



## PLAN COMMISSION REPORT

**Proposal:** Certified Survey Map

**Description:** Review a Certified Survey Map (CSM) combining and reconfiguring the properties at 640 E. Darcy Dr., 730 E. Forest Hill Ave., and 796 E. Forest Hill Ave.

**Applicant(s):** Mitch Reimer, Cedar Corporation

**Address(es):** 640 E. Darcy Dr., 730 E. Forest Hill Ave., and 796 E. Forest Hill Ave. (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map combining and reconfiguring the properties at 640 E. Darcy Dr., 730 E. Forest Hill Ave., and 796 E. Forest Ave. be approved with the following conditions:

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.

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**Owner(s):** Hana Real Estate, LLC, Michael St. John, and Build Better 4046 LLC

**Tax Key(s):** 814-9046-000, 814-9045-000, and 815-9992-000

**Lot Size(s):** 3.109 acres, 2.168 acres, and 3.080 acres

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

**Overlay District(s):** N/A

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

**Comprehensive Plan:** Single-Family Detached

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**Background:** This application is for a Certified Survey Map (CSM) to combine and reconfigure three (3) properties located at 640 E. Darcy Dr., 730 E. Forest Hill Ave., and 796 E. Forest Hill Ave. into two (2) lots. Currently, the parcels at 640 E. Darcy Dr. (3.109 acres) and 796 E. Forest Hill Ave. (3.080 acres) are undeveloped. The property at 730 E. Forest Hill Ave. is developed with a single-family home fronting E. Forest Hill Ave.

**Proposed Certified Survey Map:** The proposed CSM would consolidate 640 E. Darcy Dr., the rear 2.17 acres of 730 E. Forest Hill Ave., and 796 E. Forest Hill Ave. into a single 8.01-acre parcel (Lot 2), with access provided from the eastern terminus of E. Darcy Dr. The remaining 0.41-acre portion of 730 E. Forest Hill Ave. (Lot 1) would retain the existing single-family home and continue to front E. Forest Hill Ave.

Lot 2 is intended to be subdivided in the future for the development and sale of single-family homes along a planned extension of E. Darcy Dr., as shown on the City's Official Map.

**District Bulk & Dimensional Standards, Lot Design Standards, & Land Use:** Each of the proposed lots meets the minimum requirements of the Rs-3 Single-Family Residential District, as defined in Section 17.0301(b) of the Municipal Code. These standards require a minimum lot area of 10,500 square feet and a minimum lot width of 70 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 proposed also aligns with the land use goals and policies outlined in the City's Comprehensive Plan.

**Options/Alternatives:** The Plan Commission may recommend that the Common Council approve the proposed Certified Survey Map (CSM) with specified conditions or recommend that the Council deny the CSM. If the Commission recommends denial, it must cite the specific sections of the Municipal Code on which the denial is based, allowing the applicant the opportunity to revise and resubmit the proposal, if necessary.

If the Commission determines that the proposed CSM complies with all applicable requirements of state statutes and the Municipal Code, a motion recommending approval by the Common Council at its August 19, 2025 meeting has been provided above.

It should be noted that approval of the Certified Survey Map does not constitute site plan or architectural approval.

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Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

Prepared by:



Todd Roehl  
Senior Planner

**Attachments:**

Location Map

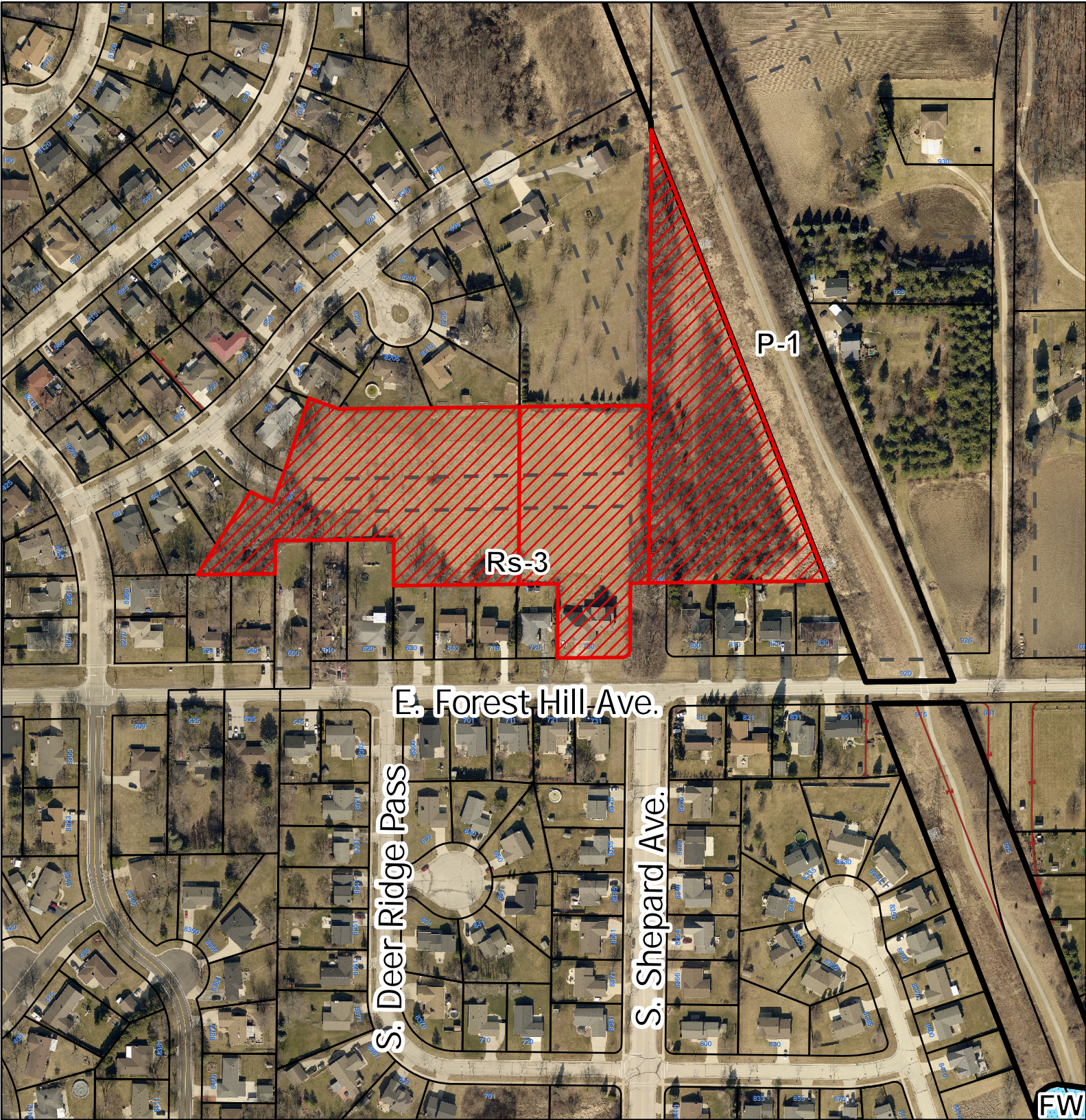
Narrative (2 pages)

Proposed Certified Survey Map (4 pages)



# Location Map

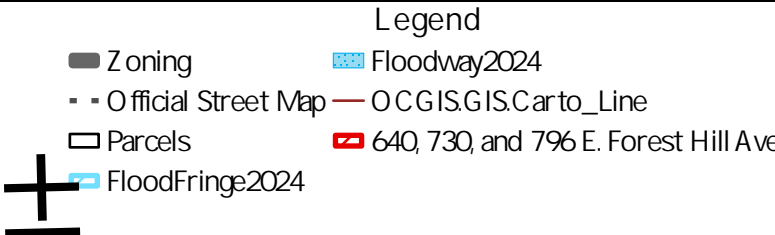
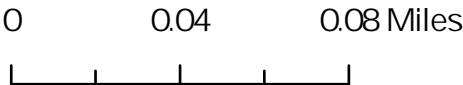
## 640, 730, and 796 E. Forest Hill Ave.



