

Year End
2022

City of Oak Creek Housing Affordability and Housing Fee Report



Community Development Department
8040 S. 6th Street
December 2023



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The following report is posted in conformance Wisconsin Statutes as stated.

66.10013 Housing affordability report.

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2023, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
 - (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

2022 RESIDENTIAL DEVELOPMENT

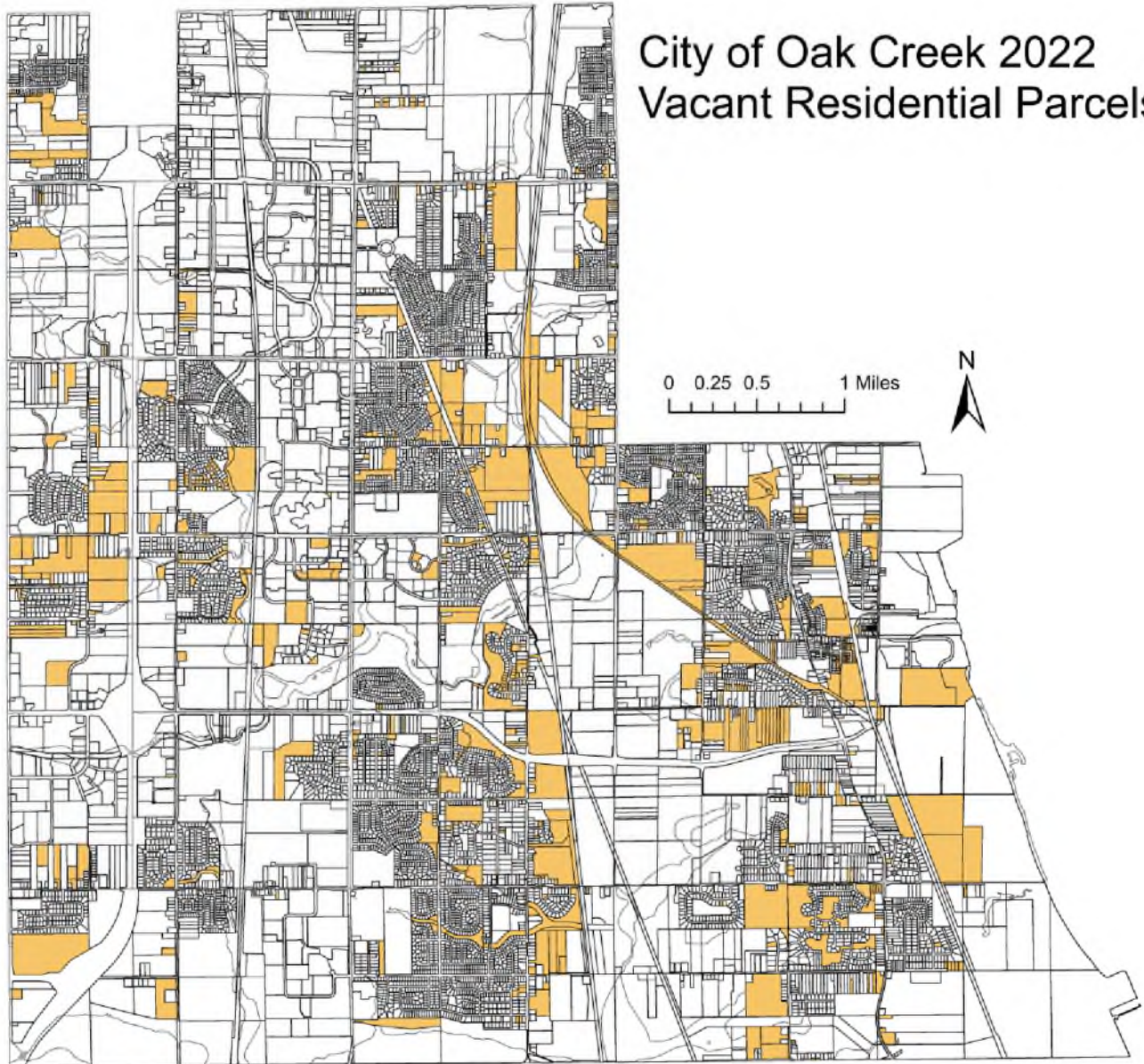
	Total Approved	Total Lots Created/Converted (from Outlots)	Total Housing Units Proposed	
			Single-Family	Multifamily
Subdivision Plats	1	9	68 (Ph 1)	387 (Ph 1)
Certified Survey Maps (Residential Only)	6	15	154	352
Condominium Plats (Same as 2 CSMs)	4	0	153	387
*Building Permit Applications (Residential Only)	190	N/A	82	545

**Building Permit Applications include all single-family remodel/repair, addition, and new permits, and all multifamily new and alteration permits.*

- (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.



UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL*





TAXKEY	ADDRESS	ACRES	Zoning District(s)
9219019001	2024 E OAKWOOD RD	5.065	Rs-3, FF, C-1
9779002000	10820 S 27TH ST	0	Rs-2
9620042000	10568 S ALTON RD	0.62	Rs-4
9620057000	4340 E ELM RD	0.46	Rs-4
9609001000	3324 E ELM RD	5.922	A-1, Rs-3, FF
9699996002	3100 E COUNTY LINE RD	26.992	FW, ER, Rs-3, FF, C-1
9609993001	3300 E ELM RD	8.847	Rs-2, A-1, Rs-3
9719995008	1625R E ELM RD	0.929	Rs-2
9679000001	10940 S CHICAGO RD	0	Rs-4, FF
9679990001	11002 S CHICAGO RD	3	Rs-4, FW, FF
9599991000	3110 E ELM RD	10	Rs-2, A-1, FF
9599992001	3080 E ELM RD	15.9	Rs-2, A-1, FF
9679993000	10900 S CHICAGO RD	1	Rs-4
9589995006	10670 S NICHOLSON RD	12.956	Rs-3, FF, C-1
9560075000	10475 S SHEPARD AVE	0	Rs-3, FW, FF
9589003000	2123 E OAKWOOD RD	0	Rs-3
9560072000	10435 S SHEPARD AVE	0	Rs-3, FW, FF
9589002001	2131 E OAKWOOD RD	0	Rs-3, A-1, FF, C-1
9559994001	517 W OAKWOOD RD	0.59	Rs-3
9219010000	1640R E OAKWOOD RD	0	Rs-3
9219011000	1700R E OAKWOOD RD	0	Rs-3
9219012000	1720R E OAKWOOD RD	0	Rs-3
9279986001	2220 W OAKWOOD RD	5.486	Rs-3
9219038000	1864 E OAKWOOD RD	26.848	Rs-3, FF
9189970000	10230 S EMJAY LN	0.78	Rs-3
9279025000	2028 W OAKWOOD RD	7.834	Rs-3
9189971000	10212 S EMJAY LN	0.782	Rs-3
9260043000	10001 S 13TH ST	0	Rs-2
9079008000	145 E RYAN RD	2.659	B-4, Rs-3
9099999002	9580 S NICHOLSON RD	29.92	Rs-3, FF, C-1
9539014000	10543 S 13TH ST	2.067	Rs-2, A-1
9529991001	10522 S 27TH ST	54.895	Rs-2, A-1
8749992000	244 E RYAN RD	0.347	Rs-3
8749991000	298 E RYAN RD	0.35	Rs-3
8739010000	9201 S NICHOLSON RD	0.394	Rs-3
9219037000	1834 E OAKWOOD RD	0.432	Rs-3
8739012000	9211 S NICHOLSON RD	1.281	Rs-3



