



## PLAN COMMISSION REPORT

Proposal:	The Prairie – vicinity of S. 27 <sup>th</sup> St. and W. Drexel Ave. Comprehensive Plan Amendment (Resolution) (1 agenda item) Official Map Amendment (1 agenda item) Rezone of several properties (3 agenda items) Planned Unit Developments (PUDs) (2 agenda items) Certified Survey Maps (3 agenda items)
Description:	<p>Review a request to amend the Comprehensive Land Use category from Mixed Use to Multifamily, Single-Family Detached and Single-Family Attached for the properties located at 7332, 7412, 7430, 7478, 7546, 7610, 7628, and 7640 S. 27th St., and from Mixed Use to Commercial for the property located at 2500 W. Drexel Ave.</p> <p>Review a request to remove a portion and create portions of the future street pattern on the Official Map in the vicinity of S. 27<sup>th</sup> St. and W. Drexel Ave.</p> <p>Review a request to rezone certain properties from various zoning districts to Rm-1 Multi-Family Residential District.</p> <p>Review a request to rezone certain properties from various zoning districts to Rd-1 Two-Family Residential District.</p> <p>Review a request to rezone certain properties from various zoning districts to Rs-4 Single-Family Residential District.</p> <p>Review a request to establish two (2) Planned Unit Development Overlay Districts.</p> <p>Review a request to combine and reconfigure several properties through three (3) Certified Survey Maps.</p>
Applicant(s):	Mark Lake, OC 27, LLC Brian Konyn, Walden OC, LLC Brian Konyn, Northwestern Mutual Life Ins Co.
Address(es):	7332, 7412, 7430, 7430R, 7478, 7478R, 7546, 7610, 7628, and 7640 S. 27th St., 7465 S. 13 <sup>th</sup> St., 1930 W. Drexel Ave., and 2500 W. Drexel Ave. (2 <sup>nd</sup> Aldermanic District)
Suggested Motions:	Item 7. Approval of a Resolution to adopt an amendment to the City of Oak Creek 2020 Comprehensive Plan Land Use category from Mixed Use to Multifamily, Single-Family Detached and Single-Family Attached for the properties located at 7332, 7412, 7430, 7478, 7546, 7610, 7628, and 7640 S. 27th St., and from Mixed Use to

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Commercial for the property located at 2500 W. Drexel Ave. (Tax Key Nos. 762-9007-001, 762-9993-000, 762-9992-003, 762-9991-003, 785-9999-003, 785-9001-003, 785-9998-001, 785-9002-002, 785-9003-001)

Item 8. That the Plan Commission recommends Common Council approval of an Official Map amendment affecting the parcels located at 7332, 7430, 7430R, 7478, and 7478R S. 27<sup>th</sup> St., 7465 S. 13th St., 1930 W. Drexel Ave., 7546, 7610, and 7640 S. 27th St., after a public hearing. (Tax Key Nos. 762-9007-001, 762-9992-003, 762-9992-002, 762-9991-003, 762-9991-001, 763-9995-000, 784-9022-000, 785-9999-003, 785-9001-003, 785-9002-002)

Item 9. That the Plan Commission recommends Common Council approval of a request to rezone all, or portions of, the properties located at 7412, 7430, 7478, 7546, 7610, 7628, and 7640 S. 27th St. from Rs-1 Single-family Residential District, Rs-2 Single-family Residential District, Rd-1 Two-family Residential District, ER Equestrian Residential District, B-4 General Business District to Rm-1 Multi-Family Residential District, after a public hearing. (Tax Key Nos. 762-9993-000, 762-9992-003, 762-9991-003, 785-9999-003, 785-9001-003, 785-9998-001, 785-9002-002)

Item 10. That the Plan Commission recommends Common Council approval of a request to rezone all, or portions of, the properties located at 7332, 7430, 7478, and 7546 S. 27th St. from Rs-1 Single-family Residential District, Rs-2 Single-family Residential District, and B-4 General Business District to Rd-1 Two-Family Residential District, after a public hearing. (Tax Key Nos. 762-9007-001, 762-9992-003, 762-9991-003, 785-9999-003)

Item 11. That the Plan Commission recommends Common Council approval of a request to rezone all, or portions of, the properties located at 7332, 7430, 7478, 7546, 7610, and 7640 S. 27th St. from Rs-1 Single-family Residential District, Rs-2 Single-family Residential District, ER Equestrian Residential District to and Rs-4 Single-Family Residential District (no change to FW Floodway District), after a public hearing. (Tax Key Nos. 762-9007-001, 762-9992-003, 762-9991-003, 785-9999-003, 785-9001-003, 785-9002-002)

Item 12. That the Plan Commission recommends Common Council approval of a request establish/rezone all, or portions of, the properties located at 7412, 7430, 7478, and 7546 S. 27th St. to Planned Unit Development Overlay District (PUD) for a proposed multi-family residential development, after a public hearing, and subject to Conditions and Restrictions that will be prepared for the Commission's review at their next meeting (August 26, 2025). (Tax Key Nos. 762-9993-000, 762-9992-003, 762-9991-003, 785-9999-003)

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Item 13. That the Plan Commission recommends Common Council approval of a request establish/rezone all, or portions of, the properties located at 7430, 7478, and 7546 S. 27th St. to Planned Unit Development Overlay District (PUD) for a proposed multi-family residential development, after a public hearing, and subject to Conditions and Restrictions that will be prepared for the Commission's review at their next meeting (August 26, 2025). (Tax Key Nos. 762-9992-003, 762-9991-003, 785-9999-003)

Item 14. That the Plan Commission recommends to the Common Council that the Certified Survey Map subdividing and reconfiguring all of, or portions of, the properties located at 7332, 7412, 7430, 7478, 7546, 7610, 7628, and 7640 S. 27th St., be approved with the following condition:

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.
2. That new utility easements, as applicable and where possible, be added prior to recording.

Item 15. That the Plan Commission recommends to the Common Council that the Certified Survey Map subdividing and reconfiguring all of, or portions of, the properties located at 7332, 7412, 7430, 7478, and 7546 S. 27th St., be approved with the following condition:

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.
2. That new utility easements, as applicable and where possible, be added prior to recording.

Item 16. That the Plan Commission recommends to the Common Council that the Certified Survey Map subdividing and reconfiguring all of, or portions of, the properties located at 7430, 7478, 7543, 7610, 7628, and 7640 S. 27th St., be approved with the following condition:

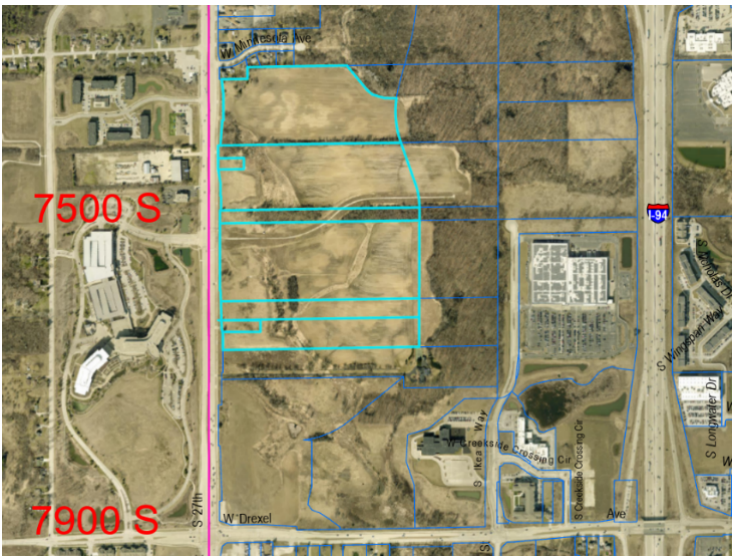
1. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for
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compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

- 2. That new utility easements, as applicable and where possible, be added prior to recording.

Owner(s):	Walden OC, LLC and Northwestern Mutual Life Ins Co.	
Tax Key(s):	762-9007-001, 762-9993-000, 762-9992-003, 762-9991-003, 785-9999-003, 785-9001-003, 785-9998-001, 785-9002-002, 784-9022-000, 785-9003-001	
Lot Size(s):	87.4561 ac TOTAL	
Current Zoning District(s):	Rs-1, Single Family Residential Rd-1, Two-Family Residential B-4, Highway Business	Rs-2, Single Family Residential ER. Equestrian Residential FW, Floodway
Overlay District(s):	N/A	
Wetlands:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comprehensive Plan:	Mixed Use	

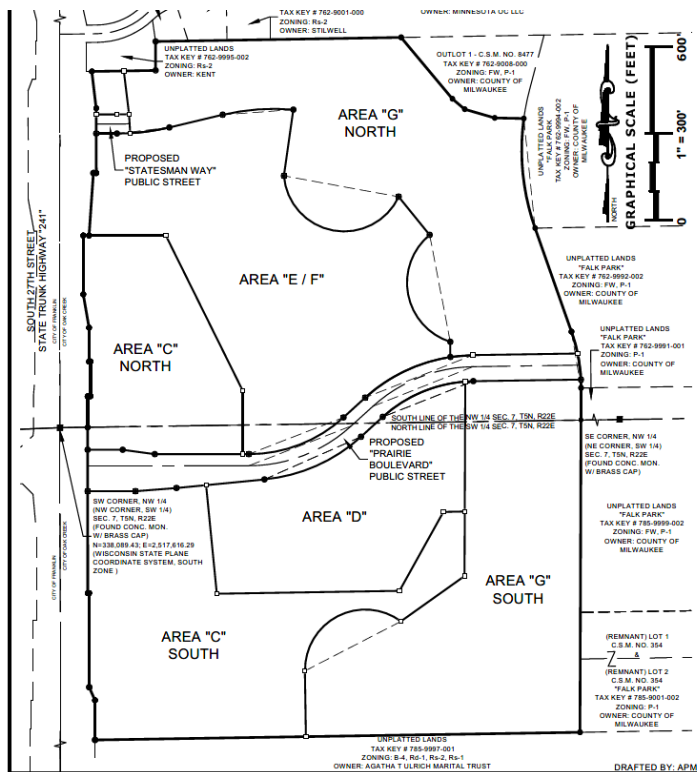
**Background:** Northwestern Mutual Life Insurance Co., and its subsidiary, Walden OC, LLC, own approximately 115 acres of land north of W. Drexel Ave., east of S. 27<sup>th</sup> St. (the “Property”). There is an additional 3.4-acre stormwater retention parcel south of W. Drexel Ave. that Walden OC, LLC owns, to accommodate development of the north land. The Applicant, OC 27, LLC is a development partnership of Wangard Development, LLC and Siepmann Realty Corp., and has the Property under contract. The Applicant is proposing a residential development on the northern 87 acres of the 115 acres, and a commercial





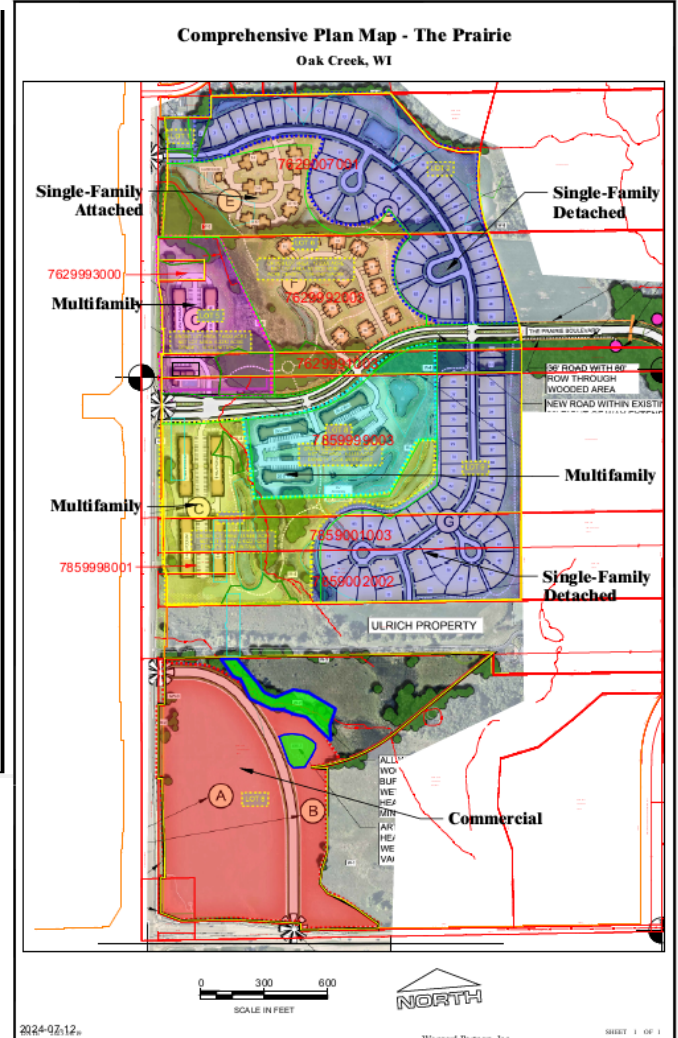
development on the southern 28 acres, called The Prairie. At this time, all agenda items for review are pertaining to only the northern 87 acres, EXCEPT for the Comprehensive Plan Land Use category amendment agenda item, which includes the 28 acres to the south. For simplicity purposes, since this is a very large and comprehensive project, staff is providing one (1) report for all 10 agenda items pertaining to the current development proposal of The Prairie. The northern 87 acres includes a variety of residential options: single-family detached homes, single-family attached duplexes/quads, and multi-family buildings. Items for consideration include a Comprehensive Land Use Map category amendment, and Official Map Amendment, three (3) areas of rezoning, two (2) PUD zoning overlays, and three (3) different Certified Survey Maps (CSMs) to carve out the land according to the residential development type. There are a total of eight (8) parcels owned by Walden OC, LLC, that are up for consideration for all of the application types, one (1) parcel owned by Northwestern Mutual Life Ins Co. that is up for consideration for the Comprehensive Plan Land Use category amendment, and three (3) Milwaukee County-owned parcels, which are impacted by the Official Map Amendment. The eight (8) parcels are highlighted in blue in the map on the previous page.