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



Community Development





# Narrative for Lot Reconfiguration Submission

## City of Oak Creek, WI

### Subject Properties:

- 640 E Darcy Dr, Oak Creek, WI 53154 (Approx. 3.1 acres)
- Rear portion of 730 E Forest Hill Ave, Oak Creek, WI 53154 (Approx. 2.17 acres, excluding existing residence)
- East Parcel of 796 E Forest Hill Ave, Oak Creek, WI 53154

### Project Overview:

OC DEV PROJECT LLC is submitting this narrative to accompany a conceptual reconfiguration plan for the above-referenced parcels. The proposed reconfiguration aims to combine 640 E Darcy Dr, the rear portion of 730 E Forest Hill Ave, and the east parcel 796 E Forest Hill Ave to create a unified development site for future residential use.



**Reconfiguration Description:**

This proposal seeks to consolidate the three parcels in a manner that allows for an optimized site layout. The rear portion of 730 E Forest Hill Ave and the parcel of 796 E Forest Hill Ave, both of which are currently underutilized, will be merged with the adjacent parcel at 640 E Darcy Dr. The resulting combined area will enable a more efficient and functional design for a residential subdivision.

Access to the reconfigured site will continue via E Darcy Dr. The street network, pedestrian paths, and stormwater infrastructure will be planned to align with city standards during future phases. No changes are proposed to the frontage or existing home at 730 E Forest Hill Ave.

**Project Intent:**

The purpose of this reconfiguration is to maximize land utility by enabling a cohesive development footprint that aligns with local housing goals and market demand. By merging these parcels, we create a contiguous area suitable for modern residential design while maintaining compatibility with surrounding land uses.

**Zoning & Compliance:**

The proposed reconfiguration will comply with all applicable zoning, access, and utility requirements set by the City of Oak Creek. No variances or rezoning are requested at this time; however, a certified survey map (CSM) is being submitted for approval of combination.

We respectfully submit this narrative to support the city's review and look forward to coordinating closely to ensure the project's success.

**Updated or New Ownership:**

The owners of 640 E Darcy Dr and 796 E Forest Hill Ave have reached an agreement to jointly acquire the rear portion of 730 E Forest Hill Ave from its current owner. This transaction will formally transfer ownership of the undeveloped rear acreage to be incorporated into the unified development site. The existing home and its frontage will not be part of the sale or any site disturbance. Upon completion of this acquisition, all parcels involved in the reconfiguration will be under common control for coordinated planning and development.

LOT 1: MICHAEL ST JOHN & JULIE ST JOHN (Will remain as it's current residential use)

LOT 2: OC DEV PROJECT LLC (The only part of the future development)