TAXKEY	ADDRESS	ACRES	Zoning District(s)
8699993000	3810 E AMERICAN AVE	9.983	Rs-4
9189996000	3841 E FITZSIMMONS RD	1	Rs-3
9129954000	3660 E FITZSIMMONS RD	1	Rs-3
9129955000	3650 E FITZSIMMONS RD	1	Rs-3
9129953000	3680 E FITZSIMMONS RD	1	Rs-3
9129956000	3636 E FITZSIMMONS RD	1	Rs-3
9189995000	3821 E FITZSIMMONS RD	1	Rs-3
9129945000	3820 E FITZSIMMONS RD	1	Rs-3
9129949000	3750 E FITZSIMMONS RD	1	Rs-3
9129950000	3736 E FITZSIMMONS RD	1	Rs-3
9089016000	9760 S SHEPARD AVE	0.83	Rs-3
8659994000	8784R S CHICAGO RD	0.999	Rs-4
9199999005	10050 S 11TH AVE	1.95	Rs-3
9189998000	9931 S CHICAGO RD	0.972	Rs-3
9190059000	10028 S HILLVIEW AVE	0	Rs-3
9190046000	10119 S 10TH AVE	0	Rs-3
8639975000	8851 S 15TH AVE	51.327	Rs-1, FF, C-1
8610143000	1336 E BUCKWOOD CT	0.739	Rd-1
9190045000	10099 S 10TH AVE	0	Rs-3
8759999003	9161B S HOWELL AVE	11.122	Rm-1 (PUD)
8579992000	8843R S 13TH ST	16.666	Rd-1, Rs-2, FW, FF, C-1
8769999001	9150R S 13TH ST	4.457	Rm-1 (PUD)
8789997000	9140 S 27TH ST	5	B-4, Rs-2
8789998000	9120 S 27TH ST	5	B-4, Rs-2
9169997000	4440 E OAKWOOD RD	22.824	Rs-1
9189034002	3610R E OBRIEN RD	0.447	Rs-3
9089002000	9575R S NICHOLSON RD	0	Rs-3
9179998000	4340 E OAKWOOD RD	31.394	Rs-1
8700030000	3301 E WOODVIEW AVE	0.39	Rs-3
8700034000	3339 E WOODVIEW AVE	0.323	Rs-3
8700035000	3349 E WOODVIEW AVE	0.318	Rs-3
8700038000	3379 E WOODVIEW AVE	0.304	Rs-3
8700039000	3389 E WOODVIEW AVE	0.384	Rs-3
8700032000	3319 E WOODVIEW AVE	0.333	Rs-3
8700031000	3309 E WOODVIEW AVE	0.338	Rs-3
8700036000	3359 E WOODVIEW AVE	0.312	Rs-3



TAXKEY	ADDRESS	ACRES	Zoning District(s)
8700037000	3369 E WOODVIEW AVE	0.315	Rs-3
8690157000	9182 S 7TH AVE	0	Rs-4
8690160000	9212 S 7TH AVE	0	Rs-4
9079982000	9600 S HOWELL AVE	0.675	Rs-3
8709975002	3268 E RYAN RD	0.8396	Rs-3
8690165000	3866 E FLYNN AVE	0	Rs-4
8690159000	9208 S 7TH AVE	0	Rs-4
8690164000	3860 E FLYNN AVE	0	Rs-4
8690167000	3878 E FLYNN AVE	0	Rs-4
8690155000	9174 S 7TH AVE	0	Rs-4
9079002000	9576 S HOWELL AVE	0.583	Rs-3
8690156000	9178 S 7TH AVE	0	Rs-4
8690158000	9202 S 7TH AVE	0	Rs-4
8690169000	9183 S 7TH AVE	0	Rs-4
9079042000	9610 S JASPER ST	1.051	Rs-3
9069013000	9721 S HOWELL AVE	0.43	Rs-3
8690166000	3872 E FLYNN AVE	0	Rs-4
9569993000	10360R S HOWELL AVE	0.172	Rs-3
9569991000	10612R S HOWELL AVE	3.846	Rs-3
8769000000	9260 S 13TH ST	1.644	Rs-3
8690037000	9143 S 5TH AVE	0.081	Rs-4
8690023000	9145 S 6TH AVE	0.833	Rs-4
8690027002	3942 E DEXTER AVE	0.103	Rs-4
8690039001	9151 S 5TH AVE	0.085	Rs-4
8690131000	9255 S JOHN ST	0	Rs-4
8690132000	9259 S JOHN ST	0	Rs-4
8690134000	9271 S JOHN ST	0	Rs-4
8690135000	9275 S JOHN ST	0	Rs-4
8690141000	9258 S 7TH AVE	0	Rs-4
8690142000	9254 S 7TH AVE	0	Rs-4
8690133000	9265 S JOHN ST	0	Rs-4
8690138000	9274 S 7TH AVE	0	Rs-4
8690146000	9246 S JOHN ST	0	Rs-4
8690149000	9266 S JOHN ST	0	Rs-4
8690143000	9248 S 7TH AVE	0	Rs-4
8690151000	9280 S JOHN ST	0	Rs-4



TAXKEY	ADDRESS	ACRES	Zoning District(s)
8690161000	9218 S 7TH AVE	0	Rs-4
8690162000	9224 S 7TH AVE	0	Rs-4
8690150000	9272 S JOHN ST	0	Rs-4
8690136000	9281 S JOHN ST	0	Rs-4
8690137000	9280 S 7TH AVE	0	Rs-4
8690140000	9264 S 7TH AVE	0	Rs-4
8690144000	9242 S 7TH AVE	0	Rs-4
8690145000	9240 S JOHN ST	0	Rs-4
8690147000	9252 S JOHN ST	0	Rs-4
8690148000	9258 S JOHN ST	0	Rs-4
8690139000	9270 S 7TH AVE	0	Rs-4
9119010000	9600 S 15TH AVE	0	Rs-3, FW, FF
8690163000	9228 S 7TH AVE	0	Rs-4
8690127000	9275 S 7TH AVE	0	Rs-4
8690124000	9259 S 7TH AVE	0	Rs-4
8699008000	9321 S 7TH AVE	0	Rs-4
8699948000	3845 E AMERICAN AVE	16.15	Rs-4
8690126000	9271 S 7TH AVE	0	Rs-4
8690128000	9281 S 7TH AVE	0	Rs-4
8690129000	9243 S JOHN ST	0	Rs-4
8690130000	9249 S JOHN ST	0	Rs-4
8709027001	9330 S 15TH AVE	2.464	Rs-3, FW, FF
8659978003	9050 S ANNETTE PL	12.3	Rs-4
8629992000	8870 S NICHOLSON RD	3.38	Rs-3, FF
8689993001	4200 E LAKE VISTA BLVD	57.575	Rm-1, P-1, LOD
8599023000	330 W CENTENNIAL DR	1.526	Rm-1
8569988000	8864 S 27TH ST	2.431	Rd-1, Rs-2
8579010000	8909 S 13TH ST	13.884	Rs-3, B-3, FW, FF, C-1
8569987000	2320 W GRAYS LN	1.074	Rs-2
8639971000	8931 S 15TH AVE	6.3	Rs-1
8619001000	811 E PUETZ RD	0	Rs-3
8599002000	175 W PUETZ RD	3.791	Rm-1 (PUD)
8309004000	8436 S 20TH ST	0	Rs-2
8309010000	1910 W PUETZ RD	6.13	Rm-1, FF, C-1
8309006000	8380 S 20TH ST	1.615	Rs-2
8309015000	1670 W PUETZ RD	1.38	Rs-2



