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Common Council  
Chambers  
8040 S. 6<sup>th</sup> St.  
Oak Creek, WI 53154  
(414) 768-6527

## PLAN COMMISSION MEETING AGENDA

**TUESDAY, October 27, 2015  
AT 6:00 PM**

- 
- 1) ROLL CALL
  - 2) Minutes of the October 13, 2015 meeting – TO BE REVIEWED AT NOV. 10 MEETING
  - 3) Significant Common Council Actions - NONE
  - 4) NEW BUSINESS
    - a) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Norb Theine, Apple Tower Development, Inc., for the properties at 8380, 8400, and 8432 S. 27<sup>th</sup> St. (Tax Key Nos. 831-9027, 831-9026, 831-9025). Follow this item onTwitter @OakCreekPC#OCPCAppleTowerCSM.
    - b) PLAN COMMISSION PRESENTATION – Presentation by the Planning Department of the Lake Vista Park Plans (for informational purposes only – no action required).
  - 5) ADJOURN

### PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8040 South 6<sup>th</sup> Street, during operating hours. (7:30 am-4 pm weekdays).



# Plan Commission Report

ITEM: 4a  
DATE: October 27, 2015

**PROJECT:** Certified Survey Map – Norb Theine, Apple Tower Development, Inc.

**ADDRESS:** 8380, 8400, and 8432 S. 27<sup>th</sup> St.

**TAX KEY NO:** 831-9027, 831-9026, 831-9025

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8380, 8400, and 8432 S. 27<sup>th</sup> St. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That the officially mapped street pattern for S. Orchard Way is depicted on the map prior to recording.
3. That a wetland delineation be completed on the entire property by a Wisconsin DNR-approved professional prior to development of Lots 2 & 3. Should the survey indicate the presence of wetlands, a new CSM or Affidavit of Correction shall be submitted to the City of Oak Creek.
4. That all deferred special assessments are paid in full prior to recording.

**Ownership:** Apple Tower Development, Inc., 6183 S. Packard Ave., Cudahy, WI 53110

**Size:** Lot 1 = 8.7904 acres, Lot 2 = 12.1331 acres; Lot 3 = 3.1605 acres

**Existing Zoning:** B-4, Highway Business; Rm-1 (CU), Multifamily Residential

**Adjacent Zoning:** North – B-2, Community Business; Rm-1 (PUD), Multifamily Residential  
 East – Rm-1 (PUD), Multifamily Residential  
 South – Rm-1 (PUD), Multifamily Residential  
 West – 27<sup>th</sup> St. (City Limits); B-2, Community Business; Rs-3, Single Family Residential

**Comprehensive Plan:** Single Family Residential; Two Family/Townhouse Residential; Planned Business.

**Wetlands:** To be delineated.

**Floodplain:** N/A.

**Official Map:** Yes, officially mapped streets exist on 8380 S. 27<sup>th</sup> St. (see attached location map).

**Commentary:** The Applicant is requesting approval of a Certified Survey Map that will reconfigure the properties at 8380, 8400, and 8432 S. 27<sup>th</sup> St. Lot 1 is anticipated to be the future location for the Villa Healthcare facility, which received a rezone and Conditional Use Permit earlier this year. There are no immediately plans for the development of Lots 2 and 3; however, evidence of wetlands exists that would affect those parcels. A condition of approval is therefore recommended to have a delineation conducted and all identified wetlands shown on a revised CSM. Officially mapped streets also affect Lots 2 and 3, and a condition to show the S. Orchard Way pattern on the CSM is included above. Finance has indicated that there are deferred special assessments that are required to be paid prior to recording the map.