Sincerely,  
Mustafa Ali

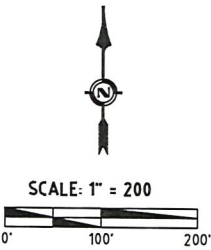
Link to **Wetland Delineation**

**<https://drive.google.com/file/d/1a5M0SVYhpMJ5MeXDt82smpMGVwo0CW1S/view?usp=sharing>**

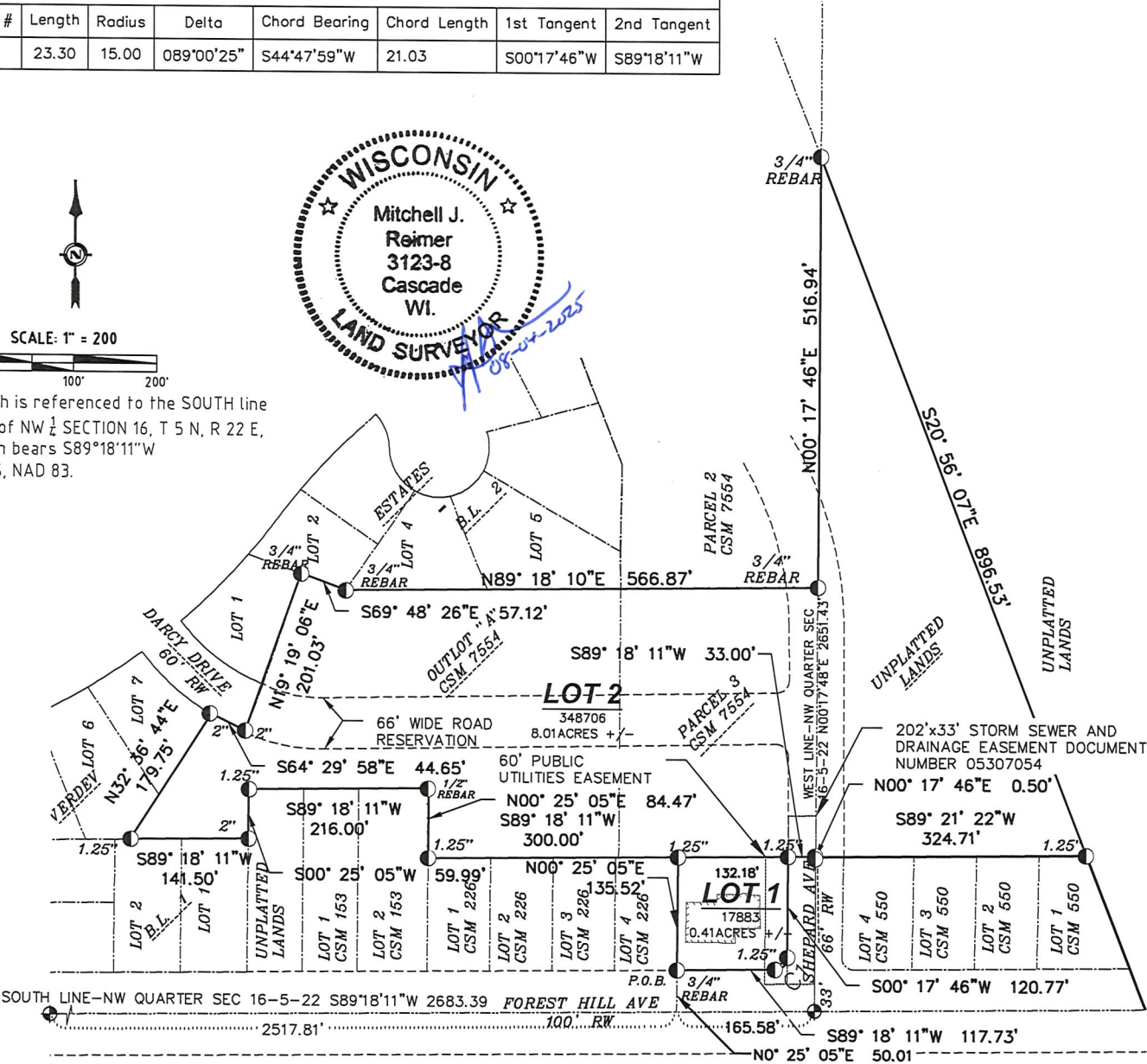
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

OUTLOT "A", AND PARCEL 3 OF CERTIFIED SURVEY MAP 7554, OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHWEST  
1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 16, TOWNSHIP 5 NORTH, RANGE 22  
EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	23.30	15.00	089°00'25"	S44°47'59"W	21.03	S00°17'46"W	S89°18'11"W



North is referenced to the SOUTH line  
line of NW 1/4 SECTION 16, T 5 N, R 22 E,  
which bears S89°18'11"W  
WI-S, NAD 83.