### Comprehensive Land Use Map Category

**Amendment:** The City's 2020 Comprehensive Plan, on page 42, highlights this area owned by Northwestern Mutual and encourages the development with a range of housing types and supporting commercial uses, which is exactly what the Applicant is proposing. All 115 acres are identified in the Land Use Map as Mixed Use. However, the Comp Plan defines Mixed Use as: *This land use primarily consists of properties that contain multiple, distinct uses stacked vertically within the same structure. The most common example of this land use is a first-floor commercial space with office or residential on the upper floors. This land use also includes horizontal mixed use development within Planned Unit Development Overlays (PUDs).* The challenge of meeting this definition is that the northern 87 acres of intended residential uses and the southern 28 acres of intended commercial uses are split by a 15.5-acre parcel (7700 S. 27<sup>th</sup> St.) that is owned by a different party, who at this time, is not interested in being a part of the development. With that being said, the development proposal does not meet the Mixed Use definition, so the application is to amend the Comprehensive Land Use category of northern 87 acres from Mixed Use to Multifamily, Single-Family Detached and Single-Family Attached, and to amend the Comprehensive Land Use category of southern 28 acres from Mixed Use to Commercial. The three (3) residential land use categories follow the land shapes that will be formed through multiple CSMs (CSM application details to be discussed later in the report). The Applicant has broken down the residential types into categories labeled as: Area C South, Area C North, Area D, Area E, Area F, Area G North and Area G South (see map above with the Areas labeled). The Multifamily land use category will cover Area C North, Area C South, and Area D. The Single-Family



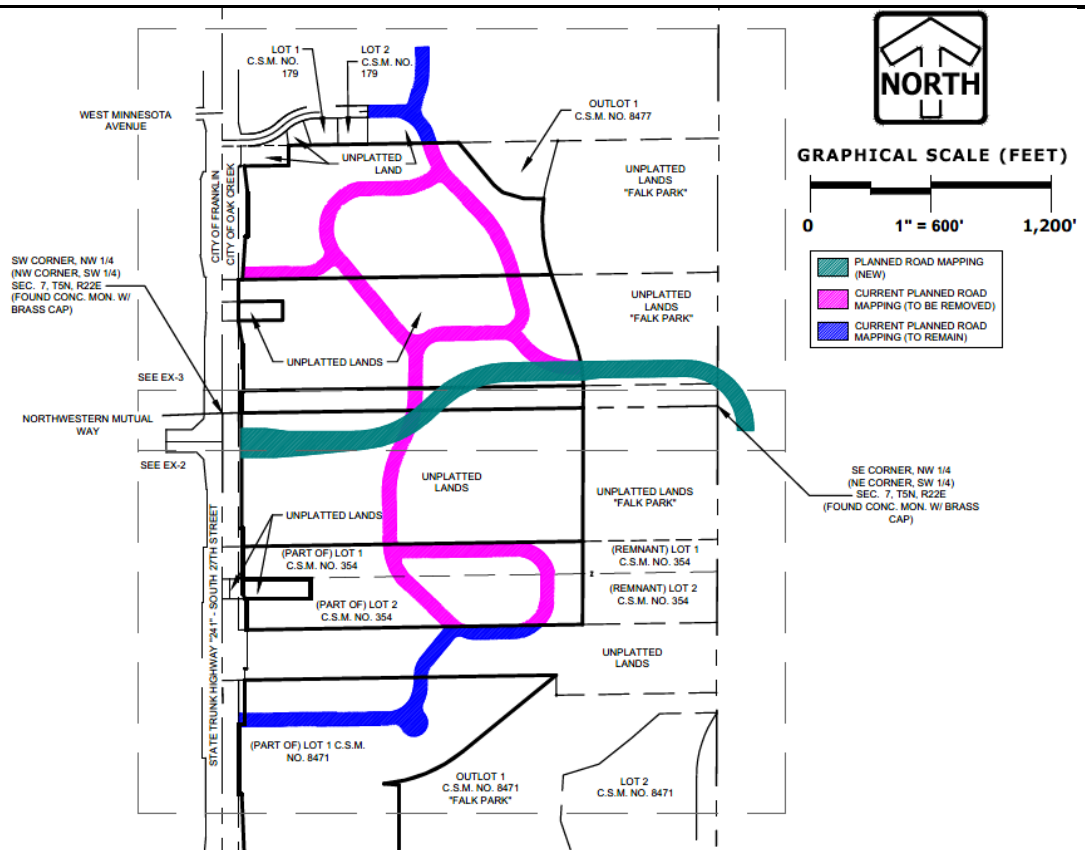


Detached land use category will cover Area G North and Area G South. The Single-Family Attached land use category will cover Area E and Area F. The 28 acres to the south is one (1) parcel already, and the application simply changes this land use category from Mixed Use to Commercial. State Statutes require that the Plan Commission solidify a recommendation of the Comprehensive Plan Land Use category amendment in the form of a resolution, which is attached to the report.

**Official Map Amendment (OMA):** The next application for consideration is to amend the Official Map in the vicinity of 27<sup>th</sup> and Drexel. The proposal includes two (2) steps: (1) eliminated the official road layout on six (6) parcels owned by Walden OC, LLC, and add an east/west road layout that connects S. IKEA Way to S. 27<sup>th</sup> St., which impacts four (4) parcels owned by Milwaukee County Parks. An easement for this intended east/west linkage was established years ago on Milwaukee County Parks land, and the official road layout is within the easement on County land. The proposed OMA



map/attachment labels the amendment in the following way: magenta/pink shows the existing road layout that will be eliminated, blue shows the existing road layout that will remain, and green shows a new road layout to accommodate The Prairie project and to accommodate the existing easement on Milwaukee County land. The proposed elimination of the magenta/pink road layout still allows for abutting properties to have access for future development. For example, the abutting property to the very north of The Prairie, will have access to their parcel from W. Minnesota Ave., even though the proposal eliminates the connection to the south. The proposal does not eliminate the Official Map layout through the southern commercial 28 acres at this time, so the property at 7700 S. 27<sup>th</sup> St. owned by a private third party that does not want to be a part of this proposed development, still has access to S. 27<sup>th</sup> St. through the blue planned road to the south, for future development purposes. It is anticipated that this southern area of planned road mapping will change again once the preliminary plat for the single-family parcels is presented before the Plan Commission, because the preliminary plat will have a road that would terminate to the north of 7700 S. 27<sup>th</sup> St., and that property owner could one day connect that way (instead of to the south), if desired. If the Common Council adopts the OMA as presented, when all is said and done, only the green and blue portions shown in the map on the next page, will exist.

**THE PRAIRIE****PINNACLE ENGINEERING GROUP**

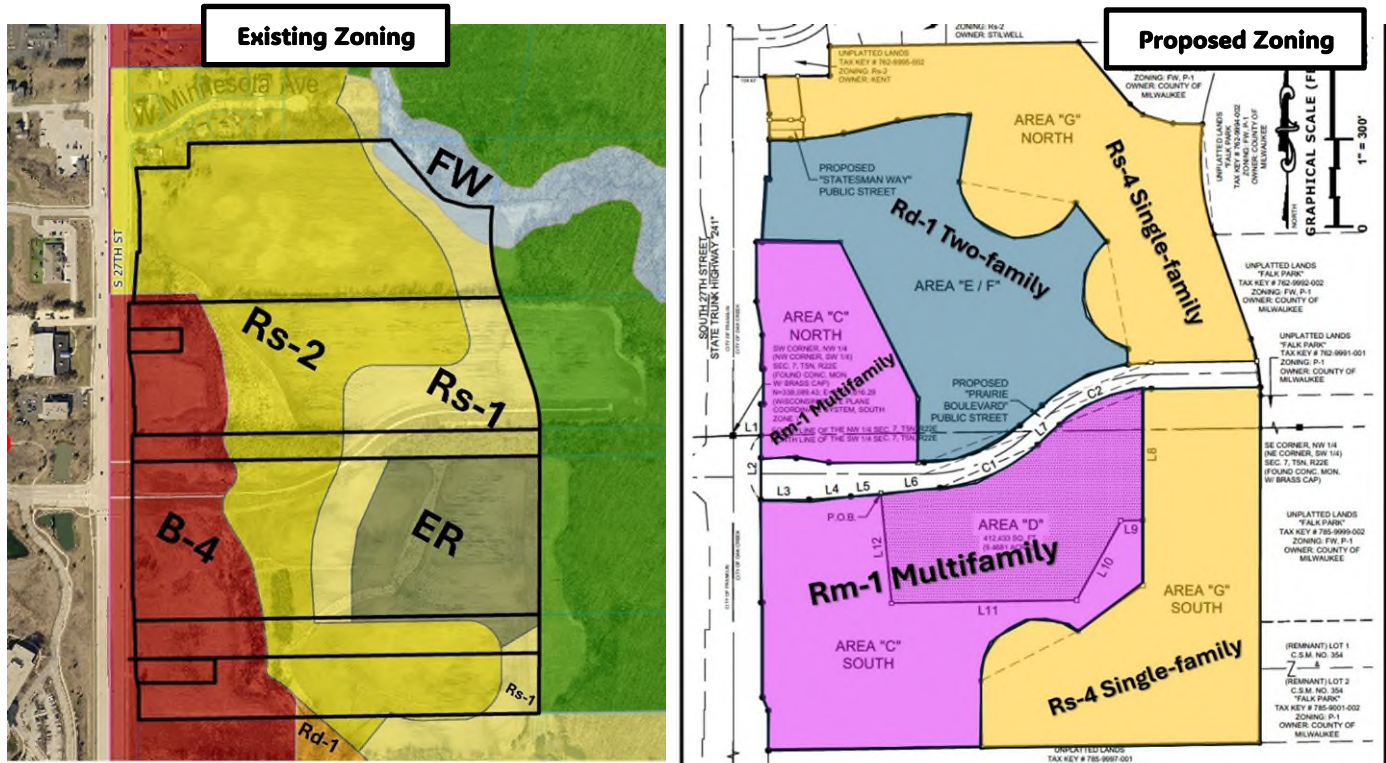
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM | 262-754-8888 |

**SHEET EX-1  
PLANNED ROAD OVERLAY - 7/10/2025****PLAN | DESIGN | DELIVER**

PEG JOB#6020.00

**Rezone:** There are three (3) rezoning application to consider as part of this proposal. The northern 87 acres are currently zoned an eclectic mixture of six (6) different zoning districts and the district lines don't follow parcel lines. Existing zoning districts include: Rs-1 Single-family Residential District, Rs-2 Single-family Residential District, Rd-1 Two-family Residential District, ER Equestrian Residential District, B-4 General Business District, and FW Floodway District. There is NO proposed zoning change to the FW Floodway District—that zoning district/boundary will remain untouched. The FW Floodway District slightly encroaches over the very northeast corner of the entire 87-acre project. The proposed zoning districts include: Rm-1 Multi-family Residential District, Rd-1 Two-family Residential District, and Rs-4 Single-Family Residential District. The proposed zoning districts follow the future parcel lines that will be established through Certified Survey Maps. A reminder that the project is broken down into various areas, based off of the residential type: Area C South, Area C North, Area D, Area E, Area F, Area G North and Area G South. The proposed rezonings follow the proposed Comprehensive Plan Land Use categories that were recommended for approval in agenda item #6. Rm-1 Multi-family Residential District will cover Areas C North and South, and Area D (Comp Plan land use category: Multifamily). Rd-1 Two-family Residential District will cover Areas E and F (Comp Plan land use category: Single-Family Attached). Rs-4 Single-family

Residential District will cover Areas G North and South (Comp Plan land use category: Single-Family Detached).



The Municipal Code identifies the purpose of each zoning district as follows:

- **Rm-1 Multi-family Residential District:** The Rm-1 Residential District is intended to provide for multifamily residential development at densities not exceeding 14.5 dwelling units per net acre.
- **Rd-1 Two-family Residential District:** The Rd-1 Residential District is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.
- **Rs-4 Single-family Residential District:** The Rs-4 Residential District is intended to provide for single-family residential development at densities not to exceed 5.4 dwelling units per net acre.

Bulk and Dimensional Standards for each zoning district are as follows:

- **Rm-1 Multi-family Residential District:** 15,000 sq. ft. lot area, 100 ft. lot width, 30 ft. front yard setback, 30 ft. street facing side yard setback, 10 ft. interior side yard setback, 25 ft. rear yard setback, 50% building coverage and 70% lot coverage.
- **Rd-1 Two-family Residential District:** 15,000 sq. ft. lot area, 7,500 sq. ft. lot area/DU, 100 ft. lot width, 30 ft. front yard setback, 30 ft. street facing side yard setback, 10 ft. interior side yard setback, 30 ft. rear yard setback, 50% building coverage.
- **Rs-4 Single-family Residential District:** 8,000 sq. ft. lot area, 60 ft. lot width, 25 ft. front yard setback, 25 ft. street facing side yard setback, 8 ft. interior side yard setback, 25 ft. rear yard setback, 50% building coverage.

Given the bulk and dimensional standards, the Applicant anticipates being able to develop the following:

- Within the Rm-1 Multi-family Residential District:
  - Area C North: two (2) 3-story 48-unit multi-family rental buildings (with underground parking) and a clubhouse, for a total of 96 units on Area C North.
  - Area C South: four (4) 3-story 48-unit multi-family rental buildings (with underground parking), for a total of 192 units on Area C South.
  - This area is described at C North and C South only due to the future right-of-way Prairie Blvd. splitting the multifamily layout.
  - Area D: four (4) 2-story 26-unit multi-family rental walk-up buildings (with detached garages), for a total of 104 units on Area D.
- Within the Rd-1 Two-family Residential District:
  - Area E: five (5) ranch quads condos, four (4) units each, for a total of 20 units, and a clubhouse.
  - Area F: 15 ranch duplex condos, two (2) units each, for a total of 30 units.
  - It is anticipated that a different developer will build this section of the development, so it is possible that the conceptual plan will change.
- Within the Rs-4 Single-family Residential District:
  - Area G: 97 single-family lots
  - This area is described at G North and G South only due to the future right-of-way Prairie Blvd. splitting the single-family vicinity.
- Each of these anticipated uses are permitted within their appropriate zoning district.

**Planned Unit Development (PUD) Overlay Districts:** The City's Zoning Code allows for a PUD overlay. Section 17.0701 of the Municipal Code describes the intent and purpose of PUDs: *The purpose of the regulations, standards, and criteria of the PUD is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of the PUD article (VII). The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the use and bulk and dimensional regulations as detailed in Article III. The planned development is intended to permit and encourage such flexibility and to accomplish the following purposes:*

- *To stimulate creative approaches to the commercial, residential, and mixed-use development of land.*
- *To provide more efficient use of land.*
- *To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations.*
- *To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities.*
- *To unify building and structures through design.*

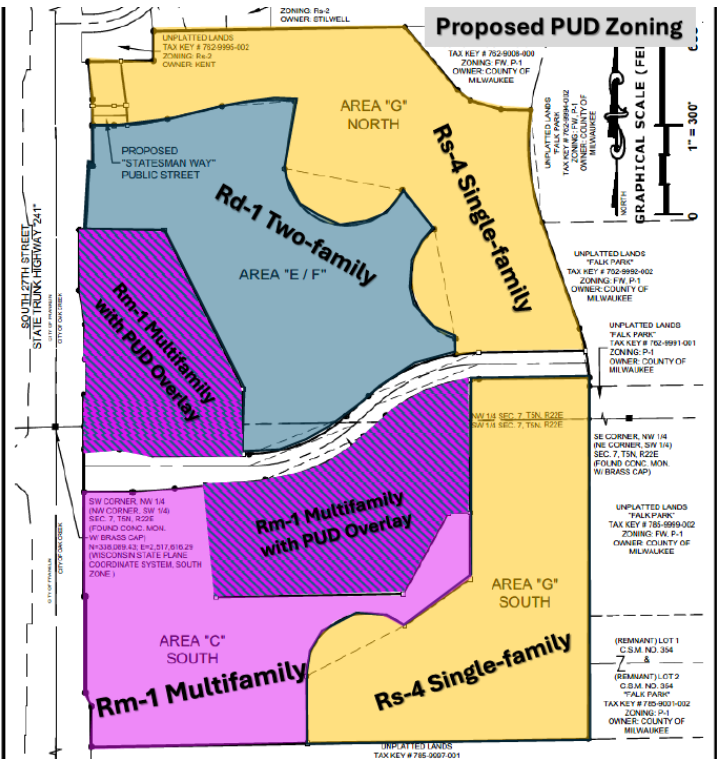


- *To promote long-term planning pursuant to the City of Oak Creek's Comprehensive Plan, which will allow harmonious and compatible land uses or combination of uses with surrounding areas.*

The Applicant is requesting to establish two (2) PUD overlay districts for the multifamily portion of The Prairie proposal. The first PUD request would exist over Area C North, which is proposed to have a base zoning district of Rm-1 Multifamily Residential District. This is the parcel with two (2) 3-story 48-unit multi-family rental buildings (with underground parking) and a clubhouse, for a total of 96 units on Area C North, along S. 27<sup>th</sup> St, north of Prairie Blvd. There are several reasons why a PUD is requested for Area C North:

- Section 17.0403 Residential Standards, describes “Dwelling, multifamily building,” and “Dwelling, multifamily complex.” In order to meet the “complex” definition, the parcel must contain more than two (2) multifamily buildings. The Area C South meets that definition, but Area C North does not (there are only two (2) buildings on Area C North). A “Dwelling, multifamily building” is limited to a density of 12 units per net acre of lot area, where a “Dwelling, multifamily complex” is allowed a density of 16 units per net acre of lot area. Given the land constraints, the Applicant is requesting a PUD overlay over Area C North to allow for greater density (approximately 15.47 units per net acre of lot area is being requested) on that particular parcel.
- Section 17.0403(c) requires that the main entrance to a multifamily dwelling building shall face the primary street. Again, given the site configuration and shared parking between the two (2) buildings in the center, the Applicant is requesting flexibility from this requirement.
- Section 17.0414 Accessory Use Standards, has limitations that will not meet the needs of the proposed clubhouse on Area C North. The request is to increase the allowable size of accessory buildings (current limit of 1,200 sq. ft.), to 5,600 sq. ft. to accommodate the 3,600 sq. ft. clubhouse and a 2,000 sq. ft. maintenance building; increase the allowable height from 20 ft. to 24 ft., and; to allow the accessory building to be along the front property line (the clubhouse would be built along S. 27<sup>th</sup> St.).