TAXKEY	ADDRESS	ACRES	Zoning District(s)
8309017000	1480 W PUETZ RD	4.396	Rs-3
8309994005	8380R S 20TH ST	0	Rs-2
8599029000	401 R A W CENTENNIAL DR	10.593	Rm-1 (PUD)
8290007000	8606 S WICKFORD DR	0.293	Rs-3
8269992000	1232R E PUETZ RD	3	Rs-3
8569977000	2241 W GRAYS LN	0.583	Rs-2
8569999001	2231 W PUETZ RD	53.56	B-4, Rd-1, Rs-2, FW, FF, C-1
8569975000	8920 S 27TH ST	0.74	Rs-2, FW, FF
8229975000	8620 S CHICAGO RD	0	Rs-4
8229976001	8580 S CHICAGO RD	1.076	Rs-4
8229992000	3800 E ADDISON LN	1.341	Rs-3
8229977001	8580 S CHICAGO RD	0.918	Rs-4
8229963000	8559 S 5TH AVE	8.921	Rs-4, A-1, C-1
8229974000	8630 S CHICAGO RD	0.523	Rs-4
8229996000	3949 E ADDISON LN	0.796	Rs-3
8299013000	8290 S WILDWOOD DR	22.14	Rs-3, FW, FF
8309992000	8519 S 13TH ST	17.67	Rs-2
8310043000	8480 S WHITNEY DR	0.626	Rm-1 (PUD)
8279988000	8328R S HOWELL AVE	0.614	Rs-3
8309019000	8460R S 20TH ST	7.75	Rs-2
8309996001	8461 S 13TH ST	1.872	Rs-3
8159995002	819 E DREXEL AVE	15.92	Rs-3, FW, FF
8169019000	1701 E DREXEL AVE	22.096	Rs-1
8169988000	1936 E FOREST HILL AVE	1	Rs-2
8169023000	1801 E DREXEL AVE	0	Rs-1
8269993004	1410 E GROVELAND DR	0	Rs-3, FW, FF
8169991000	1603 E DREXEL AVE	12.173	Rs-1, FF, C-1, FW
8239988002	3300 E PUETZ RD	0.682	Rm-1
8229994000	3859 E ADDISON LN	1.501	Rs-3
8229995000	8465 S 5TH AVE	0.92	Rs-3
8149046000	640 E DARCY DR	3.109	Rs-3
8230092000	8535 S AMANDA CT	0	Rs-2
7859001003	7610 S 27TH ST	6.341	B-4, Rs-2, Rs-1, ER
8229955000	3940 E PUETZ RD	0.206	Rs-4
8229958000	8645 S 5TH AVE	1.5	Rs-4
8229973000	8636 S CHICAGO RD	0.534	Rs-4



TAXKEY	ADDRESS	ACRES	Zoning District(s)
8169990000	1610 E FOREST HILL AVE	2.587	Rs-1, FW, FF, C-1
8159992000	796 E FOREST HILL AVE	0	Rs-3
8169003000	8149 S PENNSYLVANIA AVE	7.434	Rs-2
8140016000	8046 S HOWELL AVE	0	Rs-3
7849018000	1820 W DREXEL AVE	0.7	Rs-3
7859999003	7546 S 27TH ST	25.601	B-4, Rs-2, Rs-1, ER
7809990000	1500 E DREXEL AVE	7.2	Rs-1, FW, FF, C-1, P-1
7679985000	7210 S CLEMENT AVE	0.562	Rs-3
7629999003	2450 W MINNESOTA AVE	12.815	Rs-2, Rs-1, B-4, P-1, FW
7330005000	6731 S AUSTIN ST	0	Rs-2
7330007000	6730 S AUSTIN ST	0	Rs-2
7330006000	301 E OAK ST	0	Rs-2
7330015000	6730 S ADAMS AVE	0	Rs-2
7330012000	511 E OAK ST	0.611	Rs-2
7330010000	423 E OAK ST	0.964	Rs-2
7330013000	6731 S ADAMS AVE	0.611	Rs-2
8149043000	645 E LAKEVIEW DR	2.799	Rs-3, FF
8169018000	8100 S LONG MEADOW DR	2.247	Rs-2
8159011000	928 E FOREST HILL AVE	6.254	Rs-3
8119986000	8076 S 20TH ST	1	Rs-2
8119995004	8071 S WILLOW DR	9.16	Rs-3, FW, FF
7839062000	7750 S 13TH ST	1.28	Rs-3
7859002002	7640 S 27TH ST	9.161	B-4, Rs-2, Rd-1, Rs-1
8110013000	8121 S WOODRIDGE DR	0	Rs-3
7810286000	7761 S BURDICK AVE	0	Rs-3
7679976001	1015 E RAWSON AVE	0.716	Rs-3
7679979002	7341 S CLEMENT AVE	0.57	Rs-3
7680009000	7179 S PENNSYLVANIA AVE	0.49	Rs-4
7679979003	7375 S CLEMENT AVE	1.04	Rs-3
7679998001	1321 E RAWSON AVE	32.207	Rs-3, FW, FF
7680035000	7475 S PENNSYLVANIA AVE	0	Rs-4
7680010000	7183 S PENNSYLVANIA AVE	0.49	Rs-4
7679976002	1029 E RAWSON AVE	0.396	Rs-3
7660001000	351 E RAWSON AVE	0	Rs-3
7660047000	723 E RAWSON AVE	0.492	Rs-3
7379996003	6809 S 20TH ST	1.145	Rs-4



TAXKEY	ADDRESS	ACRES	Zoning District(s)
7379015000	6988 S 27TH ST	4.048	B-3, Rd-1, RR, Rs-4
7620012000	2389R W RAWSON AVE	0	Rs-2
7620011000	2343R W RAWSON AVE	0	Rs-2
7629991003	7478 S 27TH ST	4.293	B-4, Rs-2, Rs-1, ER
7150222000	2533R W SYCAMORE AVE	0	Rs-4, Rd-1
7150226000	2445R W SYCAMORE AVE	0	Rs-4, Rd-1
7150224000	2515R W SYCAMORE AVE	0	Rs-4, Rd-1
7150227000	2439R W SYCAMORE AVE	0	Rs-4, Rd-1
7150221000	6708R S 26TH ST	0	Rs-4, Rd-1
7150223000	2525R W SYCAMORE AVE	0	Rs-4, Rd-1
7150225000	2505R W SYCAMORE AVE	0	Rs-4, Rd-1
7190008000	6562 S HOWELL AVE	0.563	Rs-2, FF
7190014000	341 E JEWELL ST	0	Rs-2
7679997000	7482 S CLEMENT AVE	9.96	Rs-3, FW
7629992003	7430 S 27TH ST	20.199	B-4, Rs-2, Rs-1
8240341000	2520 E SHARON DR	0.438	Rs-4
7799990000	1620 E DREXEL AVE	3.737	Rs-1
7799987000	7789 S PENNSYLVANIA AVE	0.504	Rs-1
7159004000	2660 W SYCAMORE AVE	0	Rs-4
7839059001	7700 S 13TH ST	1.39	Rs-3
7839059002	7720 S 13TH ST	1.34	Rs-3
9089033000	9830 S SHEPARD AVE	6.484	Rs-3
8690038001	9147 S 5TH AVE	0.081	Rs-4
8609045000	711 E STONEGATE DR	4.462	Rm-1 (PUD)
9229067000	911 E FITZSIMMONS RD	12.898	Rs-2, Rs-3
8259004000	2125 E FOREST HILL AVE	0	Rs-2, FF
8259992000	1901 E FOREST HILL AVE	47.38	Rs-2, FW, C-1, FF
7689000009	7300 S DELAINE DR	16.94	Rd-1
8140297000	8080 S CECILY DR	1.47	Rs-3, FF
8599045001	155 W SUNNYVIEW DR	1.757	Rm-1(CU)
9171045000	4201 E FITZSIMMONS RD	12.284	Rm-1
9179999001	4301 E FITZSIMMONS RD	40.08	Rs-1
9620053001	4398 E ELM RD	0.909	Rs-4
9620056001	4352 E ELM RD	0.694	Rs-4
9620054001	4382 E ELM RD	0.694	Rs-4
9620055001	4368 E ELM RD	0.694	Rs-4