SOUTHWEST CORNER OF THE  
NORTHWEST QUARTER SECTION 16  
TOWNSHIP 5 NORTH RANGE 22 EAST  
CONCRETE MONUMENT WITH BRASS CAP

SOUTHEAST CORNER OF THE  
NORTHWEST QUARTER SECTION 16  
TOWNSHIP 5 NORTH RANGE 22 EAST  
CONCRETE MONUMENT WITH BRASS CAP

LEGEND

- Government Corner (As Noted)
- Set 3/4" x 24" Rebar Weighing 1502 Pounds/Lineal Foot
- Found iron as noted
- "Recorded as"

Mitchell J. Reimer  
W61 N497 Washington Ave  
Cedar Corporation  
Cedarburg, Wisconsin 53012  
SHEET 1 OF 4 SHEETS

OWNER/PREPARED FOR:  
MUSTAFA ALI  
1534 OAKMOUNT DR.  
ALLEN, TEXAS 75002

SURVEY WORK COMPLETED 07/08/25



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VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ .

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EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

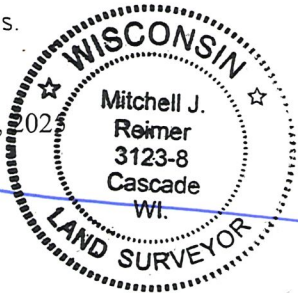
I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped that part of the part of Outlot "A", Parcel 3 of Certified Survey Map 7554, of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and that part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , all in Section 16, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 16 Township 16 North, Range 5 North, Range 22 East; Thence along the South line of the Northwest Quarter of said Section, N 89° 18' 11" E, 2517.81', Thence N00°25'05" E, 50.01 feet to the North line of E. Forest Hill Ave and the Southeast corner of Certified Survey Map 226, recorded as document number 04025855 in the Milwaukee County Register of Deeds, Milwaukee County, Wisconsin, and the Point of Beginning.  
Thence, along East line of said Certified Survey Map 226 to the Northeast corner of said Lot 4, N 00° 25' 05" E for a distance of 135.52 feet, Thence, along the North line of Said Certified Survey Map S 89° 18' 11" W for a distance of 300.00 feet to the East line of Lot 2 Certified Survey Map 153 recorded as document number 03932052 in said register of deeds, Thence along said East Line, N 00° 25' 05" E for a distance of 84.47 feet to the Northeast corner of Lot 2, Thence, along the North of said Certified Survey Map 153 extended S 89° 18' 11" W for a distance of 216.00 feet, Thence, S 00° 25' 05" W for a distance of 59.99 feet to the Northeast corner of Lot 1, Block 1 of Verdev Estates, a recorded subdivision, recorded as document number 04036598 in said register of deeds, Thence, along the boundary of Verdev Estates S 89° 18' 11" W for a distance of 141.50 feet to the South corner of Lot 6 of Verdev Estates, Thence, N 32° 36' 44" E for a distance of 179.75 feet to the South line of Darcy Drive, Thence, S 64° 29' 58" E for a distance of 44.65 feet to the east line of Darcy Drive, Thence, along the East line of Darcy Drive and the East line of Lot 1, Block 2 Verdev Estates N 19° 19' 06" E for a distance of 201.03 feet to the East corner of Lot 1, Thence, along the South line of Lot 2, Block 2, Verdev Estates, S 69° 48' 26" E for a distance of 57.12 feet, Thence along the South line of Block 2, Verdev Estates and the North line of Parcel 3, Certified Survey Map 7554 recorded as 08958871 in said register of deeds, N 89° 18' 10" E for a distance of 566.87 feet to the Southeast corner of said parcel 3, and the East line of the said Northwest Quarter; Thence along said east line, N 00° 17' 46" E for a distance of 516.94 feet to a point on the Southwesterly line of the Chicago, North Shore & Milwaukee Railway right of way line, Thence along the Southwesterly line, S 20° 56' 07" E for a distance of 896.53 feet to the Northeast corner of Lot 1 of Certified Survey Map 550, recorded as document number 04250341 in said register of deeds. Thence along the North line of said Certified Survey Map, S 89° 21' 22" W for a distance of 324.71 feet to the centerline of Shepard Ave, Thence along said centerline, N 00° 17' 46" E for a distance of 0.50 feet to the south line of said Parcel 3; Thence along the south and east lines of Parcel 3, S 89° 18' 11" W for a distance of 33.00 feet to the Northeast corner of Lot 1, Thence, S 00° 17' 46" W for a distance of 120.77 feet to the beginning of a curve, Said curve turning to the right through an angle of 89° 00' 25.0", having a radius of 15.00 feet, and whose long chord bears S 44° 47' 59" W for a distance of 21.03 feet to the North Line of East Forest Hill Ave, thence S 89° 18' 11" W a distance of 117.73 feet to the Point of Beginning.