The second PUD request would exist over Area D, which is proposed to have a base zoning district of Rm-1 Multifamily Residential District. This is the parcel with four (4) 2-story 26-unit multi-family rental walk-up buildings (with detached garages), for a total of 104 units, in the center of the project, south of Prairie Blvd. There are several reasons why a PUD is requested for Area D:



1. Table 17.0501(h)(4) states that Dwelling, Multifamily complexes, require one (1) enclosed parking space per dwelling unit. The request is to reduce that to one (1) enclosed parking space for 58% of available units. Wangard Development is an established multifamily developer in the metro-Milwaukee area. Based on usage of their many similarly-designed walk-up apartment buildings, studios and 1 bedroom tenants quite often do not want to pay for enclosed parking. Wangard has dozens of these stacked flat buildings with anywhere from 18-26 units per building, and most have enclosed parking at roughly 58%.
2. Section 17.0403(b)(5) Residential Standards, requires that a maximum of one (1) curb cut shall be permitted per street frontage unless otherwise approved by the Plan Commission. The Applicant is requesting to have two (2) curb cuts at a city minimum separation of 300 ft.
3. Section 17.0414 Accessory Use Standards, has limitations that will not meet the needs of the proposed clubhouse on Area D. The request is to increase the allowable size of accessory buildings (current limit of 1,200 sq. ft.), to 8,000 sq. ft. to accommodate two (2) 2,900 sq. ft. 10-bay external garages to serve the four (4) 26-unit stacked flat buildings, and a 2,000 sq. ft. maintenance building, and; increase the allowable height from 20 ft. to 24 ft.

**Certified Survey Maps (CSMs):** The Applicant is proposing to subdivide and reconfigure the residential-use 87 acres of land on the northern portion of the site, through the process of three (3) different CSM applications. State Statutes limits CSMs to the reconfiguration of not more than four (4) parcels, hence three (3) applications to eventually get to the final product of seven (7) parcels. In addition to the creation of seven (7) parcels, the east/west right-of-way, Prairie Blvd., will be created as a result of CSM 1.

“CSM 1”: Subdivide 87.4561 acres into four (4) lots.

- Lot 1 – 0.3809 acres, to be used as a single-family home, located at the very northwest corner of the project along S. 27<sup>th</sup> St. This is within Area G North. This Lot will not be further subdivided. To be rezoned to Rs-4 Single-family Residential District.
- Lot 2 – 18.0478 acres, to be used as single-family homes, which will eventually be subdivided through a preliminary plat, to be reviewed by the Plan Commission at a future date. This covers all of Area G North. To be rezoned to Rs-4 Single-family Residential District.
- Lot 3 – 24.8616 acres, to be further subdivided in what is called “CSM 2.” This covers all of Area C North, Area E and Area F.
- Lot 4 – 39.8899 acres, to be further subdivided in what is called “CSM 3.” This covers all of Area C South, Area D and Area G South.
- Dedication of public street: Prairie Boulevard, totaling 4.1014 acres.

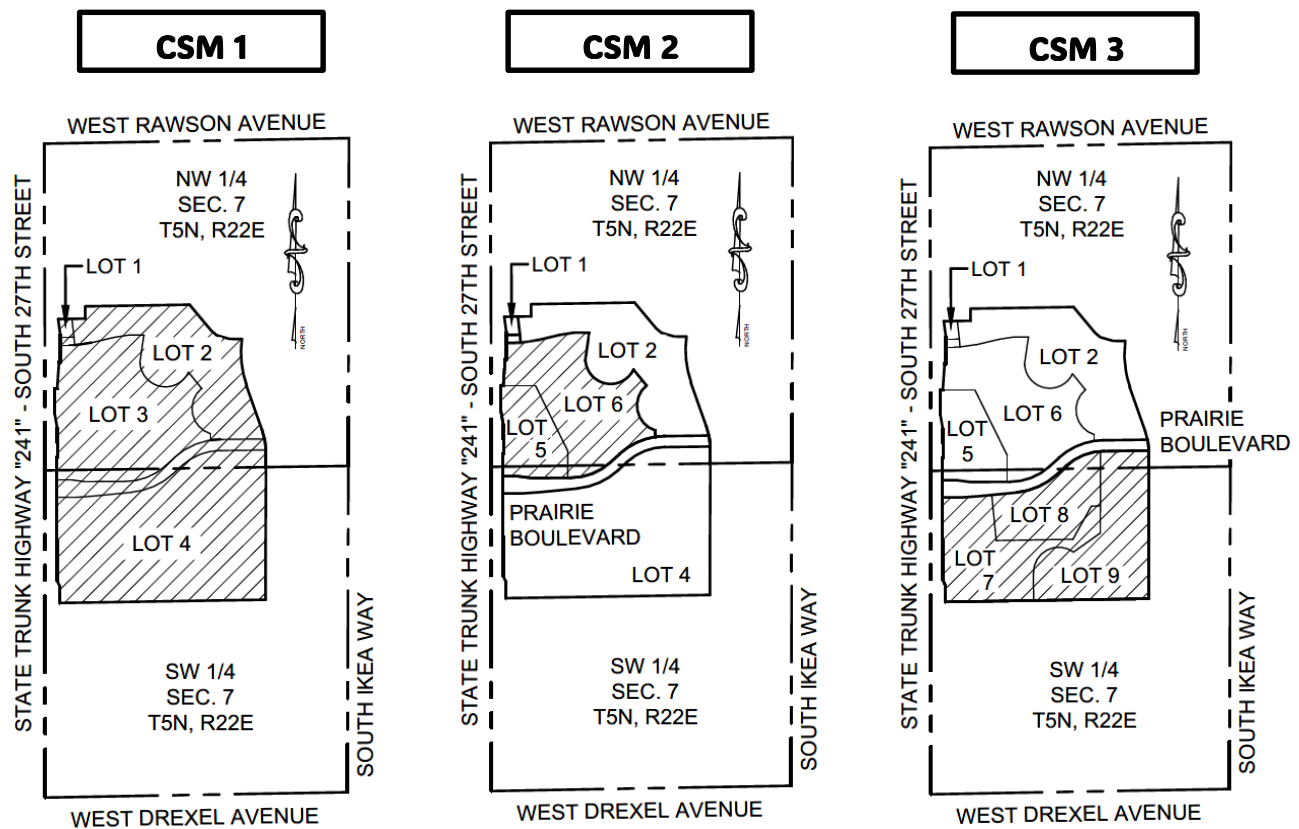
“CSM 2”: Subdivide the previous Lot 3 of CSM 1, 24.8616 acres, into two (2) lots.

- Lot 5 – 7.6301 acres, to be used as multifamily, with the two (2) 48-unit buildings and clubhouse. This covers all of Area C North. This Lot will not be further subdivided. To be rezoned to Rm-1 Multifamily Residential District and PUD.

- Lot 6 – 17.2315 acres, to be used as single-family attached condos. This area covers all of Area E and Area F. This Lot will be developed by a different developer. It is possible that further subdivision is required at that time. To be rezoned to Rd-1 Two-family Residential District.

“CSM 3”: Subdivide the previous Lot 4 of CSM 1, 38.8899 acres, into three (3) lots.

- Lot 7 – 13.8229 acres, to be used as multifamily, with four (4) 48-unit buildings. This covers all of Area C South. This lot will not be further subdivided. To be rezoned to Rm-1 Multifamily Residential District.
- Lot 8 – 9.44681 acres, to be used as multifamily, with four (4) 2-story 26-unit multi-family rental walk-up buildings. This covers all of Area D. This lot will not be further subdivided. To be rezoned to Rm-1 Multifamily Residential District and PUD.
- Lot 9 – 16.5989 acres, to be used as single-family homes, which will eventually be subdivided through a preliminary plat, to be reviewed by the Plan Commission at a future date. This covers all of Area G South. To be rezoned to Rs-4 Single-family Residential District.



**Conclusion:** If the Commission recommends approval of all of the 10 various applications, public hearings for the Comprehensive Plan Amendment, the Official Map Amendment, the three (3) rezoning requests, and the two (2) PUD requests, before the Common Council may be scheduled as early as September 2, 2025. The three (3) Certified Survey Maps would also be placed on the September 2, 2025 Common

Council agenda. The Conditions and Restrictions associated with the two (2) PUDs would be placed on the August 26, 2025 Plan Commission agenda, and would also be placed on the September 2, 2025 Common Council agenda for consideration.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Comprehensive Plan Amendment, the Official Map Amendment, the three (3) rezoning requests, the two (2) PUD requests, and the three (3) Certified Survey Maps, or that the Common Council not approve of the same considerations.

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Respectfully submitted by:



Kristi Laine  
Community Development Director

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**Attachments:**

Location Map (1 page)

Walden OC, LLC and Northwestern Mutual Life Ins Co. letter of support (1 page)

Comprehensive Plan amendment narrative (2 pages)

Comprehensive Plan maps (4 pages)

Resolution – Comprehensive Plan Amendment (3 pages)

Official Map Amendment maps (existing parcels + proposed map amendments) (4 pages)

“Area” map, Conceptual Site Plan map, Conceptual Site Plan map with acreage and density (3 pages)

Zoning maps (2 pages)

PUD Zoning map and narratives (5 pages)

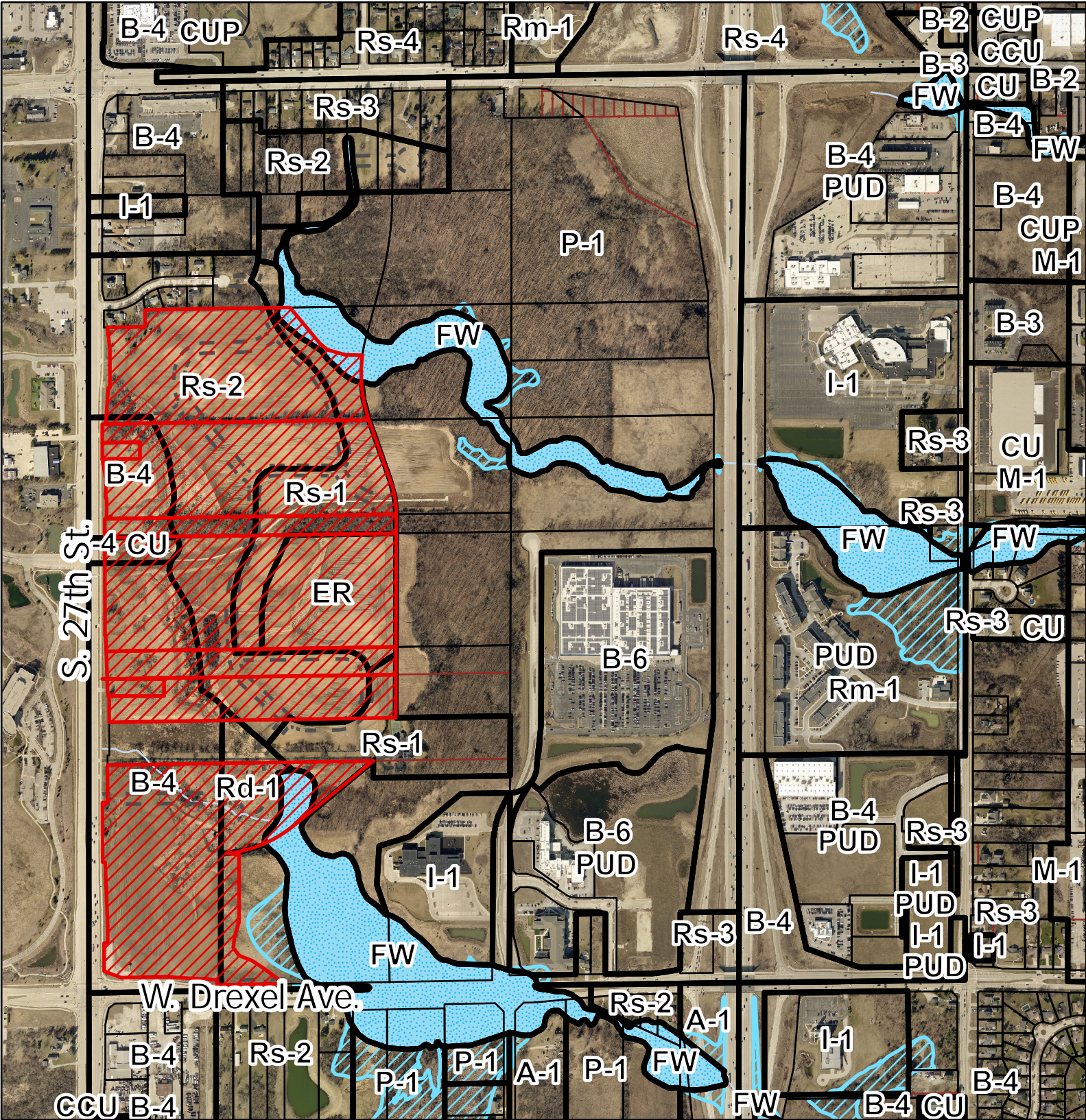
Certified Survey Maps 1, 2 and 3 cover pages (3 pages) (actual CSMs are 38 pages—contact staff for a copy)

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# Location Map

## Comprehensive Plan Amendment - The Prairie



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



July 16, 2025

Mr. Daniel Bukiewicz, Mayor  
City of Oak Creek Plan Commission  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**RE: The Prairie - NEC 27<sup>th</sup> St. & Drexel Ave.**

Honorable Mayor Bukiewicz & Plan Commissioners,

As the contract sellers of the land proposed for “The Prairie” development, Northwestern Mutual and its subsidiary Walden OC, LLC support this project.

To that end, and as co-applicant of the foregoing materials, we support the proposed changes to the Comprehensive Plan, updates to the Official Map, rezoning of various parts of the property, and creation of Certified Survey Maps (CSMs) that will facilitate the implementation of this project.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brian J. Krump". The signature is fluid and cursive, written in a professional style.

Walden OC, LLC & Northwestern Mutual





June 23, 2025

Mr. Daniel Bukiewicz, Mayor  
City of Oak Creek Plan Commission  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**RE: Comprehensive Plan Amendment - The Prairie-Northwest Mutual / Walden LLC Properties (NEC 27<sup>th</sup> St. & Drexel Av)**

**Honorable Mayor Bukiewicz & Plan Commissioners,**

We are excited to propose The Prairie, a Mixed-Use Development at the northeast corner of S. 27th Street and W. Drexel Avenue. This development, led by OC 27 LLC (a partnership of Wangard Development LLC and Siepmann Realty Corp.), will include a variety of residential options (single-family detached homes, single-family detached (duplexes, quads), 26-unit, and 48-unit buildings) as well as commercial development opportunities.

**The Site (The Prairie)**

The 119.21-acre site is comprised of several properties owned by entities of Northwestern Mutual. With the exception of a pond jointly owned by Walden OC LLC (Northwestern Mutual Entity) and Milwaukee County south of W. Drexel Ave., the site is bound by S. 27th Street to the west, Milwaukee County's Falk Park to the east, Drexel Avenue to the south, and existing single-family residential areas along W. Minnesota Avenue to the north.

Historically, the site consists of farmland, former homes, forested areas, environmentally sensitive lands, and a small retail parcel that underwent environmental remediation several years ago.