TAXKEY	ADDRESS	ACRES	Zoning District(s)
8579013000	8851 S 13TH ST	2.226	Rm-1 (PUD), FW, FF, C-1
9589029000	1800 E ELM RD	6.917	Rs-3, FF C-1
9589030000	1830 E ELM RD	6.076	Rs-3, FF C-1
9589031000	1900 E ELM RD	2.369	Rs-3, FF
7859003001	2500 W DREXEL AVE	28.796	B-4, Rd-1, FW, P-1, FF
8719020000	9345 S 15TH AVE	1.175	Rs-3, FW, FF
9699033000	10855 10TH AVE	32.29	Rs-2, FW, FF, Rs-3
8629006000	8724 S NICHOLSON RD	0.921	Rs-3, FF
9219115000	1650 E BRENDA LEE RD	0.484	Rs-3
9219033000	9950 S NICHOLSON RD	5.544	Rs-3, FF, C-1
9629024000	3991 E OAKWOOD RD	0	Rs-3
9229145000	10021 S MACINTOSH LN	0.576	Rs-2
9229168000	10008 S MACINTOSH LN	0.448	Rs-2
9229167000	10003 S SPARTAN LN	0.535	Rs-2
8709051000	9300 S 15TH AVE	1.164	Rs-3, FF, FW
8149072000	7980 S CECILY DR	0	Rs-3, FF
8609043000	8760 S OAK PARK DR	1.994	Rm-1 (PUD)
8249005000	2531 E SHARON DR	0.24	Rs-4
8249006000	2600 E SHARON DR	0.82	Rs-4
8249004000	2521 E SHARON DR	0.24	Rs-4
7150168000	6706 S 27TH ST	0	Rd-1
7379041000	6701 S 24TH ST	6.165	Rd-1, Rs-4
9229023001	1120 E OAKWOOD RD	5.35	Rs-3, FW, FF
9109996001	9571 S 15TH AVE	10.44	FW, Rs-3, A-1, FF
7629007001	7332 S 27TH ST	20.726	Rs-2, B-4, Rs-1, FW
9079979001	9700 S HOWELL AVE	0.28	Rs-3
8719021000	9345 S 15TH AVE	9.885	Rs-3, FW, FF
7799010000	7801 S PENNSYLVANIA AVE	1.992	Rs-1 (CU)
8239019001	8435 S CHICAGO RD	12.88	Rm-1 (PUD)
8290069000	8358 S NIGHTHAWK TRL	0	Rs-3
8290077000	1055 W MORNINGSIDE LN	0	Rs-3
9239028000	9961 S SHEPARD AVE	0	Rs-3
8290080000	1125 W MORNINGSIDE LN	0	Rs-3
8149073000	7980 S CECILY DR	0	Rs-3, FF
9171010000	10171 S KENDRICK DR	0.5	Rs-1
8159023000	1340 E FOREST HILL AVE	7.399	Rs-3, FF



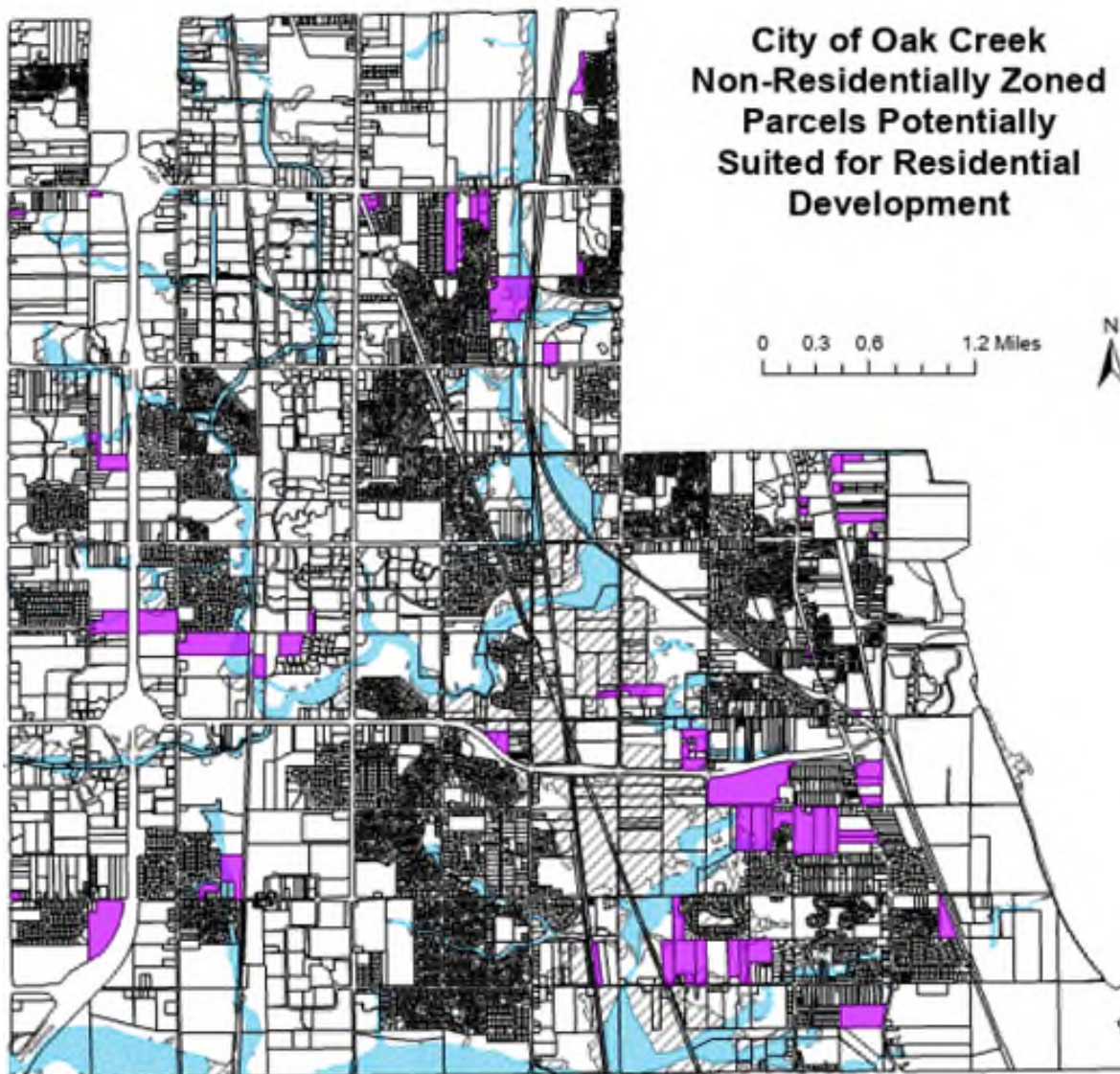
TAXKEY	ADDRESS	ACRES	Zoning District(s)
8731032000	1602 E MAPLE VIEW DR	0	Rs-3
8731042000	9365 S ARBOR CREEK DR	0	Rs-3
8731020000	1376 E GOLDEN LN	0	Rs-3
8731021000	9381 S ARBOR CREEK DR	0	Rs-3
8290093000	1122 W SUNRISE PASS	0	Rs-3
8290089000	8479 S ROSEWOOD TRL	0	Rs-3
8731029000	9334 S ARBOR CREEK DR	0	Rs-3
8731041000	9357 S ARBOR CREEK DR	0	Rs-3
8290098000	8460 S NIGHTHAWK TRL	0	Rs-3
8290101000	8493 S NIGHTHAWK TRL	0	Rs-3
8290102000	8461 S NIGHTHAWK TRL	0	Rs-3
8731079000	9246 S ARBOR CREEK DR	0	Rs-3
8731070000	1579 E ARBOR CREEK DR	0	Rs-3
8731051000	1295 E HICKORY CREEK CT	0	Rs-3
8731061000	1366 E HICKORY CREEK CT	0	Rs-3
8731074000	9176 S ARBOR CREEK DR	0	Rs-3
8731072000	1551 E ARBOR CREEK DR	0	Rs-3
8731054000	1255 E HICKORY CREEK CT	0	Rs-3
8731063000	9165 S ARBOR CREEK CT	0	Rs-3
8731077000	9220 S ARBOR CREEK DR	0	Rs-3
8731073000	9162 S ARBOR CREEK DR	0	Rs-3
8731065000	9145 S ARBOR CREEK DR	0	Rs-3
8731069000	1591 E ARBOR CREEK DR	0	Rs-3
8731059000	1282 E HICKORY CREEK CT	0	Rs-3
8731060000	1356 E HICKORY CREEK CT	0	Rs-3
8731076000	9206 S ARBOR CREEK DR	0	Rs-3
8731047000	1365 E HICKORY CREEK CT	0	Rs-3
8731050000	1309 E HICKORY CREEK CT	0	Rs-3
8731058000	1270 E HICKORY CREEK CT	0	Rs-3
8731066000	9103 S ARBOR CREEK CT	0	Rs-3
8731062000	9177 S ARBOR CREEK DR	0	Rs-3
8731057000	1256 E HICKORY CREEK CT	0	Rs-3

