

Background:

The Applicant is requesting recommendation of approval of a Lot Line Adjustment (Certified Survey Map) to combine the properties at 6800 S. 6th St. and 6855 S. Howell Ave. This CSM request is directly related to the Plan Review request in the next agenda item. United Parcel Service (UPS) is proposing to combine the two (2) properties to ensure compliance with Code requirements for their planned expansion.

Following combination, Lot 1 will be 72.85329 acres in size, and will meet minimum Code requirements for the M-1, Manufacturing zoning district. Delineated wetlands and easements are shown on Page 2 of the map. However, staff note that floodplain boundaries will need to be added prior to recording as noted in the suggested conditions of approval above.

With the above in mind, and recognizing that City staff will continue to work with the Applicant and all involved parties on any outstanding issues, staff has provided a suggested motion with conditions above for Plan Commission consideration.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Disapproval would result in the existing configurations of the parcels to remain, and will affect the parking expansion proposal in the next agenda item.

Respectfully submitted:



Kari Papelbon, CFM, AICP
Senior Planner

Prepared:



Melanie Perez
Planning Intern

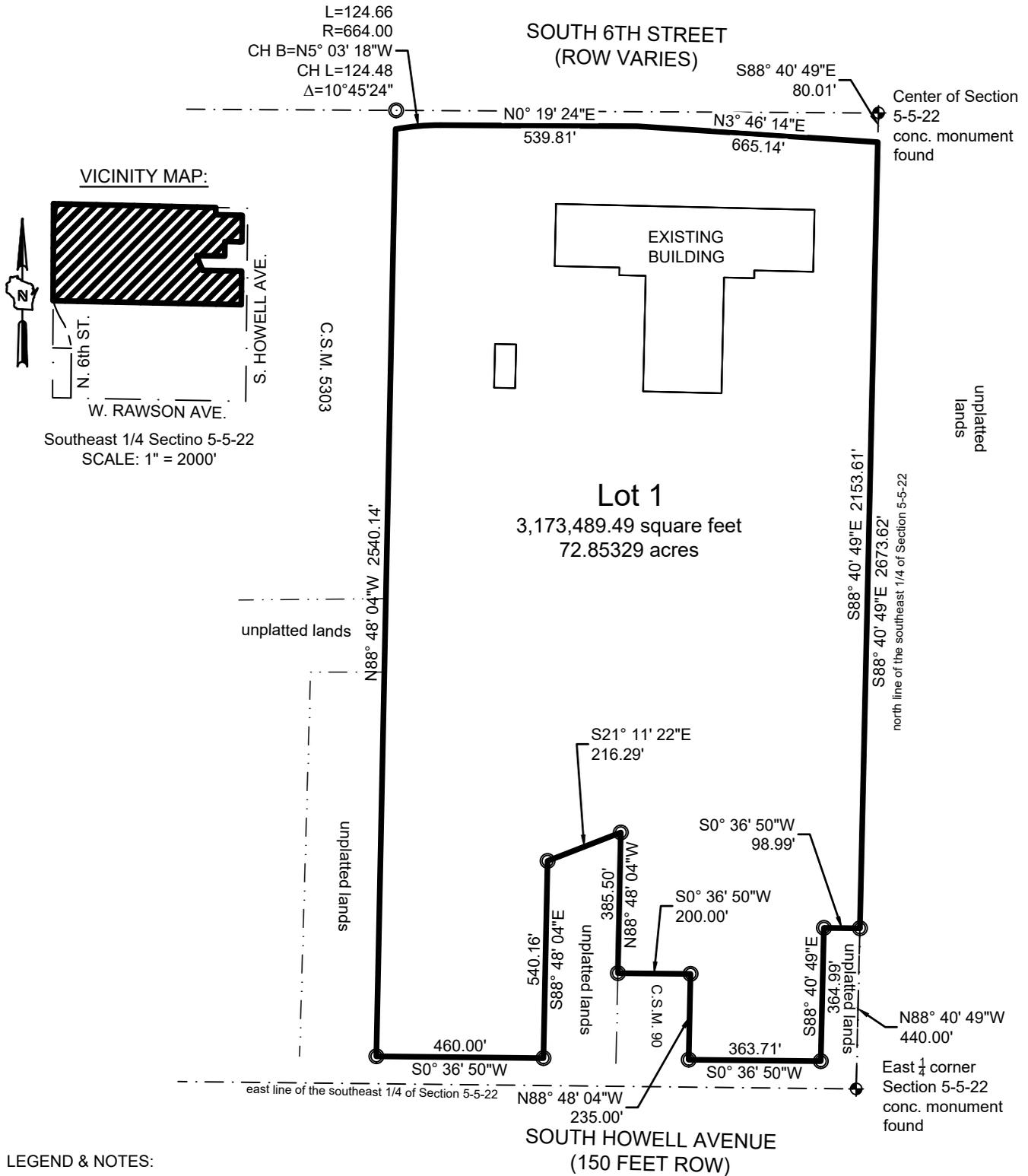
Attachments:

Location Map
Proposed CSM (5 pages)

CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

ADDRESSES: 6800 SOUTH 6TH STREET AND 6855 SOUTH HOWELL AVENUE
TAX KEY NUMBERS: 734-9998-001 AND 734-9996-001

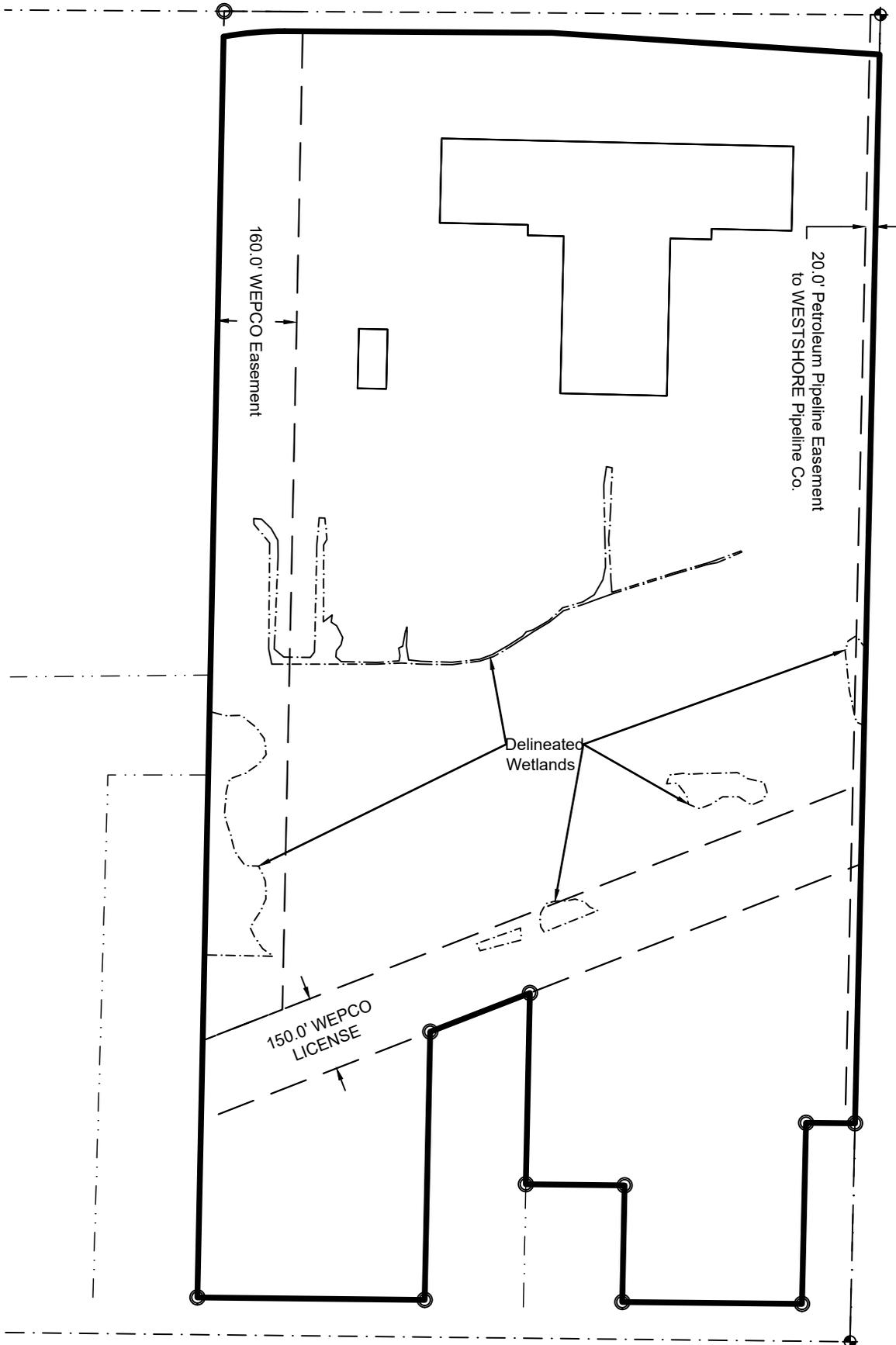


CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

WETLANDS

(SEE ATTACHED)



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 21316

DRAFTED BY KMA

DATE 10/19/2023

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GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottko, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped all that part of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

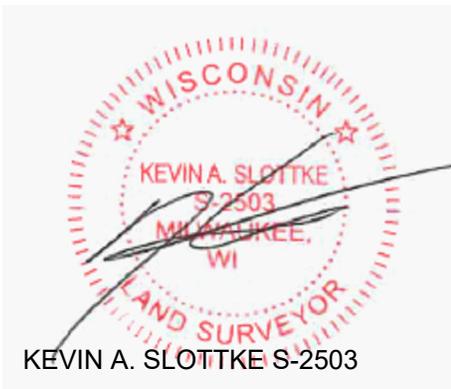
Commencing at the East $\frac{1}{4}$ corner of said Section 5; thence S 88°40'49" W, 440.00 feet along the north line of said Southeast 1/4 Section to the point of beginning; thence S 00°36'50" W, 99.00 feet; thence S 88°40'49" E, 364.99 feet to the west right of way line of South Howell Avenue; thence S 00°36'50" W along said right of way line, 363.71 feet to the north line of Certified Survey Map No. 90; thence N 88°48'04" W along said north line, 235.00 feet to the west line of said Certified Survey Map; thence S 00°36'50" W, along said west line, 200.00 feet; thence N 88°48'04" W, 385.50 feet; thence S 21°11'22" E, 216.29 feet; thence S 88°48'04" E, 540.16 feet to said right of way line; thence S 00°36'50" W along said right of way line, 460.00 feet; thence N 88°48'04" W, 2540.14 feet to the east right of way line of South 6th Street and a point of curvature; thence northerly along said right of way, 124.66 feet along the arc of a curve whose radius lies 664.00 feet to the east and whose chord bears N 5°03'18" W, 124.48 feet; thence N 0°19'24" E along said right of way line, 539.81 feet; thence N 3°46'14" E, along said right of way line 665.15 feet to the north line of said Southeast 1/4; thence South 88°40'49" East, 2153.61 feet to the point of beginning.

Said parcel contains 3,173,489.49 square feet or 72.85329 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the BTOH, LLC, owner of said land.

That the 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 Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Code Municipal Code in surveying, dividing and mapping the same.



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CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The BTOH, LLC, as Owner, caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statute and Chapter 14 of the City of Oak Creek Code of Ordinances.

IN WITNESS WHEREOF, the said BTOH LLC, owner, has caused these presents to be signed by:

Name & Title

Signature

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 20____, _____, to me known

to be the person who executed the foregoing instrument, and to me known to be the _____

and acknowledged that they executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

NOTARY SIGNATURE _____

PRINT NOTARY NAME _____



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CITY OF OAK CREEK PLAN COMMISSION CERTIFICATE OF APPROVAL

Approved by the Plan Commission of the City of Oak Creek on this ____ day of _____, 20__

Daniel Bukiewicz - Chairman
City of Oak Creek

Kari Papelbon, Corresponding
Secretary, City of Oak Creek

CITY OF OAK CREEK COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved by the Common Council of the City of Oak Creek on this ____ day of _____, 20__

by Resolution No. _____

Daniel Bukiewicz - Mayor
City of Oak Creek

Catherine A. Roeske, Clerk
City of Oak Creek



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