The site is comprised of 10 parcels.

**Comprehensive Plan Compliance – Sect. 17.0703 (a) (1)**

*“This area was purchased by Northwestern Mutual, a large employer located just to the east on South 27th Street and is currently agricultural land. The area is adjacent to the new Forest Ridge Elementary School and Ikea. The City should encourage Northwestern Mutual to develop this area with a range of housing types and supporting commercial uses. In addition, office development would be desirable for this area”.*



## Comprehensive Plan Amendment

Our proposal, The Prairie, follows the Comprehensive Plan *"The City should encourage Northwestern Mutual to develop this area with a range of housing types and supporting commercial uses"* and we are proposing roughly the same uses, but with a different road pattern, while maximizes density with several different housing types.

Whole of the property is currently classified as "Mixed Use"

We are proposing to develop the property with multiple land use classifications. The vast majority of the property will be residential. We are proposing several residential land use classifications; Single-Family Attached, Single Family Detached and Multifamily. In addition, the northeast corner of W Drexel Ave and S 27<sup>th</sup> St intersection, is proposed to be developed as commercial.

Please do not hesitate to reach out should you have any questions or need additional information.

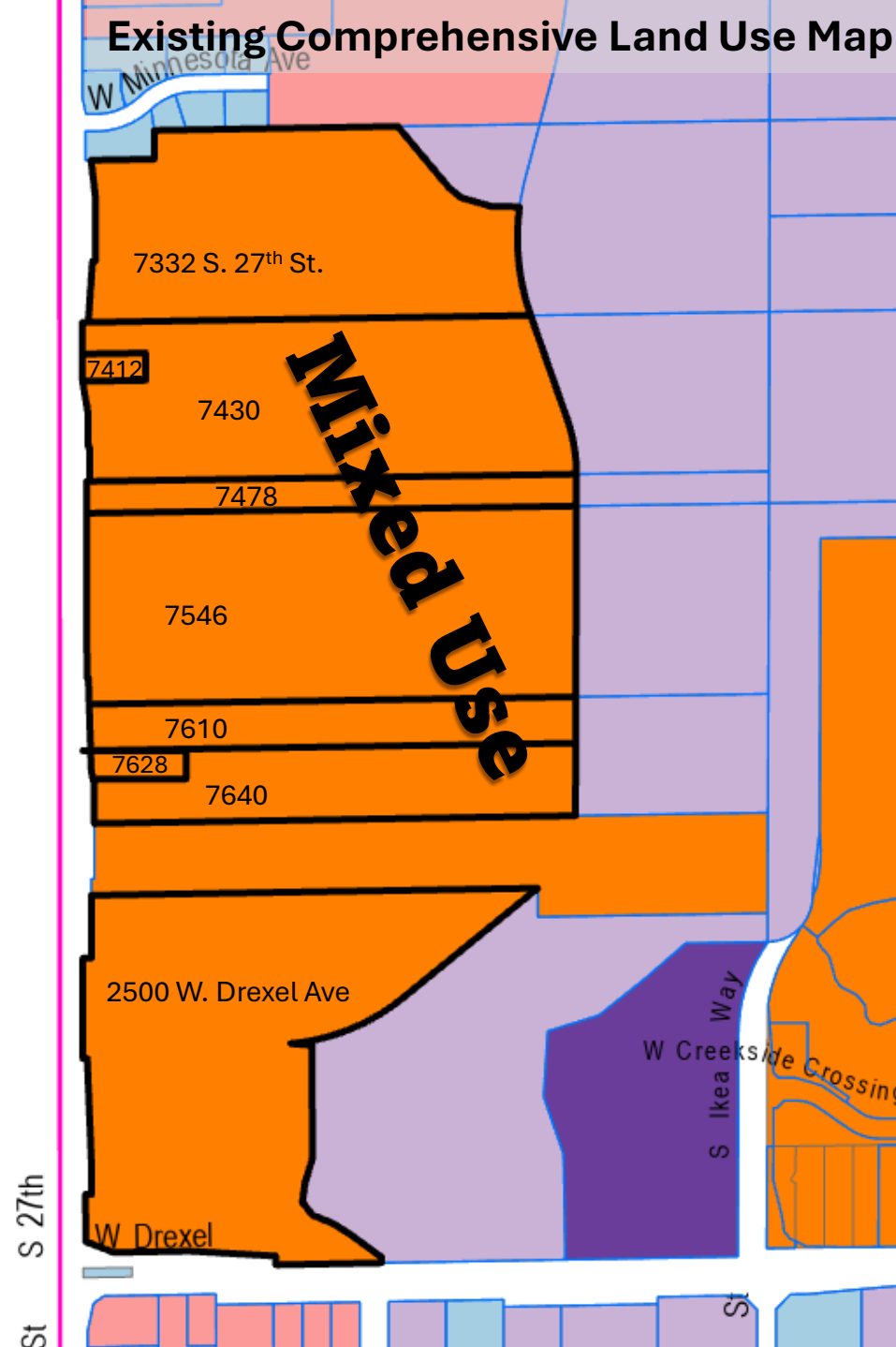
Respectfully Submitted,

*Mark C. Lake*

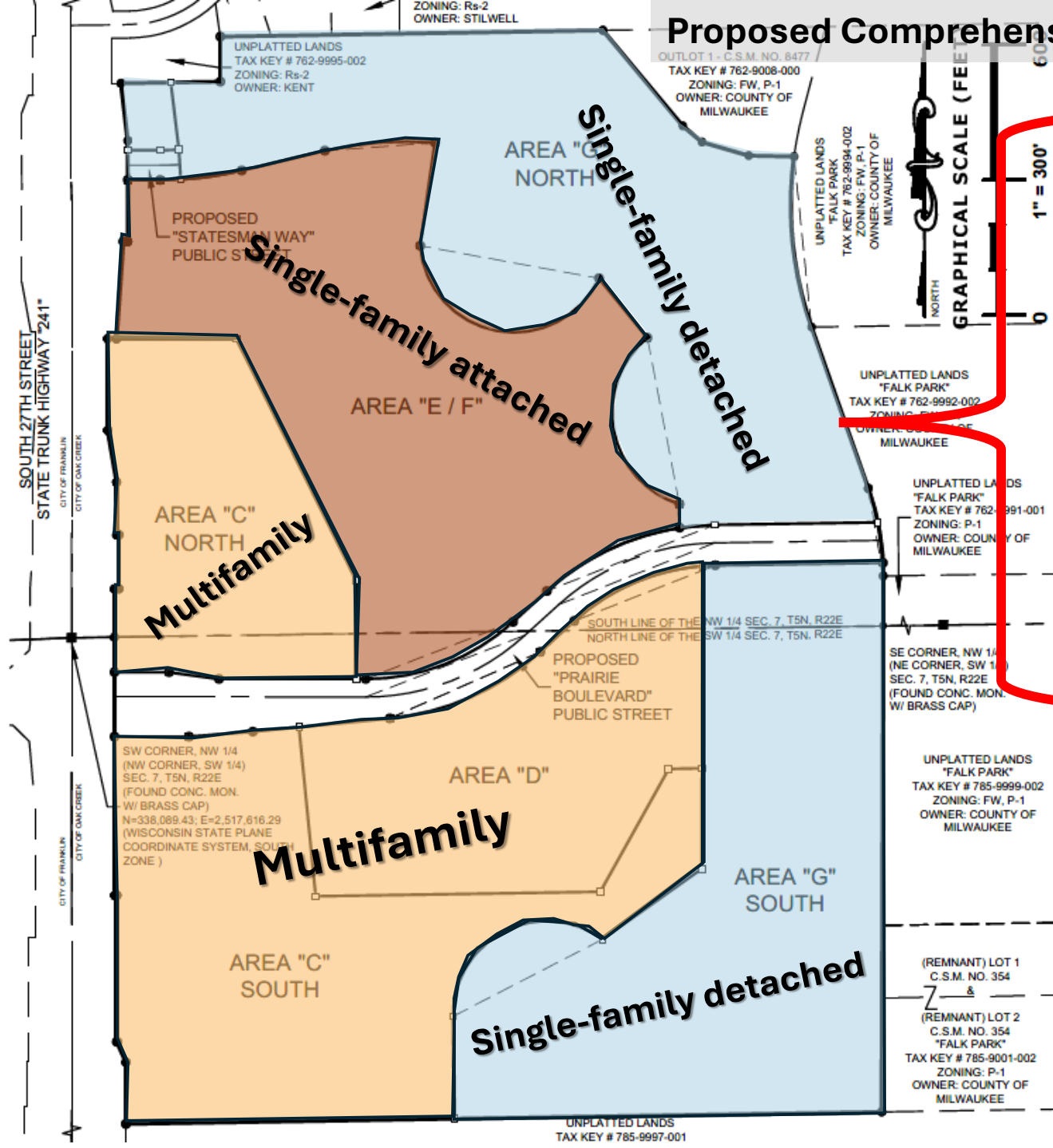
Mark C. Lake, AICP, Principal  
Wangard Development LLC on behalf of  
OC 27 LLC

