (4th Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map dividing the property at 4063 E. Oakwood Rd. be approved with the following conditions:

1. That all green infrastructure and/or stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of building permit applications for Lots 2 & 3.
2. 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): John P. Marshall and Lisa D. Marshall

Tax Key(s): 962-9026-000

Lot Size(s): 6.42 acres

Current Zoning District(s): Rs-1, Single Family Residential

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No **Floodplain:** ☐ Yes ☒ No

Comprehensive Plan: Single-Family Detached

Background: The Applicants are seeking a recommendation for approval of a Certified Survey Map (CSM) to divide the property located at 4063 E. Oakwood Rd. into three (3) residential lots. The 6.42-acre property is currently developed with a single-family home and three (3) accessory buildings clustered near the northwest corner of the lot. The proposed division would create one (1) 4.7-acre lot containing the

existing structures, and two (2) 0.86-acre lots intended for sale and future development as single-family homes. All three (3) lots have access to municipal sewer and water utilities.

Each of the proposed lots meets the minimum requirements of the Rs-1 Single-Family Residential District, as defined in Section 17.0301(b) of the Municipal Code. These standards require a minimum lot area of 21,780 square feet and a minimum lot width of 90 feet. The lots also comply with Section 14.122(b), which requires a minimum lot depth of 115 feet and sufficient dimensions to accommodate off-street service, parking, and loading facilities appropriate to the site's intended residential use.

The creation of two (2) new residential building lots will trigger requirements for compliance with Green Infrastructure regulations. Applicable permits will be required at the time of development.

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 August 19, 2025 meeting has been provided above. Approval of the Certified Survey Map does not constitute approval of a site plan and architectural review.

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:

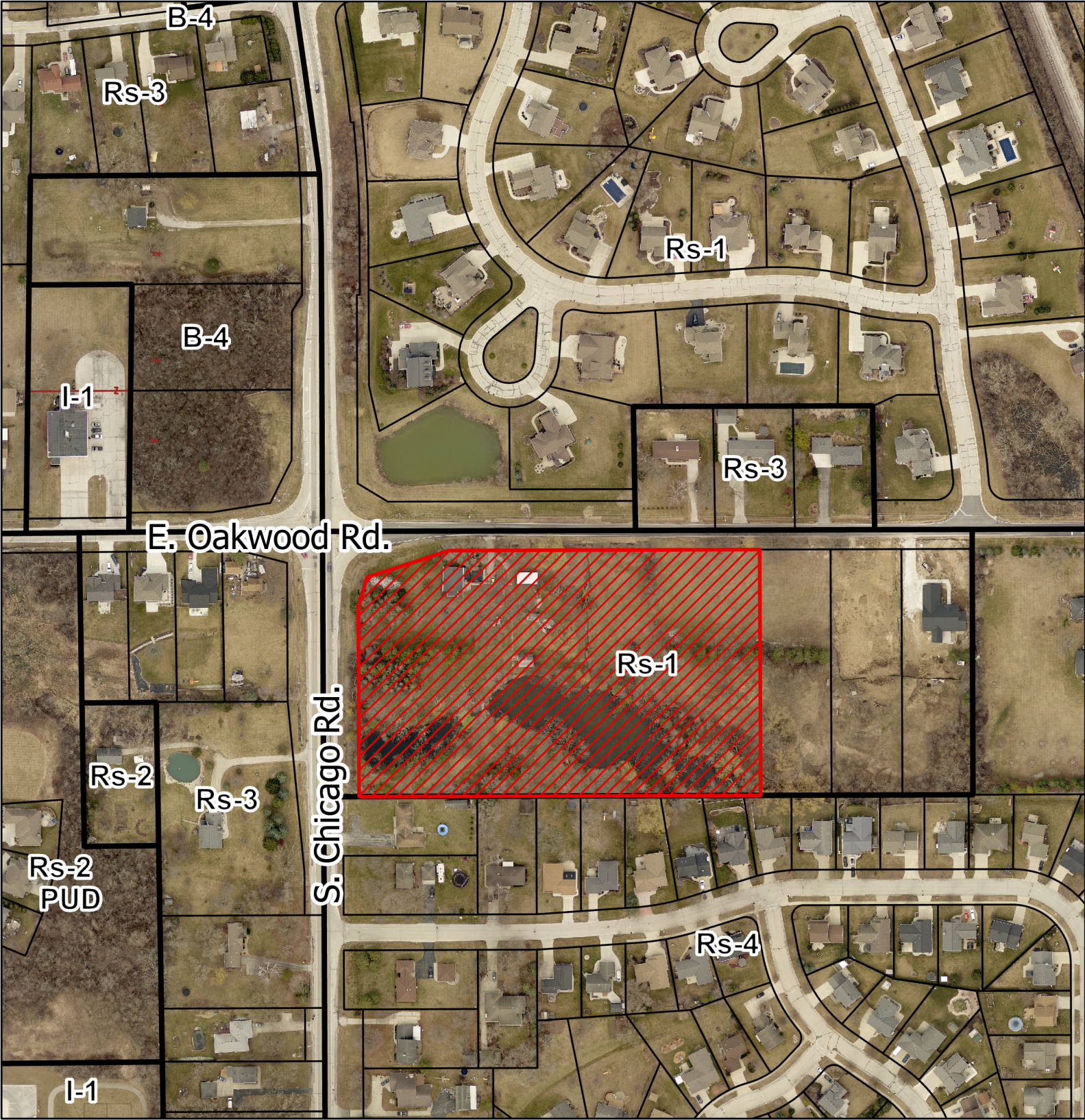
Location Map

Narrative (3 pages)

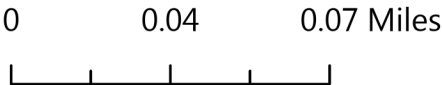
Proposed Certified Survey Map (5 pages)

Location Map








4063 E. Oakwood Rd.



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



Legend

-  Zoning
-  Floodway2024
-  Official Street Map
-  4063 E. Oakwood Rd.
-  Parcels
-  OCGIS.GIS.Carto_Line
-  FloodFringe2024

Proposed CSM & RS-1 Zoning Parcel Division

Location: 4063 Oakwood Road, City of Oak Creek, WI

Proposal: Divide the existing parcel into three: retain one lot and create **two new single-family residential lots** under RS-1 zoning.

1. Infrastructure Capacity – Water & Sewer

In 2018, Doug Seymour, then Oak Creek’s Director of Community Development, verified that the water and sewer infrastructure could support a two-lot development from this parcel. This verification was for the first and second CSM of the original parcel, a critical assurance that the municipal utilities have capacity, reducing the need for extensive public works or additional utility investment.

2. Alignment with City of Oak Creek Strategic Action Plan (2023–2027)

The City’s 2023–2027 Strategic Action Plan identifies “Thoughtful Development and a Prosperous Economy” as a core success factor. It encourages balanced growth, strengthening neighborhoods through residential development.

- Core Values like *Set the Path*, *Champion Positive Outcomes*, and *Strive Together* articulate the commitment to guided, sustainable growth.
- The Plan promotes strategies that support neighborhood infill while expanding the tax base through high-quality residential development.

By subdividing 4063 Oakwood Road, the project:

- Delivers “Thoughtful Development” by adding compatible, neighborhood-scaled homes.
 - Increases housing stock in RS-1, addressing one of the Strategic Action Plan’s explicit goals.
 - Supports economic vitality by expanding the tax base with modest, quality residential properties.
-

3. Positive Fiscal Impact – Tax Increment Without Public Investment

Although the parcel at 4063 Oakwood Road is not located within a Tax Incremental District (TID), the proposed division into two additional RS-1 single-family lots will still generate new tax increment for the City of Oak Creek.

- These new lots will result in increased assessed property value, adding to the City's general tax base.
- Unlike development within a TID, this project requires no upfront public investment in infrastructure, planning, or incentives.
- As a result, the full value of the tax increment produced by these lots will immediately benefit all taxing jurisdictions, including the City, school district, county, and technical college.
- This approach supports fiscally responsible growth, enhancing residential options while minimizing financial risk or burden to the City.