Containing 366589 square feet or 8.42 acres.

Dated this 4<sup>th</sup> day of August, 2025

Mitchell J Reimer, P.L.S. #3123-8



That I have made such survey, land division, and map at the direction of Mustafa ALi, 1534 Oakmont Dr, Allen Texas 75002. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and subdivision regulations of the City of Oak Creek Code. Said survey is subject to easements of record and as shown.

Cedar Corporation  
W61N497 Washington Avenue  
Cedarburg, Wisconsin 53012



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ .

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EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

OWNERS CERTIFICATE

As Owner, I hereby certify that I have caused the lands described herein to be surveyed, divided, and mapped, as represented on this map. I also certify that this map is required to be submitted to the City of Oak Creek for approval.

\_\_\_\_\_  
Mustafa Ali

Dated \_\_\_\_\_, 2025

STATE OF WISCONSIN)  
OUTAGAMIE COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named Mustafa Ali to me known to be the same persons, and owner who executed the foregoing certificate and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_ Wisconsin  
(notary name)

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

OWNERS CERTIFICATE

As Owner, I hereby certify that I have caused the lands described herein to be surveyed, divided, and mapped, as represented on this map. I also certify that this map is required to be submitted to the City of Oak Creek for approval.

\_\_\_\_\_  
Aysar A. Abdulhussein - Hana Real Estate

Dated \_\_\_\_\_, 2025

\_\_\_\_\_  
Sami Alsaedi - Hana Real Estate

Dated \_\_\_\_\_, 2025

STATE OF WISCONSIN)  
OUTAGAMIE COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named Aysar A. Abdulhussein and Sami Alsaedi to me known to be the same persons, and owner who executed the foregoing certificate and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_ Wisconsin  
(notary name)

My commission expires \_\_\_\_\_  
Cedar Corporation  
W61 N497 Washington Avenue  
Cedarburg, Wisconsin 53012



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OWNERS CERTIFICATE

As Owner, I hereby certify that I have caused the lands described herein to be surveyed, divided,  
and mapped, as represented on this map. I also certify that this map is required to be submitted to  
the City of Oak Creek for approval.

\_\_\_\_\_  
Michael St. John

Dated \_\_\_\_\_, 2025

\_\_\_\_\_  
Julie St. John

Dated \_\_\_\_\_, 2025

STATE OF WISCONSIN)  
OUTAGAMIE COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named Michael and  
Julie St. John to me known to be the same persons, and owner who executed the foregoing  
certificate and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_ Wisconsin  
(notary name)

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

PLAN COMMISSION APPROVAL

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

\_\_\_\_\_  
Daniel Bukiewicz, chair

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

COMMON COUNCIL APPROVAL

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A Roeske, City Clerk