CC: Siepmann Realty Corp.  
Project File  
Asset Manager  
Property Manager

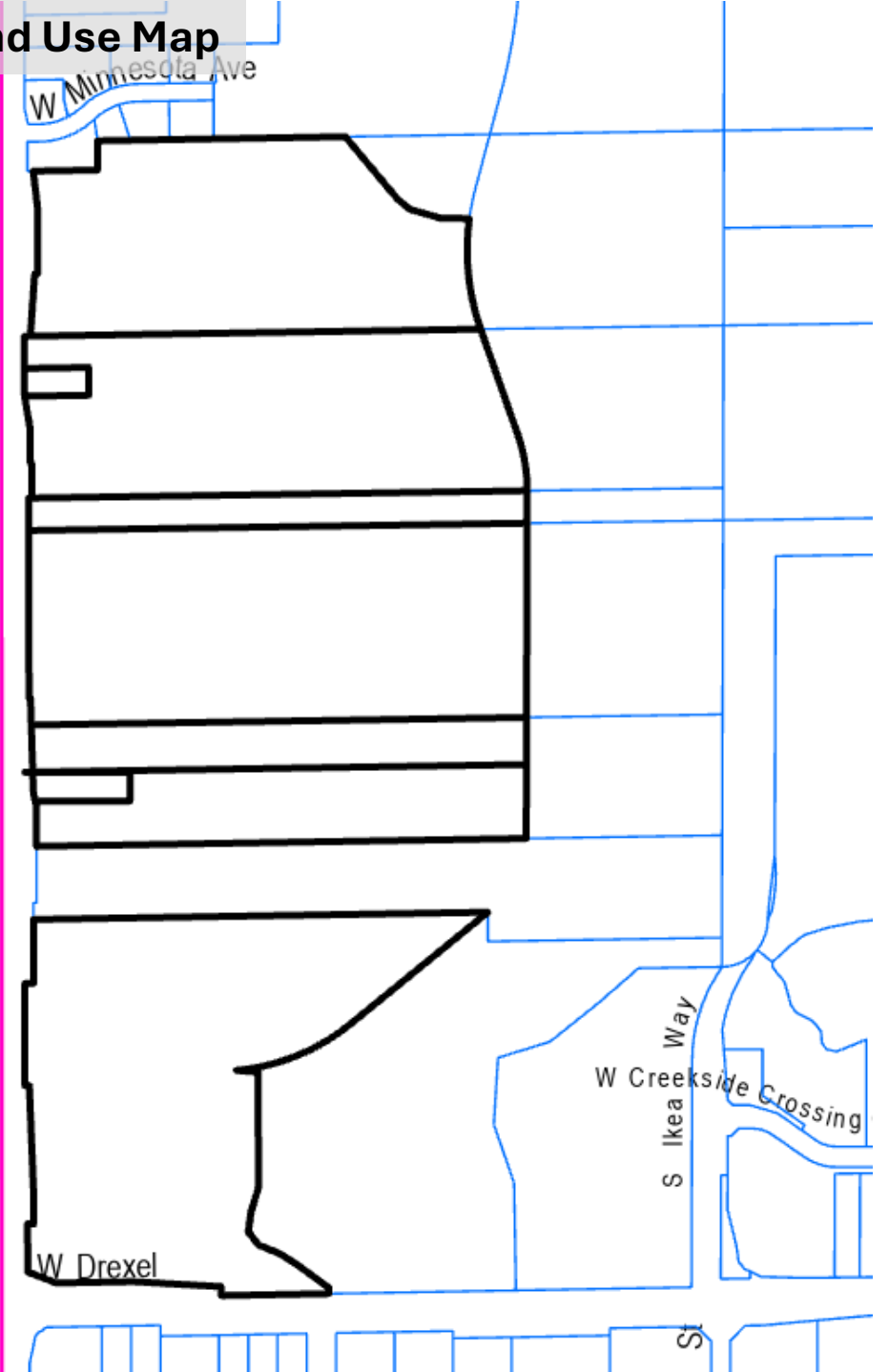
# Existing Comprehensive Land Use Map



# Proposed Comprehensive Land Use Map



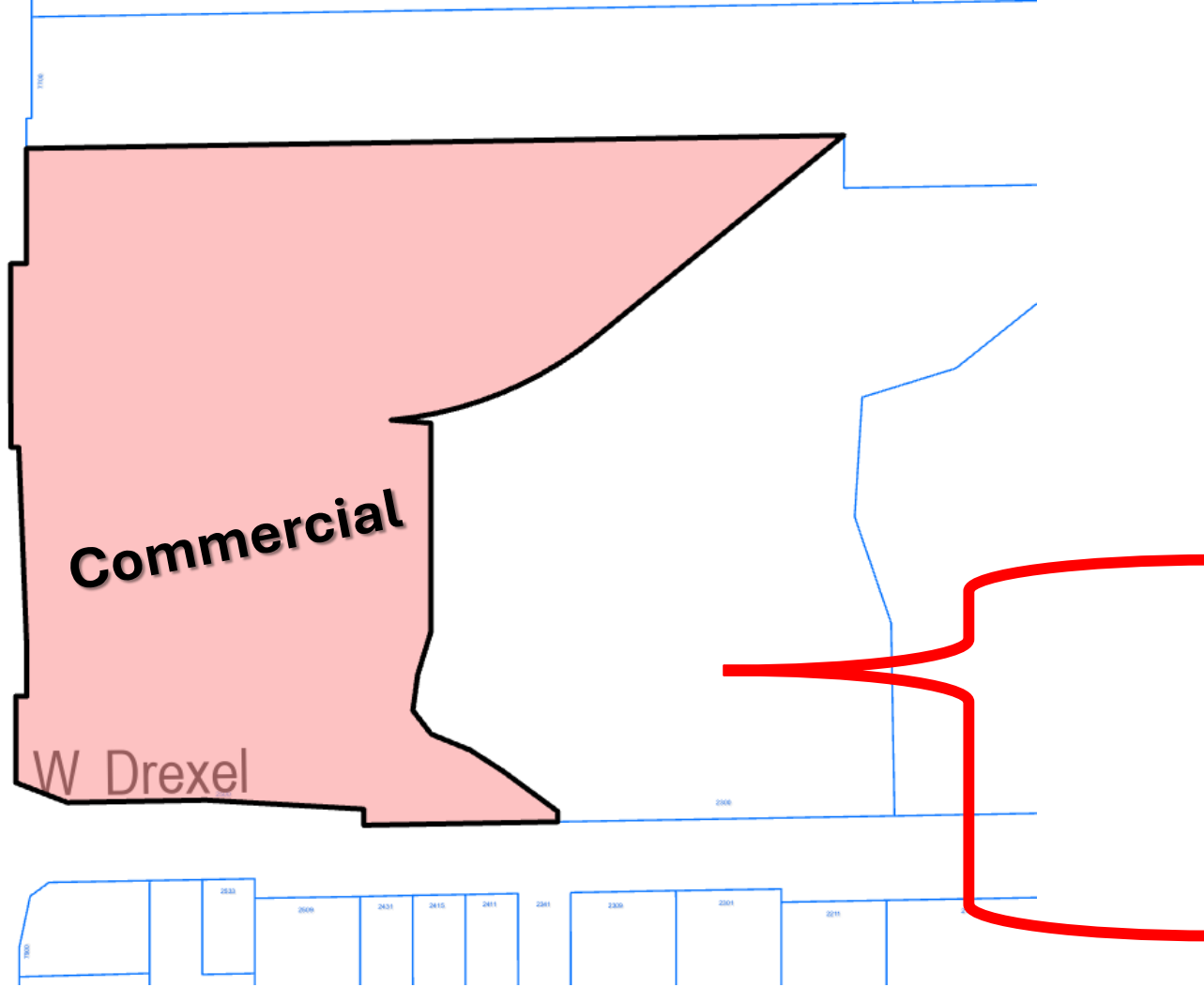
S 27th



# Proposed Comprehensive Land Use Map

St S 27th

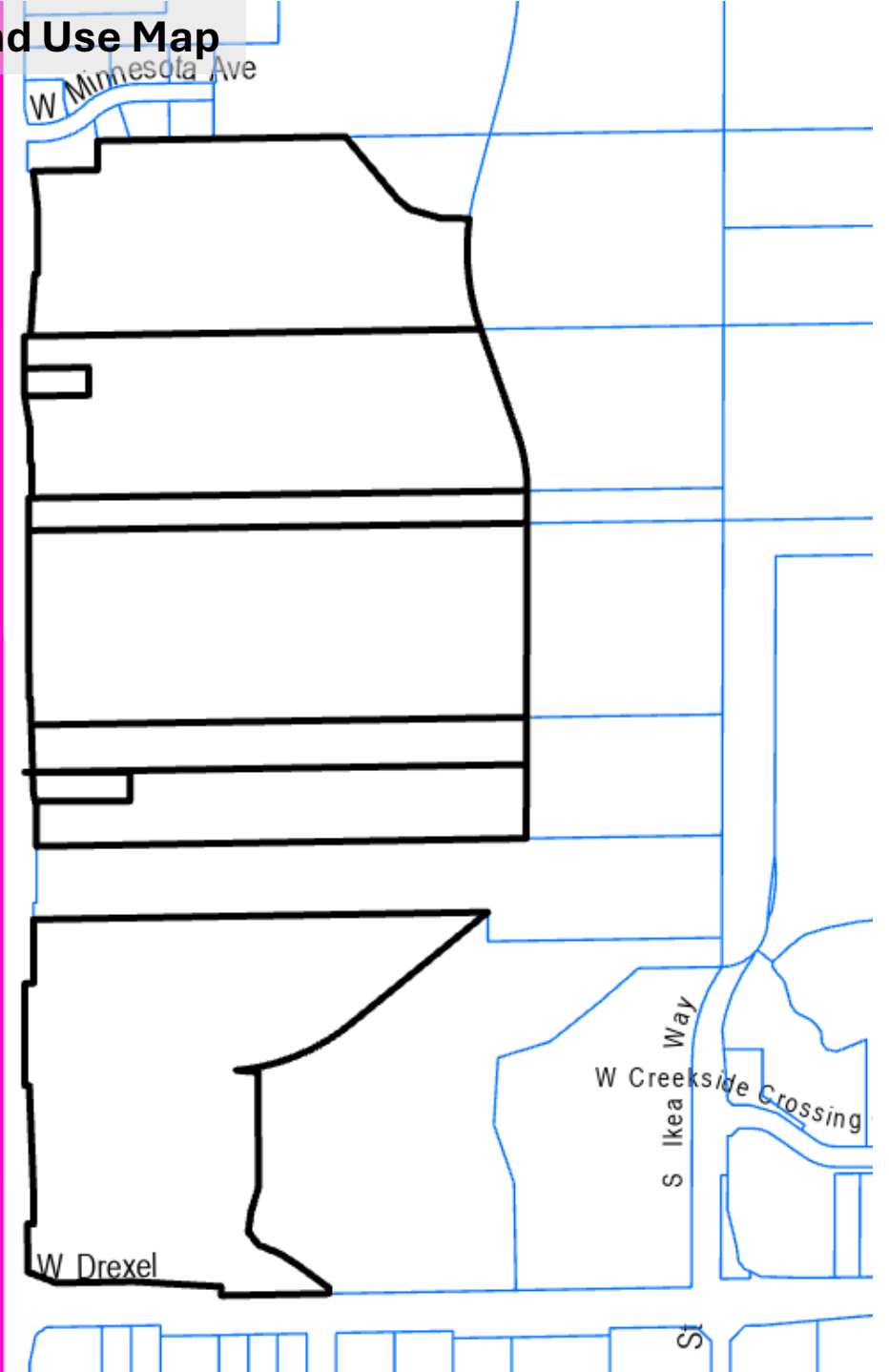
S 27TH ST



W Drexel

S 27th

St



W Minnesota Ave

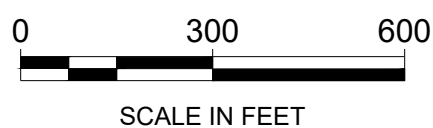
W Drexel

W Creekside Crossing

St



## Oak Creek, WI





**RESOLUTION NO. 2025-3**

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE CITY OF OAK CREEK 2020 COMPREHENSIVE PLAN LAND USE CATEGORY FROM MIXED USE TO MULTIFAMILY, SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED FOR THE PROPERTIES LOCATED AT 7332, 7412, 7430, 7478, 7546, 7610, 7628, AND 7640 S. 27TH ST., AND FROM MIXED USE TO COMMERCIAL FOR THE PROPERTY LOCATED AT 2500 W. DREXEL AVE., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN**

WHEREAS, Sections 62.23 and 66.1001 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and,

WHEREAS, the City of Oak Creek Plan Commission has the authority to recommend approval of the proposed Comprehensive Plan amendment to the Common Council through resolution; and,

WHEREAS, Mark Lake, OC 27, LLC and Brian Konyyn, Walden OC, LLC, have proposed an amendment to the City of Oak Creek 2020 Comprehensive Plan designating the Land Use category from Mixed Use to Multifamily, Single-Family Detached and Single-Family Attached for the properties located at 7332, 7412, 7430, 7478, 7546, 7610, 7628, and 7640 S. 27th St., and from Mixed Use to Commercial for the property located at 2500 W. Drexel Ave.; and,

WHEREAS, the Plan Commission reviewed the aforementioned amendment to the City of Oak Creek 2020 Comprehensive Plan at a public meeting on July 22, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts an amendment to the City of Oak Creek 2020 Comprehensive Plan Land Use category from Mixed Use to Multifamily, Single-Family Detached and Single-Family Attached for the properties located at 7332, 7412, 7430, 7478, 7546, 7610, 7628, and 7640 S. 27th St., and from Mixed Use to Commercial for the property located at 2500 W. Drexel Ave. per Exhibit A, and recognizes that the Common Council must also adopt the amendment to the Comprehensive Plan through ordinance for it to become effective; and,

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this 22nd day of July, 2025.

---

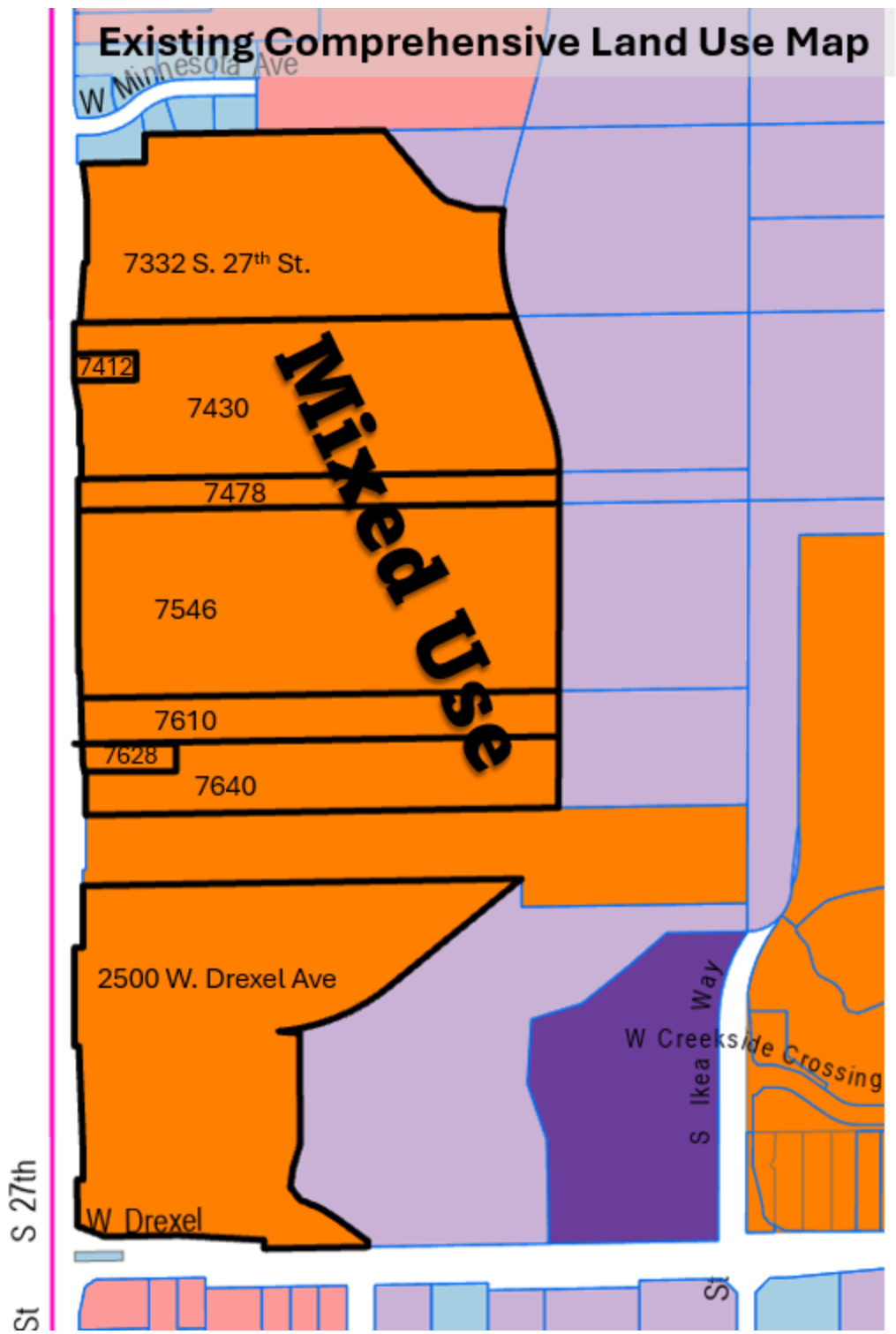
Plan Commission Chair

Attest:

---

Secretary of the Plan Commission

EXHIBIT A

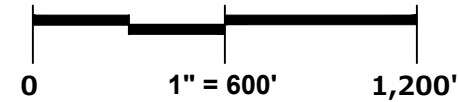




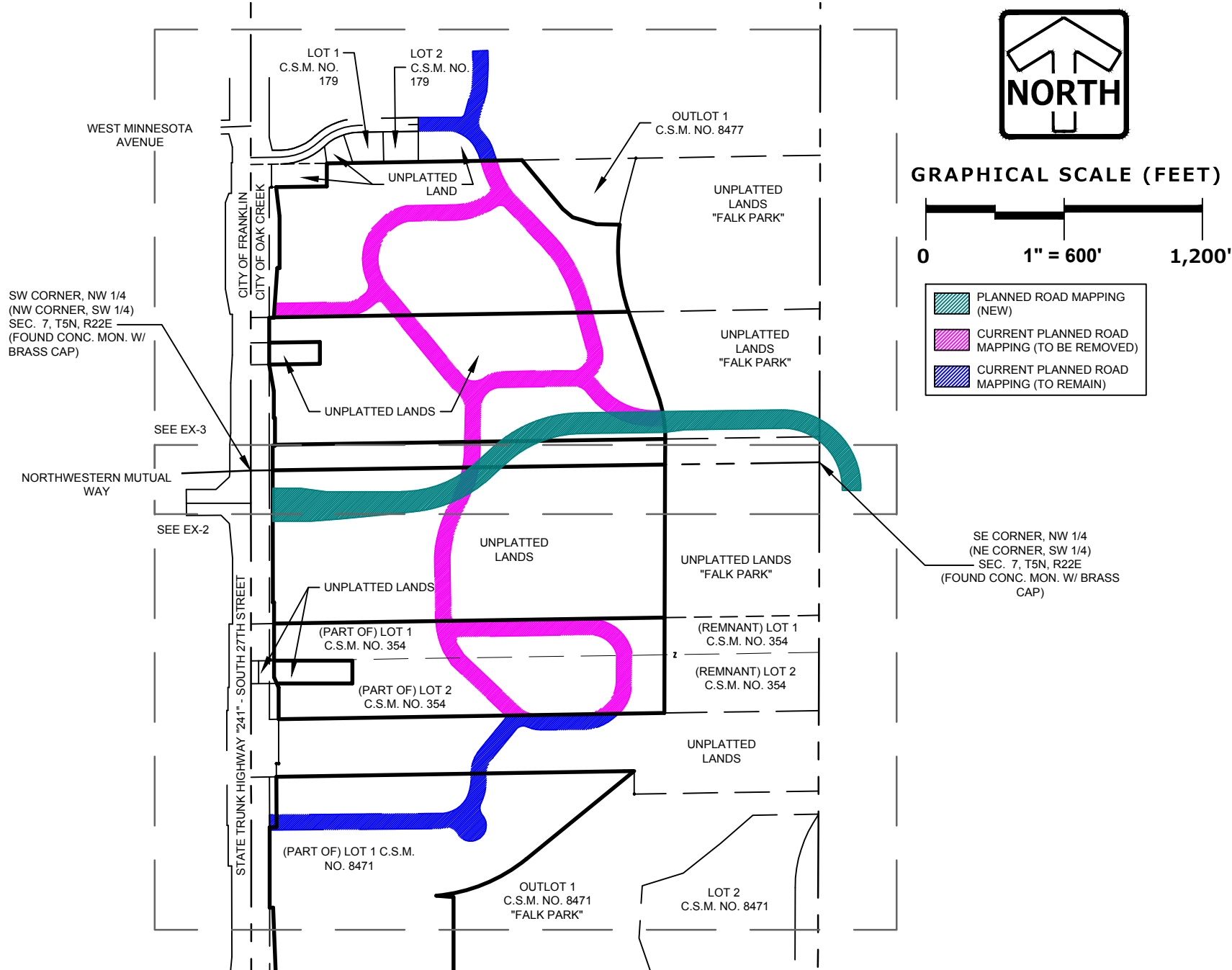




GRAPHICAL SCALE (FEET)



	PLANNED ROAD MAPPING (NEW)
	CURRENT PLANNED ROAD MAPPING (TO BE REMOVED)
	CURRENT PLANNED ROAD MAPPING (TO REMAIN)



**THE PRAIRIE**

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM | 262-754-8888 |

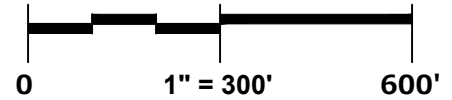
**SHEET EX-1**  
**PLANNED ROAD OVERLAY - 7/10/2025**