4. Summary – Positive Impacts & Strategic Fit

Benefit	Description
Utility Certainty	2018 confirmation by Doug Seymour ensures water/sewer capacity for two-lot split
Strategic Alignment	Infills homes in RS-1 consistent with Strategic Action Plan's emphasis on thoughtful growth and economic robustness
Tax Increment Without Public Investment	New lots contribute directly to the tax base without requiring City-funded infrastructure or subsidies
Fiscally Responsible Growth	Project delivers sustainable benefits without drawing on City resources

5. Recommendation & Conclusion

Based on comprehensive alignment with City planning objectives and demonstrated utility infrastructure capacity, the creation of two single-family lots from the 4063 Oakwood Rd parcel is:

1. Supported by existing water and sewer system confirmed in 2018.

2. Consistent with Strategic Action Plan goals of balanced residential growth and economic expansion.

3. A fiscally sound opportunity that enhances the tax base without City investment.

We request approval of the Certified Survey Map. This subdivision will meet Oak Creek's long-term vision, serve neighborhood needs, and provide sustainable financial benefits.

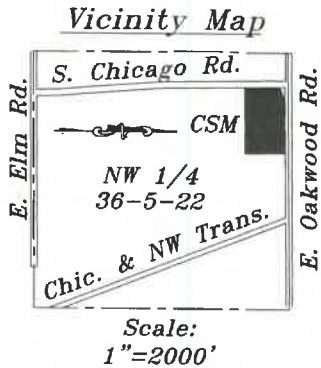
Thank you,

Lisa and John Marshall

414-339-5744

CERTIFIED SURVEY MAP NO.

Being a redivision of Lot 1 of CERTIFIED SURVEY MAP NO. 9237, part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Notes:

- - Denotes iron pipe found and accepted.
- - Denoted 1"x24" iron pipe set, weighing 1.13 lbs/lin. ft. min.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-27) (Feb. 2018), with the north line of the NW 1/4 of Section 36, T5N, R22E having an assumed bearing of N 89°49'19" E.

Zoning: RS-1 - Minimum bdlg. setbacks:

Front Yard - 30'
Side Yard - 10' each side
Rear Yard - 30'

Subject property lies in Zone X - area of minimal flooding per FEMA Map No. 55079C0251F, Effective Date 10/24/2024.

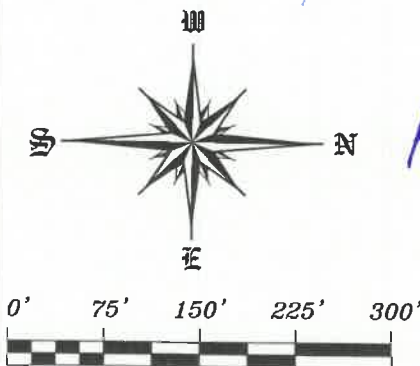
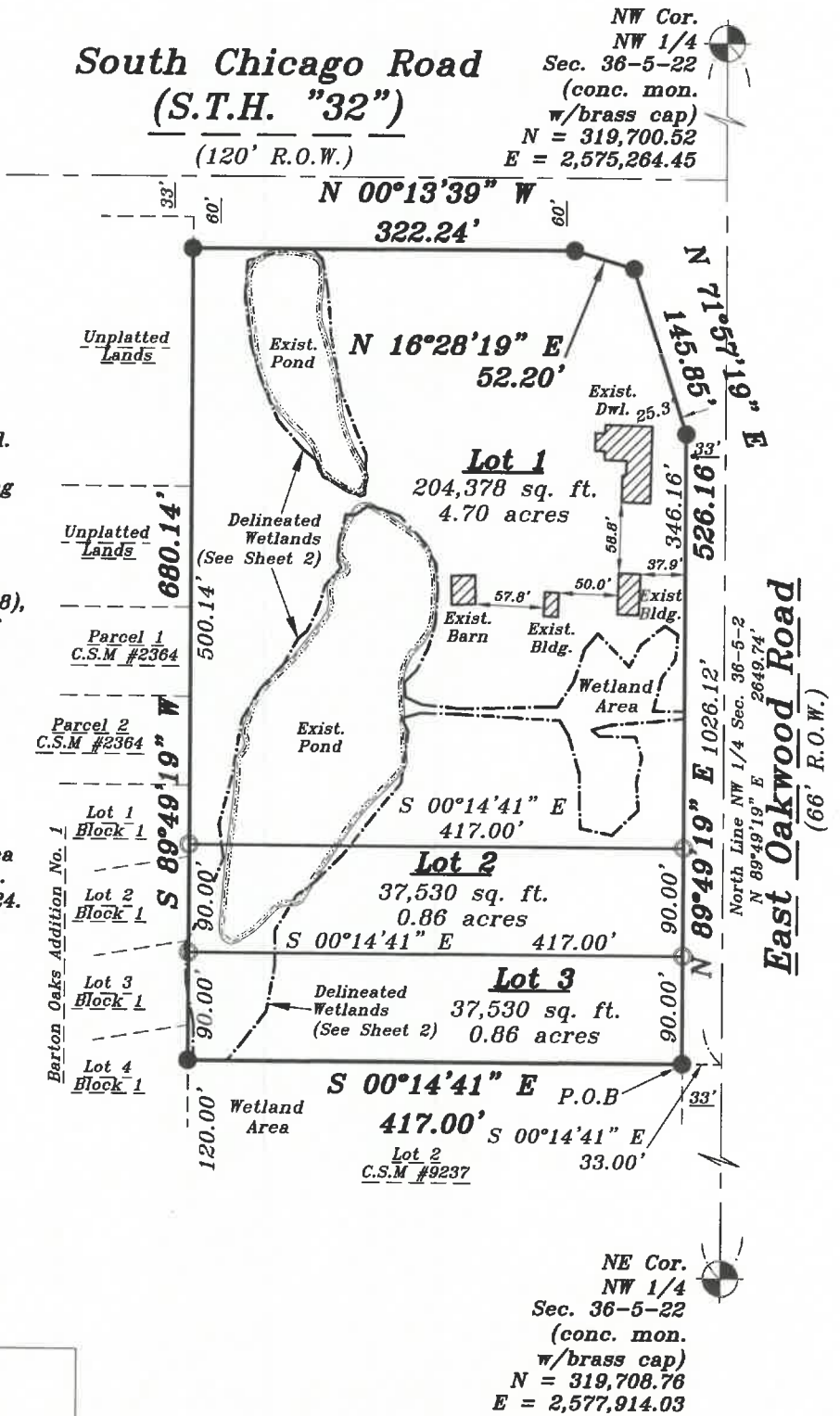
Tax Key No.: 9629026000