*Parcels at least partially zoned for residential development. For additional information and to see a parcel's current zoning district(s), view the City of Oak Creek GIS system at <https://oakcreek.ags.ruekert-mielke.com/>. The City of Oak Creek makes no representation as to the suitability or availability of identified parcels for development. Nothing shall indicate an endorsement of future development of the parcels included in this report. No verification of building permit, plan review/approval, and/or conforming/nonconforming status of any parcel has been made as part of this report.



- (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, in accordance with the Comprehensive Plan (adopted March 3, 2020; Amended Nov. 17, 2020), including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

NON-RESIDENTIAL PARCELS POTENTIALLY SUITABLE FOR RESIDENTIAL DEVELOPMENT*





Tax Key	Address	Acres	Zoning District(s)	Water	Sanitary	Storm Sewer	Currently Developed
7679019000	7133 S CLEMENT AVE	3.517	A-1	Y	Y	N	N
7679018000	1103 E RAWSON AVE	0.615	A-1	Y	Y	N	N
7679036000	821 E RAWSON AVE	17.432	A-1, Rs-3	Y	Y	Y	Y
7679977002	1015 E RAWSON AVE	4.08	A-1	N	N	N	N
7679022000	7241 S CLEMENT AVE	2.533	A-1	Y	Y	N	N
7679011000	910 E MINNESOTA AVE	2.84	A-1	Y	Y	Y	N
7809999001	7500 S CLEMENT AVE	31.759	A-1, FW, FF	Y	Y	N	Y
7799989000	1800 E DREXEL AVE	6.94	P-1	Y	Y	Y	N
8229999002	8359 S 5TH AVE	3.071	A-1	Y	N	N	N
8229989001	8361 S 5TH AVE	3.945	A-1, C-1	N	N	N	N
8309021000	8310 S 20TH ST	9.196	P-1	N	N	N	N
8229990000	3778 E ADDISON LN	1.709	A-1	N	N	N	N
8229984000	8514 S CHICAGO RD	1.033	B-2	Y	Y	N	Y
8229979002	8560 S CHICAGO RD	1.3	B-2	N	Y	N	N
8229963000	8559 S 5TH AVE	8.921	Rs-4, A-1, C-1	Y	Y	N	N
8229956000	3936 E PUETZ RD	0.287	M-1	Y	N	N	N
8579987000	9069 S 13TH ST	17.75	Rs-3, B-3, FF, C-1	Y	Y	N	Y
8579990004	9050 S 20TH ST	14.315	A-1, FW	Y	Y	N	Y
8599033000	9033 S ASPEN DR	1.937	B-4	Y	Y	Y	N
8769999002	9150 S 13TH ST	30.069	M-1 (PUD), FW, FF, C-1	Y	Y	Y	Y
8759998002	9161 S HOWELL AVE	10.771	P-1	N	N	N	N



Tax Key	Address	Acres	Zoning District(s)	Water	Sanitary	Storm Sewer	Currently Developed
8769997001	9210 S 13TH ST	5.639	P-1	Y	Y	Y	Y
8719015000	9350 S PENNSYLVANIA AVE	8.69	M-1, FF	N	Y	N	N
8699946000	3860 E RYAN RD	0.54	I-1	Y	Y	N	N
9089992003	1203 E RYAN RD	6.481	P-1, FF	N	N	N	N
9189986001	3675 E FITZSIMMONS RD	18.472	A-1, Rs-3	Y	Y	Y	Y
9199996000	3471 E FITZSIMMONS RD	5	Rs-3, A-1, FW	N	N	N	Y
9199995000	3431 E FITZSIMMONS RD	13.75	A-1, FW, FF	N	N	N	N
9199994000	3351 E FITZSIMMONS RD	13.75	A-1, FW, FF, C-1	N	N	N	N
9199024000	10003 S 11TH AVE	6.7	A-1	Y	Y	Y	Y
9189019000	3763 E FITZSIMMONS RD	10	A-1	Y	Y	N	Y
9189020000	3725 E FITZSIMMONS RD	13.322	A-1	N	N	N	N
9189992000	10023 S CHICAGO RD	4.991	A-1	Y	Y	N	N
9259991000	800 W OAKWOOD RD	14.379	M-1, FW, FF, C-1	Y	Y	Y	N
9279020000	10276 S 27TH ST	1.227	B-4, OO	Y	Y	N	Y
9599998001	2911 E OAKWOOD RD	8.566	A-1, FW, FF, C-1	Y	Y	N	N
9539996001	1801 W OAKWOOD RD	29.07	A-1	Y	N/A	Y	N
9609992002	3400 E ELM RD	13.157	A-1, FF	N	Y	N	N
9609001000	3324 E ELM RD	5.922	A-1, Rs-3	N	Y	N	N