**PLAN | DESIGN | DELIVER**

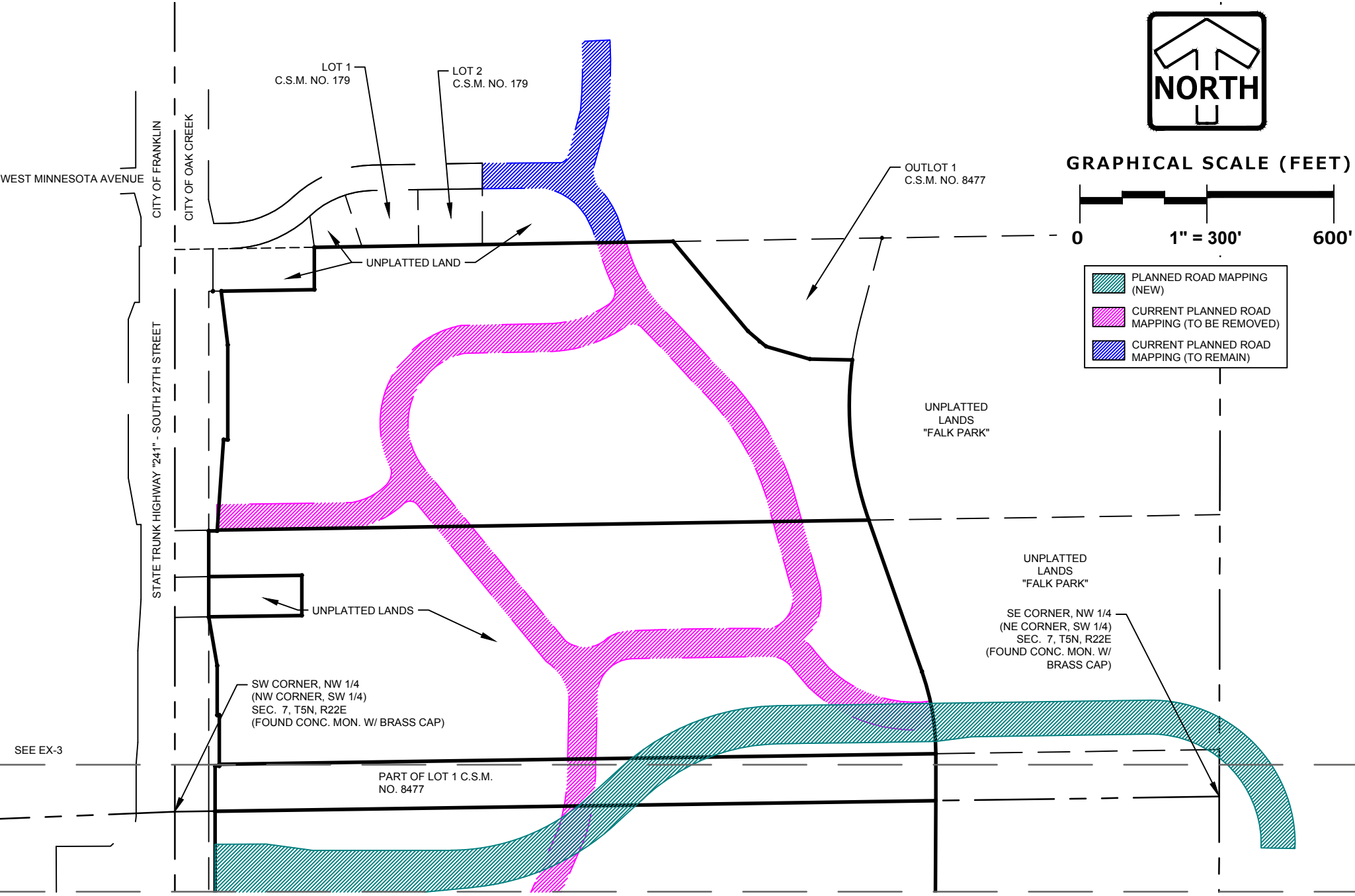
PEG JOB#6020.00



GRAPHICAL SCALE (FEET)



- PLANNED ROAD MAPPING (NEW)
- CURRENT PLANNED ROAD MAPPING (TO BE REMOVED)
- CURRENT PLANNED ROAD MAPPING (TO REMAIN)



# THE PRAIRIE

## PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM | 262-754-8888 |

SHEET EX-2  
PLANNED ROAD OVERLAY - 7/10/2025

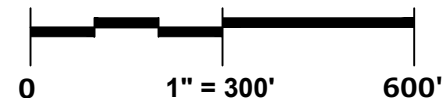
### PLAN | DESIGN | DELIVER




PEG JOB#6020.00

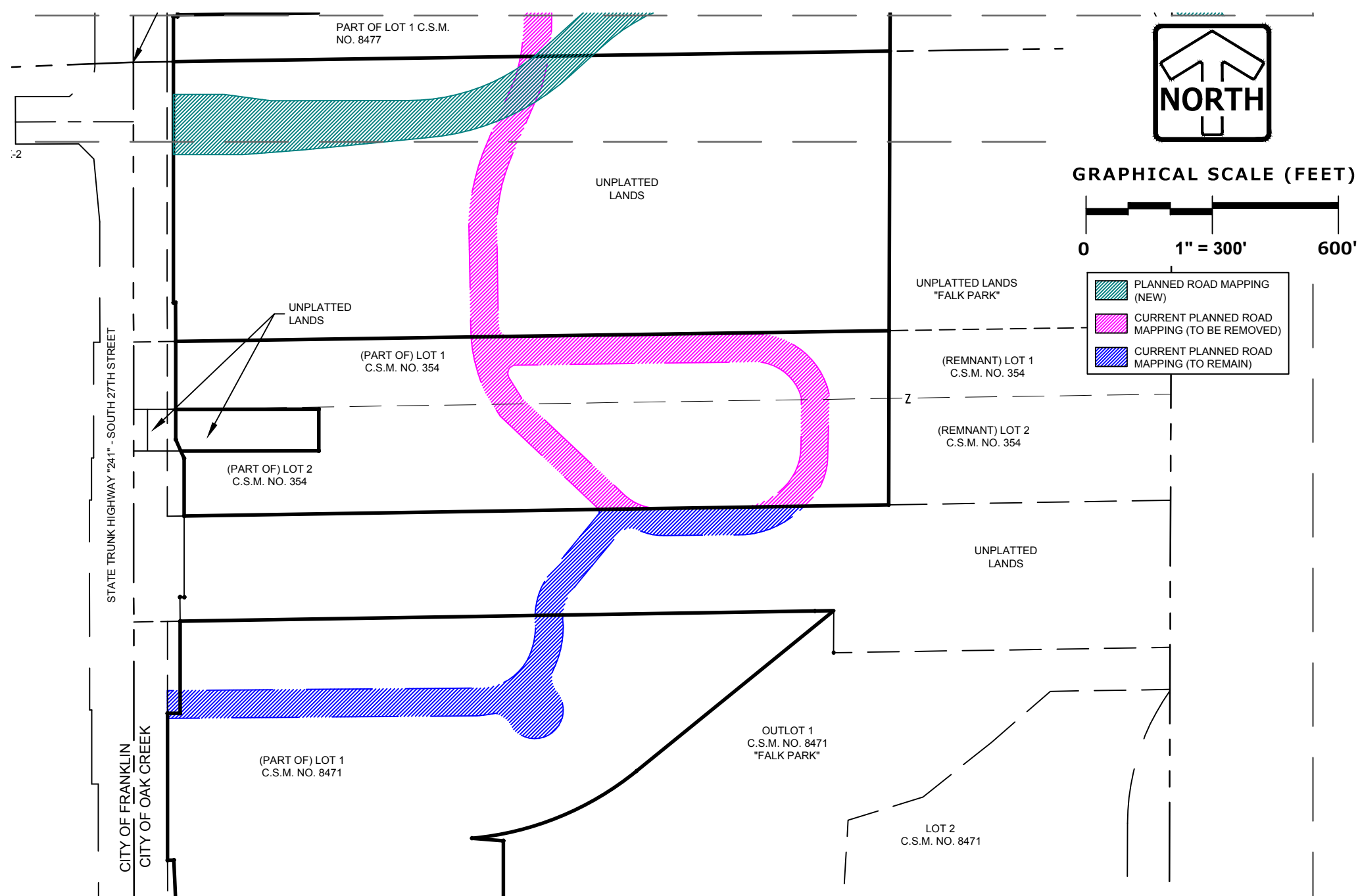




GRAPHICAL SCALE (FEET)



-  PLANNED ROAD MAPPING (NEW)
-  CURRENT PLANNED ROAD MAPPING (TO BE REMOVED)
-  CURRENT PLANNED ROAD MAPPING (TO REMAIN)



**THE PRAIRIE**

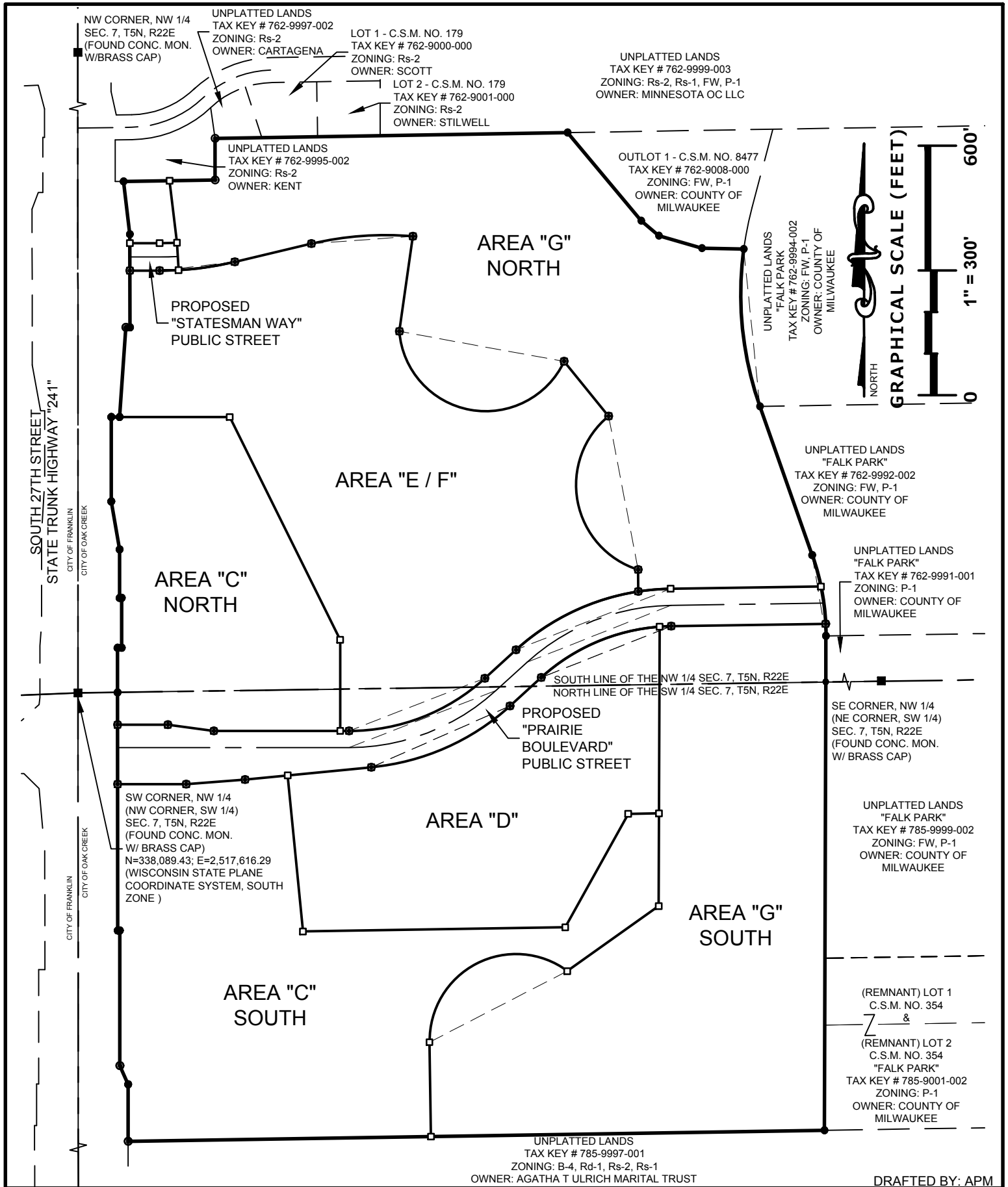
**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM | 262-754-8888 |

**SHEET EX-3**  
**PLANNED ROAD OVERLAY - 7/10/2025**

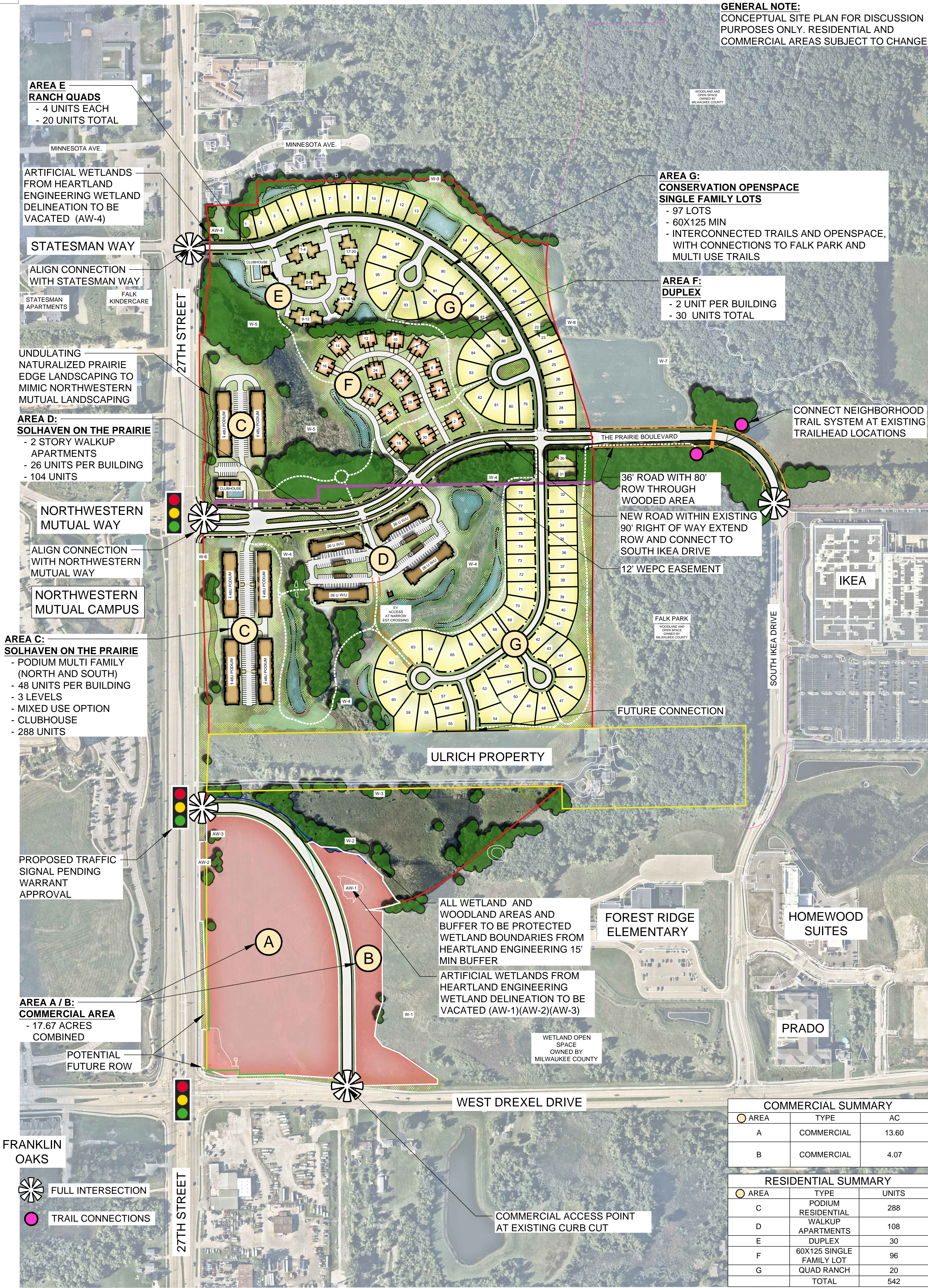
**PLAN | DESIGN | DELIVER**

PEG JOB#6020.00





**GENERAL NOTE:**  
CONCEPTUAL SITE PLAN FOR DISCUSSION  
PURPOSES ONLY. RESIDENTIAL AND  
COMMERCIAL AREAS SUBJECT TO CHANGE