Prepared For:

John P. Marshall III
Lisa Damiani Marshall
10245 South Camden Court
Oak Creek, WI 53154
(414)339-5744

Prepared By:

Dennis C. Sauer, P.L.S.-2421
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53130
(414) 529-5380



Graphic Scale

Scale: 1"=150'

June 24, 2025

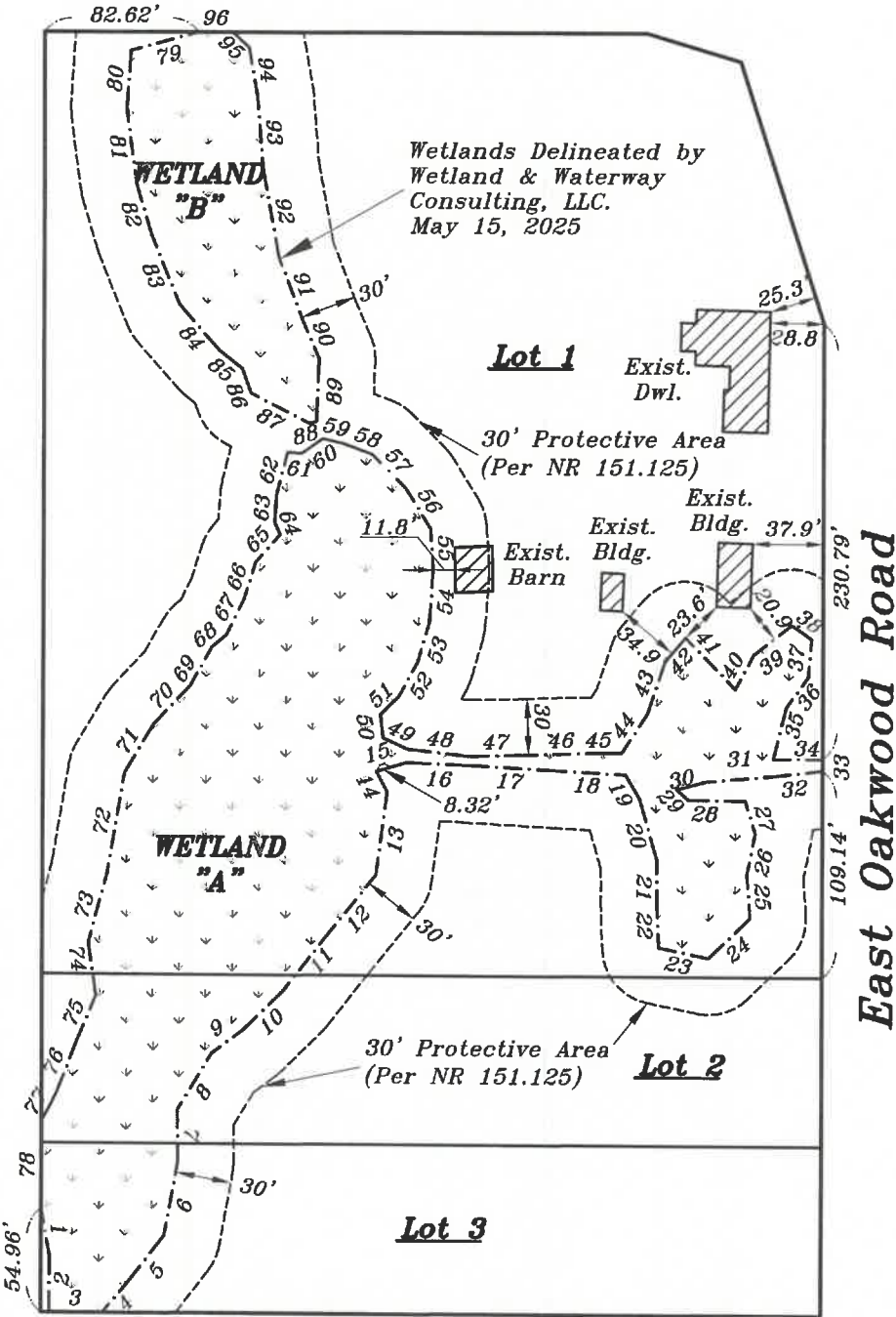
Sheet 1 of 5

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of CERTIFIED SURVEY MAP NO. 9237, part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

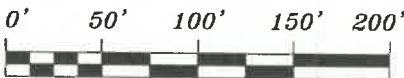
WETLANDS EXHIBIT

South Chicago Road



Prepared For:
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Graphic Scale
Scale: 1"=100'



June 24, 2025

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WETLANDS EXHIBIT
LINE TABLES

WETLAND "A"								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N79°05'15"E	24.65	27	S72°31'32"W	18.03	53	N74°08'51"W	22.28
2	S89°46'49"E	30.74	28	S00°36'38"W	30.59	54	N86°11'15"W	27.83
3	N00°14'41"W	28.56	29	S41°47'10"W	8.22	55	S86°03'08"W	21.91
4	N49°35'35"W	19.85	30	N14°38'07"W	16.09	56	S57°53'46"W	25.35
5	N52°13'28"W	32.70	31	N05°04'49"W	36.16	57	S44°46'15"W	25.27
6	N79°57'53"W	39.44	32	N06°52'20"W	26.67	58	S19°23'59"W	16.25