Tax Key	Address	Acres	Zoning District(s)	Water	Sanitary	Storm Sewer	Currently Developed
9609993001	3300R E ELM RD	8.847	Rs-2, A-1, Rs-3	N	Y	N	N
9599991000	3110 E ELM RD	10	Rs-2, A-1, FF	N	N/A	N	N
9599992001	3080 E ELM RD	15.9	Rs-2, A-1, FF	N	N/A	N	N
9599993000	2820 E ELM RD	10	A-1, FF	N	N	N	N
9589989000	2210 E ELM RD	4.5	A-1, FF, C-1	N	N	N	N
9679995002	10801 S CHICAGO RD	19.167	A-1	Y	N	N	N
7211100003	2000 E BIRCH DR	5.057	P-1	N	N	N	N
7620001000	2013 W RAWSON AVE	4.93	P-1	N	Y	N	Y
7660009003	141 E RAWSON AVE	0	A-1	N	N	N	N
7679012001	900 E MINNESOTA AVE	0.466	A-1	N	N	N	N
7679017000	920 E MILWAUKEE AVE	0	A-1	N	N	N	N
7689000010	7475 S CHAPEL DR	1.7	P-1	N	N	N	N
7620022001	7206 S 27TH ST	1.288	I-1	N	N	N	Y
7639998001	1935 W RAWSON AVE	1.205	P-1	N	N	N	N
7660007000	241 E RAWSON AVE	0.76	A-1	N	N	N	N
7660010000	7170 S HOWELL AVE	0.212	P-1	N	N	N	N
7660040000	7161 S ERIC AVE	0	A-1	N	N	N	N
8119018002	8210 S 20TH ST	2.478	P-1, FW	N	N	N	N
8119018003	8290 S 20TH ST	0.136	P-1	N	N	N	N
9109996001	9571 S 15TH AVE	10.44	A-1	N	N	N	N
9119007000	3520 E FITZSIMMONS RD	0	A-1	N	N	N	N
9129929000	3974 E FITZSIMMONS RD	4	A-1	Y	Y	N	Y
9189991000	10047 S CHICAGO RD	5.03	A-1	Y	Y	N	Y

