



PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a Certified Survey Map (CSM) dividing and reconfiguring the properties at 10751 S. Nicholson Rd. and 10775 S. Nicholson Rd.

Applicant(s): Kurt Maass

Address(es): 10751 S. Nicholson Rd. & 10775 S. Nicholson Rd. (5th Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map dividing and reconfiguring the properties at 10751 S. Nicholson Rd. and 10775 S. Nicholson Rd. 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.

Owner(s): Maass Joint Revocable Trust

Tax Key(s): 972-9002-000 & 972-9000-000

Lot Size(s): 8.319 acres & 0.686 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

Background: The Applicant is seeking a recommendation for approval of a Certified Survey Map (CSM) to divide and reconfigure two (2) properties—10751 S. Nicholson Rd. and 10775 S. Nicholson Rd.—into three (3) residential lots. The 8.319-acre parcel at 10751 S. Nicholson Rd. is currently developed with a legal non-conforming garage/barn structure fronting S. Nicholson Rd. The 0.686-acre parcel at 10775 S. Nicholson Rd. contains an existing single-family home.

Proposed Certified Survey Map: The proposed division and reconfiguration would create one (1) approximately 63,390-square-foot lot containing the existing single-family home and multiple accessory buildings along S. Nicholson Rd. As a result, the garage/barn would become accessory to the principal residence and would no longer be considered legally non-conforming. Additionally, two (2) approximately 19,271-square-foot lots are proposed for sale and future development as single-family homes along S. Richard Rd. All three (3) lots will have access to municipal sewer and water utilities.

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.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

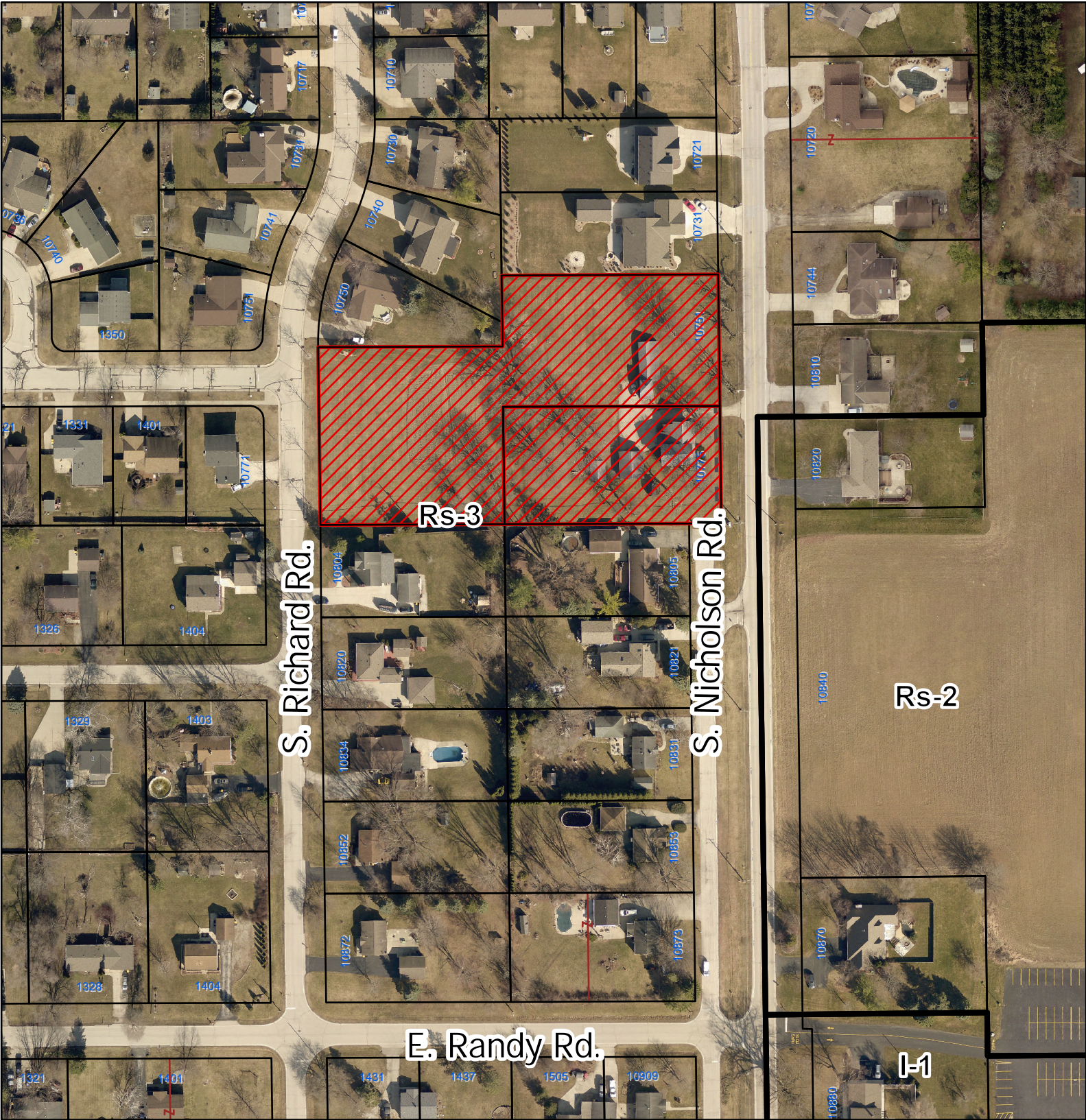
Attachments:

Location Map

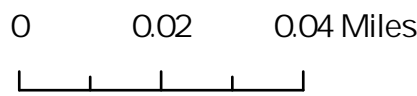
Proposed Certified Survey Map (3 pages)

Location Map

10751 and 10775 S. Nicholson Rd.



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



Zoning

Official Street Map

Parcels

FloodFringe2024

Floodway2024

OCGISGISCarto_Line

10751 and 10775 S. Nicholson Rd.

Parcels selection

CERTIFIED SURVEY MAP NO.

Being a redivision of Lot 2 of Certified Survey Map No. 9091 and Parcel 1 of Certified Survey Map No. 4095, all being part of the Northeast 1/4 of the Southeast 1/4 of Section 33, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

NOTES:

- ⊙ — Denotes iron pipe found and accepted.
- — Denotes 1"x24" iron pipe, 1.13 lbs./lin. ft., set

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27)(Feb. 2018), with the East line of the SE 1/4 of Section 33, T5N, R22E, having an assumed bearing of S 0°47'36" E.

Prepared for:

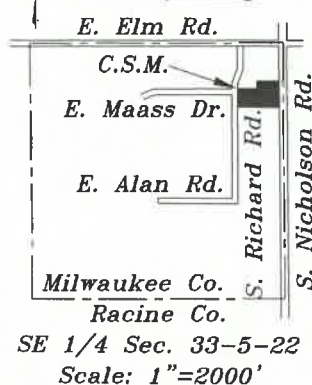
Maass Joint Revocable Trust
Dated 5/21/97
312 Montana Ave.
South Milwaukee, WI 53172

Prepared by:

Dennis C. Sauer P.L.S.-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132
(414) 529-5380

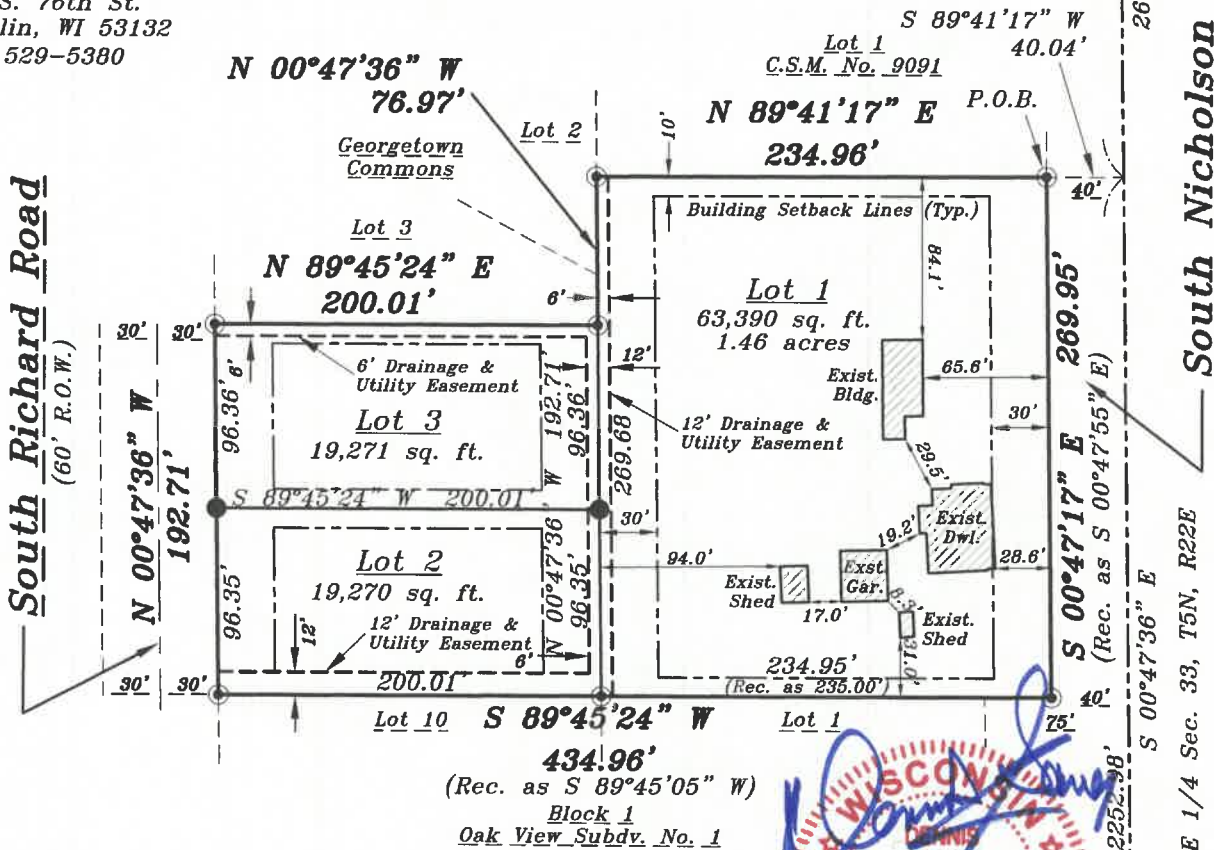
NE Cor., SE 1/4
Sec. 33-5-22
(conc. mon.
w/brass cap)
N = 316,939.54
E = 2,564,827.82