# SP-1 Conceptual Framework Plan

# THE PRAIRIE

Oak Creek, WI

April 18, 2025



# LOT ACREAGE / DENSITY EXHIBIT (2025-06-16)

GENERAL NOTE:  
CONCEPTUAL SITE PLAN FOR DISCUSSION  
PURPOSES ONLY. RESIDENTIAL AND  
COMMERCIAL AREAS SUBJECT TO CHANGE

- CSM "A": LOTS 1, 2
- CSM "B": LOTS 3, 4
- CSM "C": LOTS 5, 6, 7
- CSM "D": LOT 8

AREA E  
RANCH QUADS  
- 4 UNITS EACH  
- 20 UNITS TOTAL

ARTIFICIAL WETLANDS  
FROM HEARTLAND  
ENGINEERING WETLAND  
DELINEATION TO BE  
VACATED (AW-4)

STATESMAN WAY

ALIGN CONNECTION  
WITH STATESMAN WAY

STATESMAN  
APARTMENTS

FALK  
KINDERCARE

UNDULATING  
NATURALIZED PRAIRIE  
EDGE LANDSCAPING TO  
MIMIC NORTHWESTERN  
MUTUAL LANDSCAPING

AREA D:  
SOLHAVEN ON THE PRAIRIE  
- 2 STORY WALKUP  
APARTMENTS  
- 26 UNITS PER BUILDING  
- 104 UNITS

NORTHWESTERN  
MUTUAL WAY

ALIGN CONNECTION  
WITH NORTHWESTERN  
MUTUAL WAY

NORTHWESTERN  
MUTUAL CAMPUS

AREA C:  
SOLHAVEN ON THE PRAIRIE  
- PODIUM MULTI FAMILY  
(NORTH AND SOUTH)  
- 48 UNITS PER BUILDING  
- 3 LEVELS  
- MIXED USE OPTION  
- CLUBHOUSE  
- 288 UNITS

PROPOSED TRAFFIC  
SIGNAL PENDING  
WARRANT  
APPROVAL

AREA A / B:  
COMMERCIAL AREA  
- 17.67 ACRES  
COMBINED

POTENTIAL  
FUTURE ROW

FRANKLIN  
OAKS

- FULL INTERSECTION
- TRAIL CONNECTIONS

AREA G:  
CONSERVATION OPENSOURCE  
SINGLE FAMILY LOTS  
- 97 LOTS  
- 60X125 MIN  
- INTERCONNECTED TRAILS AND OPENSOURCE,  
WITH CONNECTIONS TO FALK PARK AND  
MULTI USE TRAILS

AREA F:  
DUPLEX  
- 2 UNIT PER BUILDING  
- 30 UNITS TOTAL

WILDLIFE BARRIER FENCE  
ALONG NEW ROAD, THROUGH  
SENSITIVE AREAS, BOX  
CULVERT FOR UNDER-ROAD  
WILDLIFE CROSSING

CONNECT NEIGHBORHOOD  
TRAIL SYSTEM AT EXISTING  
TRAILHEAD LOCATIONS

36' ROAD WITH 80'  
ROW THROUGH  
WOODED AREA

NEW ROAD WITHIN EXISTING  
90' RIGHT OF WAY EXTEND  
ROW AND CONNECT TO  
SOUTH IKEA DRIVE

12' WEPC EASEMENT

FALK PARK  
WOODLAND AND  
OPEN SPACE  
OWNED BY  
MILWAUKEE COUNTY

FUTURE CONNECTION

ULRICH PROPERTY

FOREST RIDGE  
ELEMENTARY

HOMEWOOD  
SUITES

PRADO

ALL WETLAND AND  
WOODLAND AREAS AND  
BUFFER TO BE PROTECTED  
WETLAND BOUNDARIES FROM  
HEARTLAND ENGINEERING 15'  
MIN BUFFER  
ARTIFICIAL WETLANDS FROM  
HEARTLAND ENGINEERING  
WETLAND DELINEATION TO BE  
VACATED (AW-1)(AW-2)(AW-3)

WETLAND OPEN  
SPACE  
OWNED BY  
MILWAUKEE COUNTY

WEST DREXEL DRIVE

COMMERCIAL ACCESS POINT  
AT EXISTING CURB CUT

COMMERCIAL SUMMARY		
AREA	TYPE	AC
A	COMMERCIAL	13.60
B	COMMERCIAL	4.07

RESIDENTIAL SUMMARY		
AREA	TYPE	UNITS
C	PODIUM RESIDENTIAL	288
D	WALKUP APARTMENTS	108
E	QUAD RANCH	20
F	DUPLEX	30
G	60X125 SINGLE FAMILY LOT	97
TOTAL		543

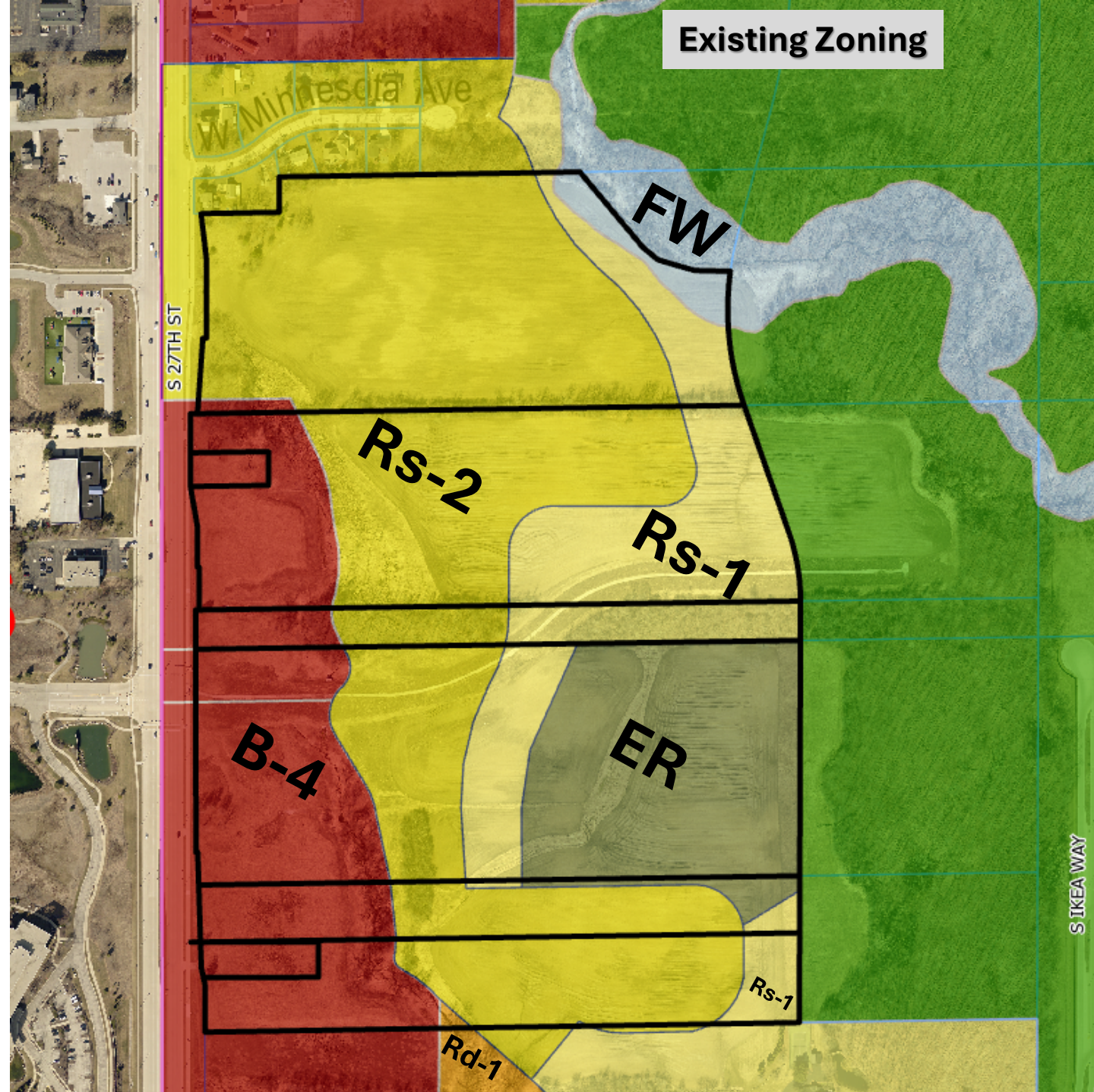
## SP-1 Conceptual Framework Plan THE PRAIRIE

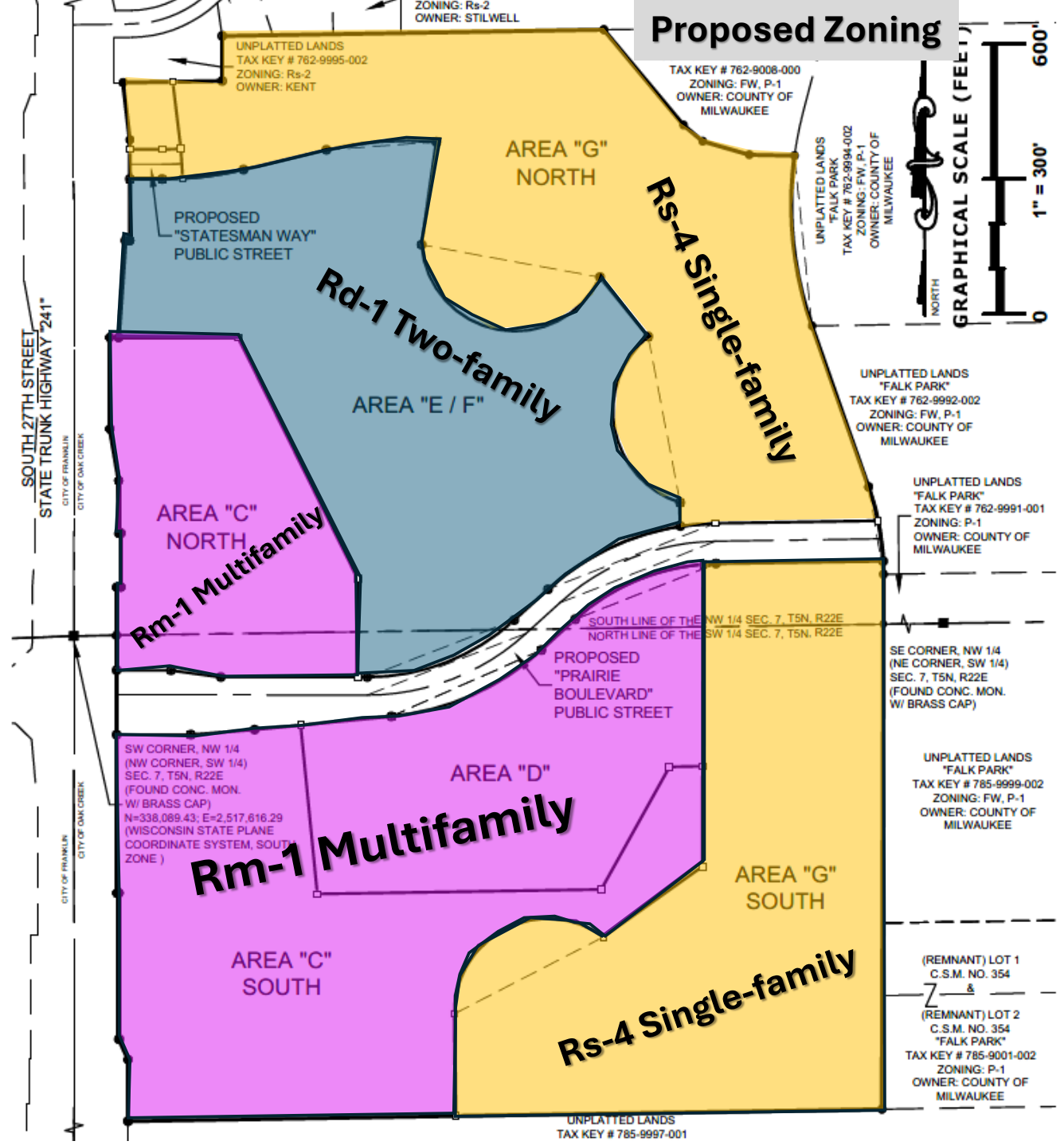
Oak Creek, WI

April 18, 2025



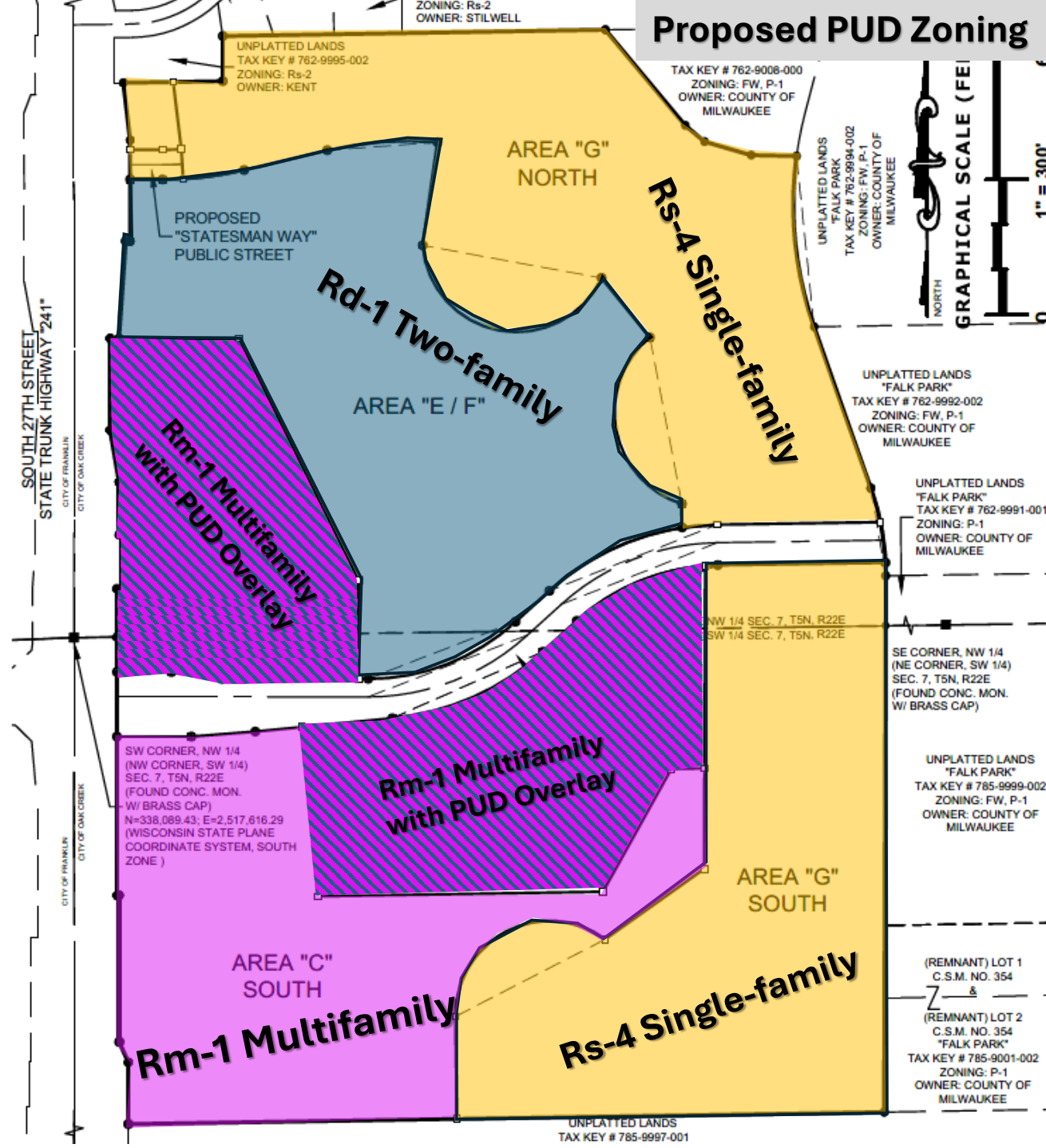
Existing Zoning







# Proposed PUD Zoning





June 24th, 2025

Mr. Daniel Bukiewicz, Mayor  
City of Oak Creek Plan Commission  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**RE: Area C (North) CSM 2, Lot 5 - PUD - The Prairie-Walden LLC Properties (NEC 27<sup>th</sup> St. & Drexel Av)**

**Honorable Mayor Bukiewicz & Plan Commissioners,**

**Rm-1 / PUD to Dwelling, Multifamily Complex (Area C – North)**

Comprised of CSM 2, Lot 5

Acreage/Net – (CSM 2, Lot 5) (7.6301/6.2072 net),

Units - 96

Density – CSM 2, Lot 5) 15.47 Units per Acre

OC 27 LLC is proposing to develop two 48-Unit 3-Story apartment buildings with an underground garage, a Clubhouse with an inground pool, and a maintenance building that would be integral to the pool complex. In order to develop these buildings, code relief is required on the following.