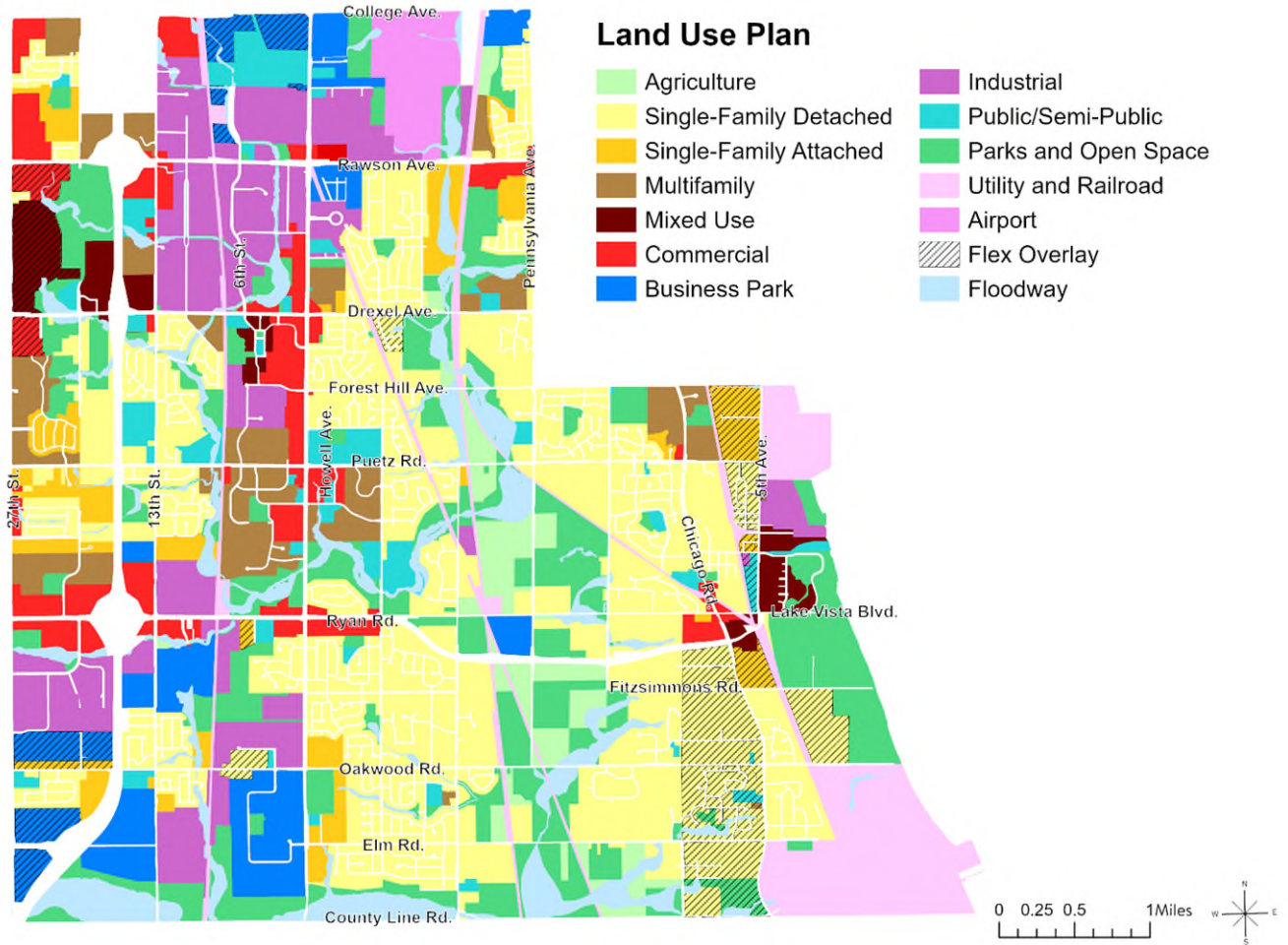


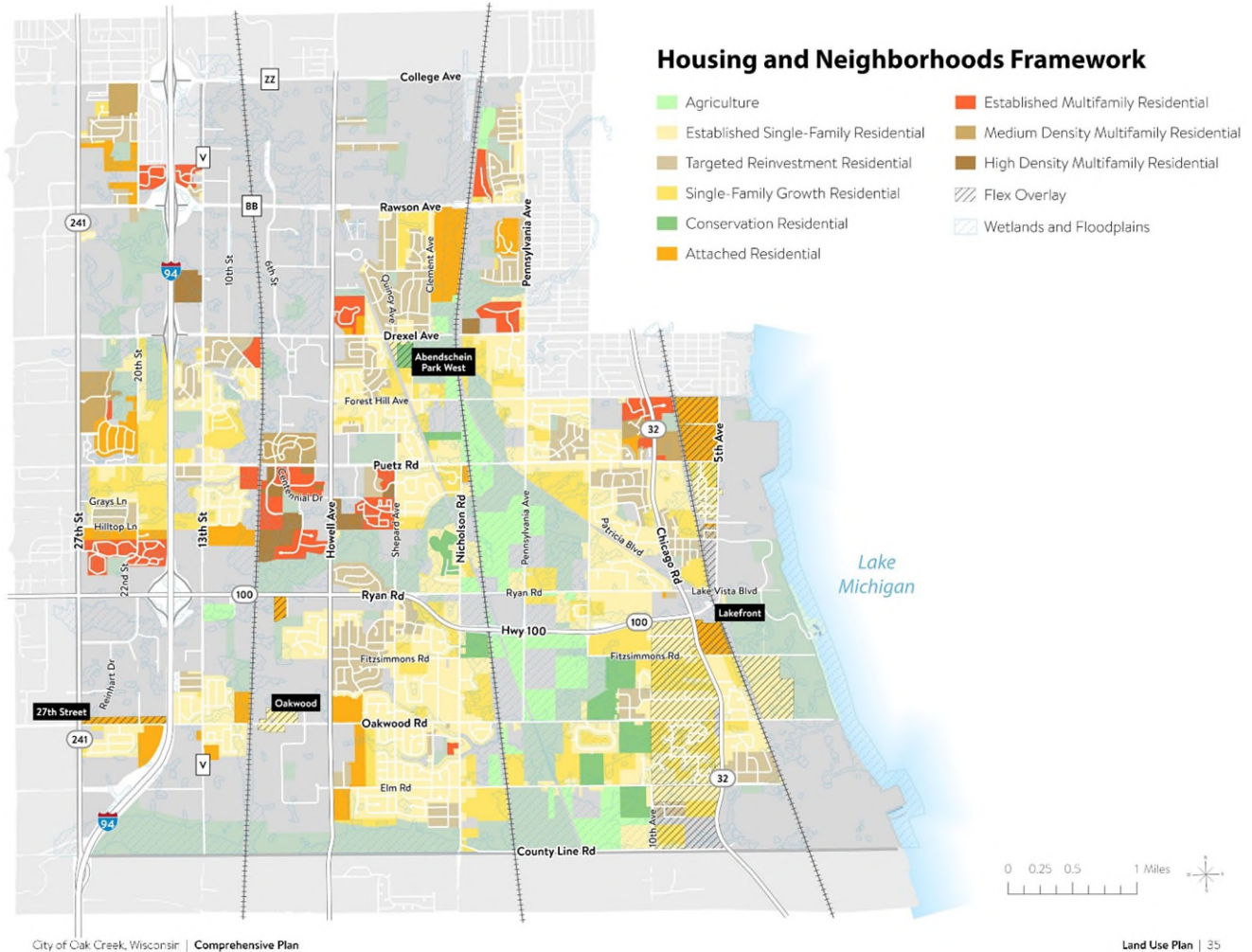
Tax Key	Address	Acres	Zoning District(s)	Water	Sanitary	Storm Sewer	Currently Developed
9109000001	9663 S 15TH AVE	5.093	A-1	N	N	N	Y
9119018000	-	52.284	A-1	N	N	N	N
9129931000	9772 S CHICAGO RD	4	A-1	Y	Y	N	Y
9259008000	1042 W OAKWOOD RD	3.113	I-1	N	N	N	N
8729996000	9381 S PENNSYLVANIA AVE	2.427	A-1	N	Y	N	Y
9629997000	4259 E OAKWOOD RD	8.95	A-1	N	Y	N	Y
9129004000	9740 S CHICAGO RD	8.4	A-1	N	N	N	N
9599003000	3010 E ELM RD	1.42	A-1	N	N	N	N

*For additional information and to see a parcel’s current zoning district(s), view the City of Oak Creek GIS system at <https://oakcreek.ags.ruekert-mielke.com/>. The City of Oak Creek makes no representation as to the suitability or availability of identified parcels for development. Nothing shall indicate an endorsement of future development of the parcels included in this report. No verification of building permit, plan review/approval, and/or conforming/nonconforming status of any parcel has been made as part of this report.



COMPREHENSIVE PLAN (ADOPTED MARCH 3, 2020; LAST AMENDED DECEMBER 20, 2022)





- (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
1. Meet existing and forecasted housing demand.
 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.



ZONING REQUIREMENTS

Standard	ER	Rs-1	Rs-2	Rs-3	Rs-4	Rs-5	Rd-1	Rm-1
Lot standards (minimum)								
Lot area (square feet)	3 acres	21,780	15,000	10,500	8,000	5 acres	15,000	15,000
Lot area/DU (square feet)	—	—	—	—	—	—	7,500	¹
Lot width ³ (feet)	200	90	80	70	60	300	100	100
Yard setbacks (minimum) ⁴								
Front (feet)	50	30	30	30	25	¹	30	30 ²
Street facing side (feet)	50	30	30	30	25	¹	30	30 ²
Interior side (feet)	30	10	10	10	8	¹	10	10 ²
Rear (feet)	100	30	30	30	25	¹	30	25 ²
Building standards (maximum)								
Height (feet)	35	35	35	35	35	¹	35	50
Building coverage	10%	30%	30%	40%	50%	¹	50%	50%
Lot coverage	—	—	—	—	—	¹	—	70%
NOTES:								
¹ As detailed in Article IV , Use Specific Standards.								
² No multifamily structure shall be located closer than 50 feet to a single-family district line.								
³ An additional 10 feet of lot width shall be required for corner lots.								
⁴ Setbacks from wetlands shall be a minimum of 15 feet with a five-foot undisturbed buffer.								

SUBDIVISION PLAT AND CERTIFIED SURVEY MAP REQUIREMENTS

<https://www.oakcreekwi.org/Home/ShowDocument?id=380>



REVIEW PROCEDURES

Subdivision - \$1625 (Preliminary & Final)

- Required for any division of land for residential development of more than four (4) parcels. Must comply with statutory and local regulations.
- Applicants must submit a completed application, preliminary plat, and fee of \$750 four (4) weeks prior to a regularly-scheduled Plan Commission meeting. Notice sent to all landowners within 300 feet of a proposal unless otherwise requested by the Alderperson for the district. Plan Commission will issue a decision the night of review or hold the item pending additional information required.
- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be reviewed and approved by the Common Council.
- Once all required public improvements – roads, sidewalks, street lights, utilities, street trees, etc. – are installed and verified by the Engineering Department, the Applicant can submit a complete application, final plat, and fee of \$875 four (4) weeks prior to a regularly-scheduled Plan Commission meeting. Notice sent to all landowners within 300 feet of a proposal unless otherwise requested by the Alderperson for the district. Plan Commission will issue a decision the night of review or hold the item pending additional information required.
- Common Council review (final) will occur at the next available meeting (typically 1 week following Plan Commission review). There is no additional fee for Common Council review.
- Normal State/County reviews, fees, and approval requirements apply.
- Once the plat is recorded, building permit applications for individual lots may be submitted.
- Building permit applications are submitted to the Inspection Department, and may take up to three (3) weeks for review by all departments before a permit may be issued.

Certified Survey Map (CSM) – \$525

- Required for any division of land up to four (4) lots in conformance with statutory and local requirements.
- Applicants must submit a completed application, Certified Survey Map, and fee of \$525 four (4) weeks prior to a regularly-scheduled Plan Commission meeting. Notice sent to all landowners within 300 feet of a proposal unless otherwise requested by the Alderperson for the district. Plan Commission will issue a decision the night of review or hold the item pending additional information required.



- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be reviewed and approved by the Common Council.
- Common Council review (final) will occur at the next available meeting (typically 1 week following Plan Commission review). There is no additional fee for Common Council review.
- Normal State/County reviews, fees, and approval requirements apply.
- Once CSM is recorded, building permit applications for individual lots may be submitted.
- Building permit applications are submitted to the Inspection Department, and may take up to three (3) weeks for review by all departments before a permit may be issued.