Vicinity Map



South Richard Road
(60' R.O.W.)

South Nicholson Road
(Var. R.O.W.)



GRAPHIC SCALE



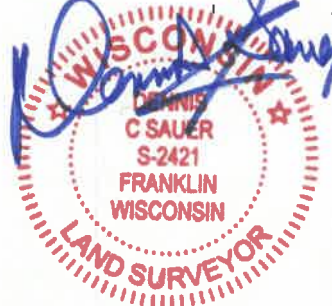
(IN FEET)

1 inch = 100 ft.

SE Cor., SE 1/4
Sec. 33-5-22
(conc. mon.
w/brass cap)
N = 314,295.97
E = 2,564,864.41

June 3, 2025

Rev. August 5, 2025



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 9091 and a combination of Parcel 1 of Certified Survey Map No. 4095, all being part of the Northeast 1/4 of the Southeast 1/4 of Section 33, 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:

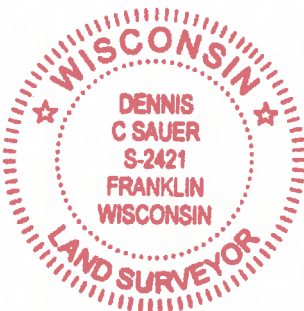
That I have surveyed, divided combined and mapped a redivision of Lot 2 of Certified Survey Map No. 9091 and a combination of Parcel 1 of Certified Survey Map No. 4095, all being a part of the Northeast 1/4 of the Southeast 1/4 of Section 33, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin; bounded & described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence S 00°47'36" E along the East line of said Northeast 1/4, 390.00 feet to a point; thence S 89°41'17" W, 40.04 feet to a point on the West line of South Nicholson Road, said point being the point of beginning of the lands to be described; thence S 00°47'17" E along said West line, 269.95 feet to a point; thence S 89°45'24" W, 434.96 feet to a point on the East line of South Richard Road; thence N 00°47'36" W along said East line, 192.71 feet to a point; thence N 89°45'24" E, 200.01 feet to a point; thence N 00°47'36" W, 76.97 feet to a point; thence N 89°41'17" E, 234.96 feet to the point of beginning. Said lands containing 101,931 square feet (2.34 acres).


That I have made such survey, land division, combination and map by the direction of Maass Joint Revocable Trust Dated 5/21/97, owner 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 3, 2025
Date
Rev. August 5, 2025




Dennis C. Sauer
Professional Land Surveyor S-2421

PREPARED FOR:
Maass Joint Revocable Trust
Dated 5/21/97
312 Montana Avenue
South Milwaukee, WI 53172

PREPARED BY: Dennis C Sauer
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 9091 and a combination of Parcel 1 of Certified Survey Map No. 4095, all being part of the Northeast 1/4 of the Southeast 1/4 of Section 33, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Maass Joint Revocable Trust Dated 5/21/97, as owner, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped, combined and dedicated 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____.

Donald G. Maass, Trustee

Arlene F. Maass, Trustee

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, Donald G. and Arlene F. Maass, Trustees, 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

Catherine A. Roeske, Secretary

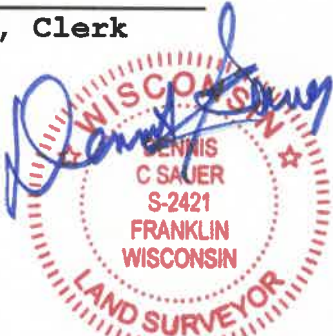
COMMON COUNCIL APPROVAL

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

Daniel J Bukiewicz, Mayor

Catherine A. Roeske, Clerk

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



June 3, 2025
Rev. August 5, 2025