Zoning Code adjustments to 17.0403 (b) Dwelling, multifamily building. Adjustments that are needed to meet 17.0403 (c) Dwelling, multifamily complex standards

(1) *“...Maximum density of 12 units per net acre of lot area.”*

a. Change to 16 units per acre

(2) *“The main entrance to a multifamily dwelling building shall face the primary street”*



- a. Change to “Buildings shall be arranged, and site circulation shall be designed to create a sense of a public realm by framing and defining open spaces, street frontages, and amenities.”

Zoning Code adjustments to 17.0414 (A) Accessory, Building

- (3) “...On residential lots greater than 0.5 acre, the aggregate maximum area of all accessory buildings shall not exceed 1200 square feet...”
  - a. Change to 5,600 square feet to accommodate at 3,600 s.f. Clubhouse and a 2,000 square foot Maintenance Building
- (5) “Accessory buildings shall have a maximum height of 20’...”
  - a. Change to 24’
- (7) “Accessory building shall be located per the following...”
  - b. “If located entirely within the buildable area of the lot the accessory building shall not be located between the principle building and the front property line.”
    - i. Change to “front property line of 27<sup>th</sup> Street”

Please do not hesitate to reach out should you have any questions or need additional information.

Respectfully Submitted,

*Mark C. Lake*

Mark C. Lake, AICP, Principal  
Wangard Development LLC on behalf of  
OC 27 LLC

CC: Siepmann Realty Corp.  
Project File  
Asset Manager  
Property Manager



June 24th, 2025

Mr. Daniel Bukiewicz, Mayor  
City of Oak Creek Plan Commission  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**RE: Area D CSM 3, Lot 8 - PUD - The Prairie-Walden LLC Properties (NEC 27<sup>th</sup> St. & Drexel Av)**

**Honorable Mayor Bukiewicz & Plan Commissioners,**

**RM-1/PUD Multifamily Complex (Area D)**

Comprised of CSM 3 Lot 8

Acreage – (CSM 3, Lot 8) (10.6535/9.768 net)

Units - 104

Density – 11.94 Units per Acre

OC 27 LLC is proposing to develop four 26-Unit 2-Story walk-up apartment buildings with two (2) 10 bay external garages (5 bays back-to-back) and possibly a maintenance building that would be a possible secondary location. To develop these buildings, code relief is required on the following;

Zoning Code adjustments to Table 17.0501 (h) (4) Minimum Parking Requirements by Use

Residential Uses; Dwelling Multifamily complex – One (1) enclosed space per dwelling unit

Change to one (1) enclosed parking space for 58% of available units.

Studios and 1Br tenants quite often do not want to pay for enclosed parking. Our interior parking counts are tied to 1Br plus, 2 Br, and 3 Br Units which are generally larger. Five (5) external garages will be available per building for those that do not want an attached garage. Wangard has dozens of these Stacked Flat buildings with anywhere from 18-26 units per building. Most have



enclosed parking at roughly 58 percent, several developments just have main building enclosed parking with a couple external garages on an on-demand basis.

Zoning Code adjustments to 17.0403 Residential use Standards

*(b) (5) "A maximum of one curb cut shall be permitted per street frontage unless otherwise approved by the Plan Commission"*

Change to two (2) curb cuts at City minimum separation of 300'

Zoning Code adjustments to 17.0414 (A) Accessory, Building

*(3) "...On residential lots greater than 0.5 acre, the aggregate maximum area of all accessory buildings shall not exceed 1200 square feet..."*

*a. Change to 8,000 square feet to accommodate two (2) 2,900 sf 10-bay external garages to serve the (4) 26-unit stacked flat buildings and a 2,000 square foot Maintenance Building*

*(5) "Accessory buildings shall have a maximum height of 20'..."*

*a. Change to 24'*

Please do not hesitate to reach out should you have any questions or need additional information.

Respectfully Submitted,

*Mark C. Lake*

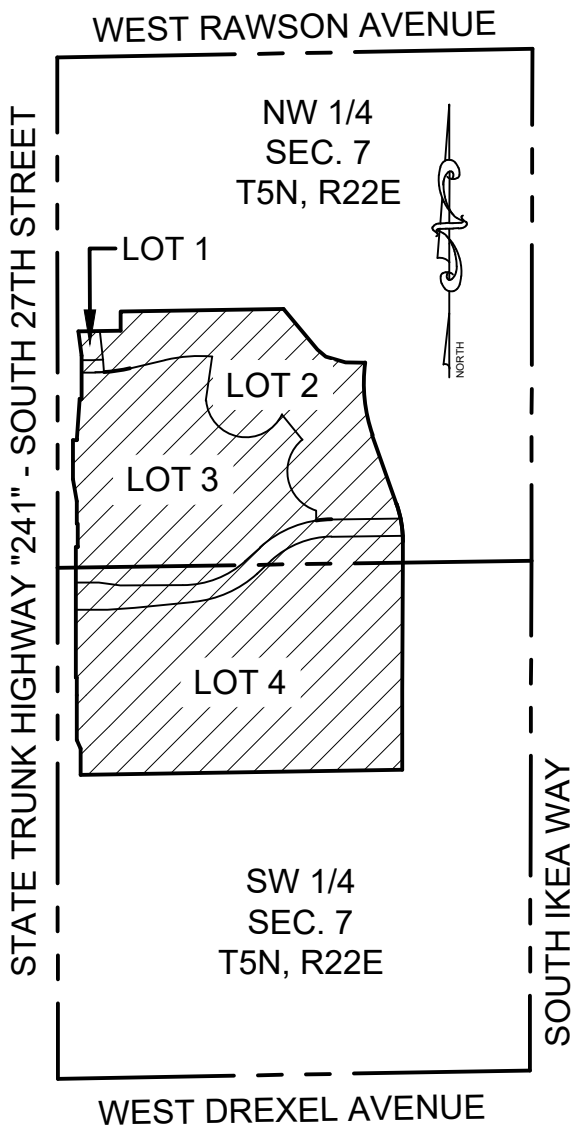
Mark C. Lake, AICP, Principal  
Wangard Development LLC on behalf of  
OC 27 LLC

CC: Siepmann Realty Corp.  
Project File  
Asset Manager  
Property Manager

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

Being a part of Lots 1 and 2 of Certified Survey Map No. 354,  
Part of Lot 1 of Certified Survey Map No. 8477 and additional  
lands in the Northeast 1/4 and Northwest 1/4 of the Southwest  
1/4 and the Southeast 1/4 and Southwest 1/4 of the Northwest  
1/4 of Section 7, Township 5 North, Range 22 East, in the City of  
Oak Creek, Milwaukee County, Wisconsin.

VICINITY SKETCH  
SCALE 1"=1000'



JULY 15, 2025

Tax Key Numbers:  
7629991003  
7629992003  
7629993000  
7629007001  
7859999003  
7859001003  
7859002002  
7859998001

Prepared for:  
WALDEN OC, LLC  
P.O. Box 3151  
Milwaukee, WI 53201

**NOTES:**

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 7, Township 5 North, Range 22 East which has a bearing of S00°02'32"E.
- Wetlands delineated by Heartland Ecological Group, Inc. September 21 and September 22, 2021.
- Flood Zone Classification: The property lies with in Zone "X", Zone "AE" and "FLOODWAY" of the Flood Insurance Rate Map Community Panel No. 55079CO162F with an effective date of OCTOBER 24, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas with Base Flood Elevations determined. "FLOODWAY" is the channel of the stream and is depicted by scaled map location and graphic plotting only, subject to map scale uncertainty.
- North American Vertical Datum of 1988(12), (NAVD88).



Prepared By:

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted By John Konopacki, PLS-License No. S-2461

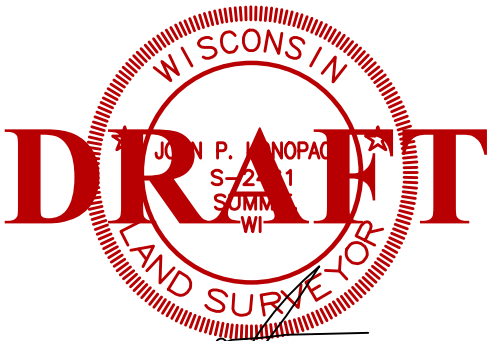
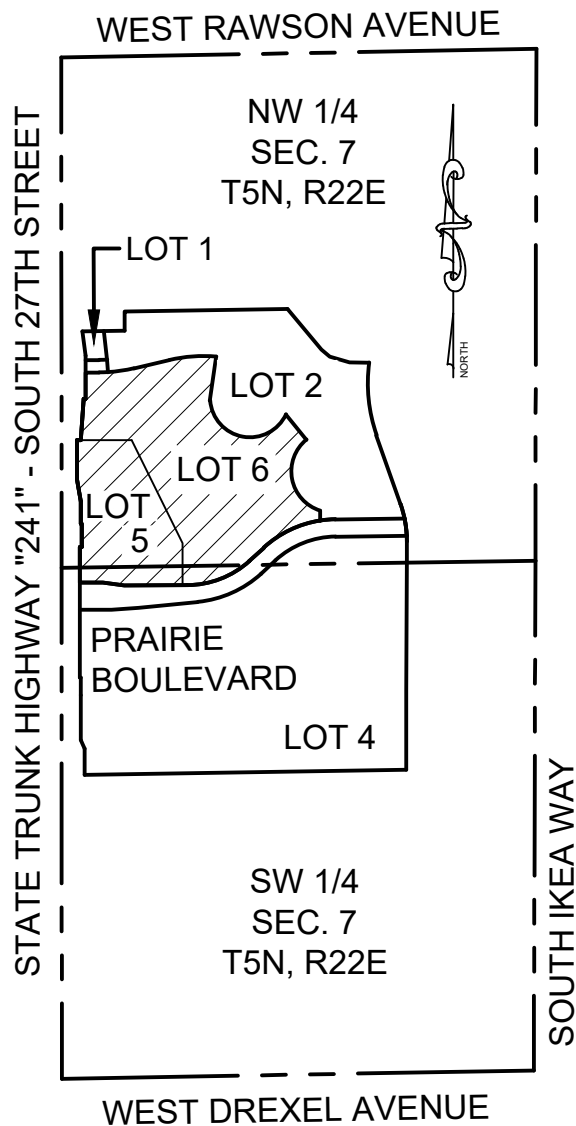
DRAFTED BY: ST  
PEG JOB#6020.00  
SHEET 1 OF 18




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

Being a redivision of Lot 3 of Certified Survey Map  
No. \_\_\_\_\_, in the Northwest 1/4 of the Southwest 1/4 and  
the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of  
Section 7, Township 5 North, Range 22 East, in the City of Oak  
Creek, Milwaukee County, Wisconsin.

VICINITY SKETCH  
SCALE 1"=1000'



  
JULY 15, 2025

Prepared for:  
WALDEN OC, LLC  
P.O. Box 3151  
Milwaukee, WI 53201

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
  - All angular measurements have been made to the nearest one second.
  - Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 7, Township 5 North, Range 22 East which has a bearing of S00° 02' 32" E
  - Wetlands delineated by Heartland Ecological Group, Inc. September 21 and September 22, 2021.



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

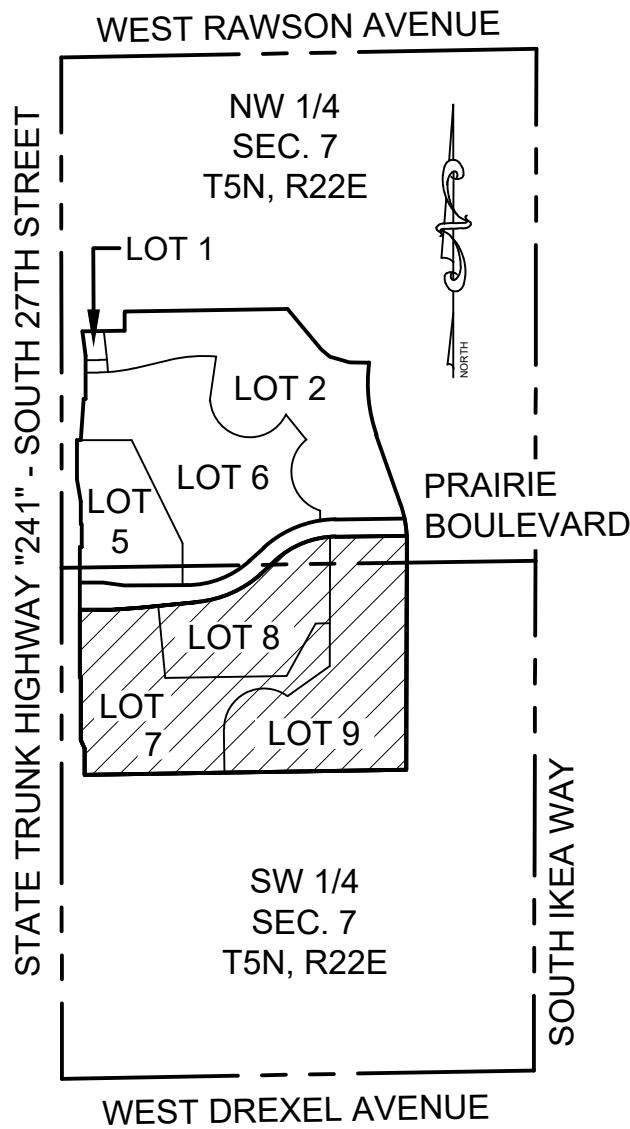
This instrument drafted by John Konopacki, PLS-License No. S-2461

DRAFTED BY: ST  
PEG JOB#6020.00  
SHEET 1 OF 10

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

Being a redivision of Lot 4 of Certified Survey Map  
No. \_\_\_\_\_, in the Northeast 1/4 and Northwest 1/4 of the  
Southwest 1/4 and the Southeast 1/4 and Southwest 1/4 of the  
Northwest 1/4 of Section 7, Township 5 North, Range 22 East, in  
the City of Oak Creek, Milwaukee County, Wisconsin.

VICINITY SKETCH  
SCALE 1"=1000'



JULY 15, 2025

Prepared for:  
WALDEN OC, LLC  
P.O. Box 3151  
Milwaukee, WI 53201

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 7, Township 5 North, Range 22 East which has a bearing of S00° 02' 32" E.
- Wetlands delineated by Heartland Ecological Group, Inc. September 21 and September 22, 2021.



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John Konopacki, PLS-License No. S-2461

DRAFTED BY: ST

PEG JOB#6020.00

SHEET 1 OF 10