Planned Unit Development (PUD) - \$1700

- May be requested for any development of land at least 5 acres in size containing mixed-residential, multifamily residential, mixed-use, or nonresidential/mixed-residential combination with single-family detached, single-family attached, or multifamily uses. If a rezone of the property(ies) is required, it can be combined with the PUD request (currently charged one review fee for PUD). See [Article VII](#) of the Zoning Code for additional details.
- Applicants must submit a completed application, the requirements in [Sec. 17.0706](#), a narrative that specifies all deviations/requested modifications/rezone requests, and fee of \$1700 four (4) weeks prior to a regularly-scheduled Plan Commission meeting. Notice sent to all landowners within 300 feet of a proposal unless otherwise requested by the Alderperson for the district. Plan Commission will issue a recommendation the night of review or hold the item pending additional information required.
- If recommended for approval, Plan Commission will direct staff to draft Conditions and Restrictions for the PUD to be reviewed at the next regularly-scheduled Plan Commission meeting (typically 2 weeks later).
- Following review and recommendation of approval of the Conditions and Restrictions at the second Plan Commission meeting, staff will schedule the public hearing before the Common Council in accordance with statutory requirements.
 - Legal notice required to be submitted to newspaper the Wednesday before the first publication. Cost of legal notice billed to applicant.
 - PUD applications require a Class 2 notice – two (2) consecutive publications, the last must be a minimum of seven (7) days before the public hearing.



- Notice sent to all landowners within 300 feet of a proposal unless otherwise requested by the Alderperson for the district.
- Common Council review (final) will occur at the scheduled public hearing. There is no additional fee for Common Council review.
- Normal State/County reviews, fees, and approval requirements apply.
- Once the process is finalized, building permit applications may be submitted.
- Building permit applications are submitted to the Inspection Department, and may take up to three (3) weeks for review by all departments before a permit may be issued. If required, approval by the State must occur prior to local review and issuance of building permits.

Condominium Plat - \$875

- Applicants must submit a completed application, plat, and a fee of \$875 four (4) weeks prior to a regularly-scheduled Plan Commission meeting. Notice sent to all landowners within 300 feet of a proposal unless otherwise requested by the Alderperson for the district. Plan Commission will issue a decision the night of the review or hold the item pending additional information required.
- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be reviewed and approved by the Common Council.
- Common Council review will occur at the next available meeting (typically 1 week following Plan Commission review). There is no additional fee for Common Council review.
- Normal State/County reviews, fees, and approval requirements apply.
- Once the plat is recorded, building permit applications may be submitted.
- Building permit applications are submitted to the Inspection Department, and may take up to three (3) weeks for review by all departments before a permit may be issued.



For any development, public streets must be constructed to local standards in the Engineering Design Manual (<https://www.oakcreekwi.org/Home/ShowDocument?id=478>) and Municipal Code. Private streets may be allowed as part of the development, and currently do not have to meet local standards.

Development costs are dependent on the number of proposed lots, the proposed roadway configurations and lengths, the number of dwelling units proposed, the presence of any environmental restrictions (e.g., wetlands, floodplains, etc.), availability and location of public utilities, and other considerations specific to the property or properties to be developed. Therefore, general fees have been provided within this report to assist with development estimates. Consider the following **EXAMPLE**:

Single-family residential subdivision on 20 acres

- No environmental restrictions
 - Public utilities available
 - Rs-4, Single Family Residential zoning district (no rezoning required)
 - No PUD requested
1. Preliminary Plat = \$750 (requires one review by Plan Commission)
 2. Final Plat = \$875 (requires one review by Plan Commission after infrastructure installed and certified, followed by final approval by Common Council)
 3. Min. lot size = 8,000 sf (outside of wetlands and floodplains)
 4. Min. lot width = 60 ft – 70 ft (corner lot)
 5. Min. front/street-facing side setback = 25 ft
 6. Min. interior side setback = 8 ft
 7. Min. rear setback = 25 ft
 8. Min. wetland setback = 15 ft (5 ft undisturbed buffer)
 9. Min. public street ROW = 60 ft
 10. Min. residential street pavement width = 29 ft
 11. Max. 500-foot cul-de-sac street/Max. 15 houses on cul-de-sac street
 12. Sidewalks required on at least one side of the street
 13. Curb & gutter required
 14. Street trees = 1/50 linear feet (installed by City, paid by developer)
 15. Impact fees = \$3,996/single family home
 16. Stormwater fees = \$505; see fee schedule
 17. Building permit fees = based on proposed home design; see fee schedule



As part of the update to the City’s Zoning Code, the City included the following development options to meet future housing demands and potentially reduce development costs:

- Right-sized bulk and dimensional standards for residential districts
- Allowed one (1) multifamily building on an Rm-1 zoned lot as a Permitted Use
- Allowed one (1) single-family attached building (max. 4 units) as a Permitted Use in Rs-1, Rs-2, Rs-3, Rs-4, Rs-5, Rd-1, and Rm-1 districts
- Allowed senior housing (assisted living and nursing care) as a Permitted Use in the Rd-1 and Rm-1 districts
- Increased maximum density for multifamily dwellings (single building and complex)
- Allowed accessory dwelling units (ADUs) up to 50% of the principal building (max. 800 sf) as Conditional Uses in Rs-1, Rs-2, Rs-3, Rs-4 districts
- Updated parking standards
- Updated landscape standards
- Encouraged conservation subdivisions/cluster developments (PUD or Traditional Neighborhood Development)

(3) A municipality shall post the report under sub. [\(2\)](#) on the municipality's Internet site on a web page dedicated solely to the report and titled “Housing Affordability Analysis.”

66.10014 New housing fee report.

- (1)** In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2)** Not later than January 1, 2024, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
- (a)** Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.



7. Water or sewer hook-up fee.

FEE SCHEDULE

Fee Schedule Adopted by the Common Council annually. See [Fees and Charges](#).

IMPACT FEES

Fee Type	Multi-Family Developments (per unit)				Non-Residential Development		
	Single-Family Home*	3+ Bedroom Unit	2 Bedroom Unit	1 Bedroom Unit	Commercial (per sq.ft.)	Industrial (per sq.ft.)	Institutional (per sq.ft.)
Library Facilities	\$ 705	\$ 705	\$ 529	\$ 352	n/a	n/a	n/a
Park and Recreation Facilities	\$ 2,105	\$ 2,105	\$ 1,579	\$ 1,052	n/a	n/a	n/a
Fire Facilities	\$ 338	\$ 338	\$ 254	\$ 169	\$ 0.18	\$ 0.13	\$ 0.18
Police Facilities	\$ 798	\$ 798	\$ 599	\$ 399	\$ 0.45	\$ 0.30	\$ 0.45
Bikeways	\$ 50	\$ 50	\$ 50	\$ 50	n/a	n/a	n/a
TOTAL IMPACT FEES	\$ 3,996	\$ 3,996	\$ 3,011	\$ 2,022	\$ 0.63	\$ 0.43	\$ 0.63

* The fee for single-family homes shall also be applied to each unit in a 2-family structure/duplex and for each mobile home

WATER OR SEWER HOOK-UP FEE

No fee unless new lateral needed. See [Water & Sewer Utility Rates](#).

- (b) The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.



CALCULATED FEES

Permit Type	Total Fees Collected in 2022
Single Family Addition	\$3,308.25
New Single-Family Development (with impact, permit, review fees) *	\$431,736.90
Single Family Alteration	\$14,930.43
Multi-Family Alteration	\$0.00
New Multi-family Development	\$1,720,751.10
<i>Total Development</i>	<i>\$2,170,726.68</i>
Calculated Amount	\$3,623.92

*Does not include utility fees.

(3)

- (a) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
- (b) A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.
- (4) If a fee or the amount of a fee under sub. (2)(a) is not properly posted as required under sub. (3)(a), the municipality may not charge the fee.