7	S89°18'58"W	28.40	33	S89°49'19"W	6.23	59	S12°47'29"W	11.28
8	N59°02'34"W	35.05	34	S00°32'22"E	26.63	60	S34°44'36"E	13.73
9	N36°53'47"W	20.60	35	N76°13'31"W	28.33	61	S03°35'44"W	7.63
10	N44°37'20"W	30.60	36	N54°27'07"W	20.10	62	S75°46'24"E	23.33
11	N52°08'25"W	36.30	37	N85°23'18"W	20.24	63	S86°24'06"E	14.66
12	N51°04'20"W	42.59	38	S34°46'30"W	13.03	64	N65°58'03"E	7.20
13	N82°34'52"W	44.01	39	S38°18'10"E	25.76	65	S48°30'25"E	19.61
14	S61°03'58"W	12.23	40	S62°23'30"E	20.81	66	S72°36'05"E	20.78
15	N16°52'06"W	16.95	41	S45°44'38"W	38.28	67	S64°30'31"E	21.00
16	N02°08'40"E	33.77	42	S50°06'31"E	16.93	68	S40°41'48"E	10.32
17	N02°55'44"E	45.91	43	S71°44'50"E	29.37	69	S61°07'29"E	23.42
18	N02°53'29"E	37.54	44	S57°10'38"E	25.03	70	S47°08'39"E	28.66
19	N59°09'53"E	14.48	45	S00°57'24"E	11.98	71	S59°19'02"E	30.23
20	N73°26'44"E	33.42	46	S02°04'04"E	40.27	72	S80°25'39"E	53.83
21	N89°36'09"E	22.93	47	S01°42'28"E	29.36	73	S74°59'15"E	37.53
22	N87°25'45"E	23.40	48	S05°57'06"W	32.88	74	N81°42'21"E	28.92
23	N11°30'18"E	27.16	49	S24°02'20"W	14.57	75	S67°25'28"E	25.13
24	N44°08'41"W	30.79	50	S82°24'08"W	12.49	76	S68°40'28"E	31.19
25	S85°34'39"W	23.31	51	N45°17'40"W	14.23	77	S62°09'54"E	16.60
26	N78°25'13"W	21.61	52	N62°00'10"W	20.77	78	N89°49'19"E	46.60

WETLAND "B"		
LINE	BEARING	LENGTH
79	S15°29'03"E	37.70
80	S86°14'36"E	31.26
81	N82°23'06"E	39.64
82	N73°25'59"E	29.31
83	N67°45'33"E	39.42
84	N48°13'45"E	32.30
85	N38°11'22"E	15.61
86	N69°39'05"E	13.63
87	N26°27'58"E	35.14
88	N16°13'43"W	3.81
89	N87°54'37"W	33.13
90	S66°13'17"W	22.03
91	S68°51'53"W	35.84
92	S79°28'01"W	47.25
93	S85°20'06"W	38.96
94	S79°57'44"W	26.70
95	S42°36'51"W	11.88
96	S00°13'39"E	17.98

Prepared For:
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June 24, 2025

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of CERTIFIED SURVEY MAP NO. 9237, part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 9237, part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded & described as follows:

Commencing at the Northwest corner of said Northwest 1/4; thence N 89°49'19" E along the North line of said Northwest 1/4, 1026.12 feet to a point; thence S 00°14'41" E, 33.00 feet to a point on the south right-of-way line of East Oakwood Road, said point being the point of beginning of the lands to be described; thence continuing S 00°14'41" E, 417.00 feet to a point; thence S 89°49'19" W, 680.14 feet to a point on the east right-of-way line of South Chicago Road (S.T.H. "32"); thence N 00°13'39" W along said east right-of-way line, 322.24 feet to a point; thence N 16°28'19" E along said east right-of-way line, 52.20 feet to a point; thence N 71°57'19" E along said east right-of-way line, 145.85 feet to a point on the south right-of-way line of East Oakwood Road; thence N 89°49'19" E along said south right-of-way line, 526.16 feet to the point of beginning.

Said lands containing 279,438 square feet (6.42 acres).

That I have made such survey, land division and map by the direction of John P. Marshall III & Lisa Damiani Marshall, husband and wife, owners of said land.

That such 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 the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same.

June 24, 2025

Date



Dennis C. Sauer

Professional Land Surveyor S-2421

PREPARED FOR:

John Marshall III
Lisa Damiani Marshall
10245 South Camden Court
Oak Creek, WI 53154

PREPARED BY:

Dennis C. Sauer, P.L.S.
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

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OWNER'S CERTIFICATE

John P. Marshall III and Lisa Damiani Marshall, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek.

WITNESS the hand and seal of said owners this _____ day of _____, 20____.

John P. Marshall III, Owner

Lisa Damiani Marshall, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, John P. Marshall III and Lisa Damiani Marshall, owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Oak Creek on this _____ day of _____, 20____.

Daniel J Bukiewicz, Chairman
City of Oak Creek

Douglas W. Seymour, Corresponding
Secretary, City of Oak Creek

COMMON COUNCIL APPROVAL

APPROVED and DEDICATION ACCEPTED by the Common Council of the City of Oak Creek on this _____ day of _____, 20____, by Resolution No. _____.

Daniel J Bukiewicz, Mayor
City of Oak Creek

Catherine A. Roeske, Clerk
City of Oak Creek

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421