Prepared by:

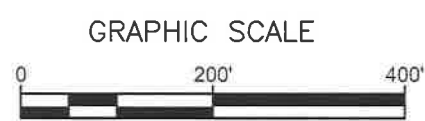
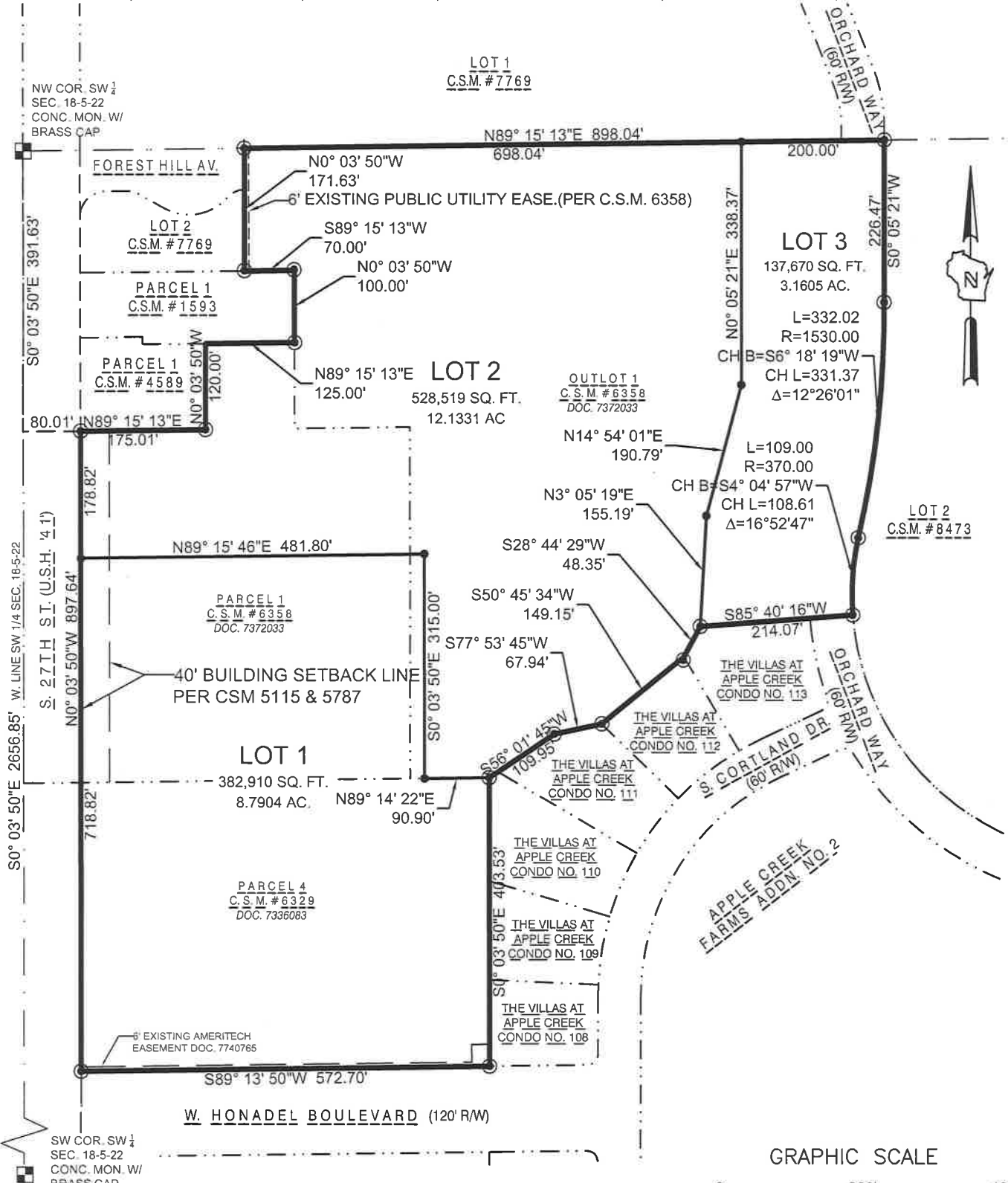
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

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

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

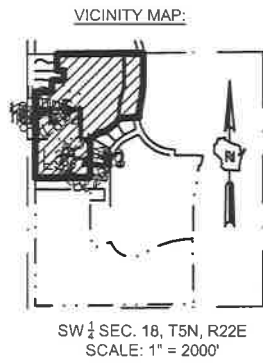


**LEGEND & NOTES:**

- INDICATES FOUND 1" DIAM. IRON PIPE UNLESS OTHERWISE NOTED.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE SW 1/4 OF SEC. 18-5-22, ASSUMED TO BEAR N 0°03'50" W, AS PUBLISHED BY SEWRPC, NAD 1927.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01".

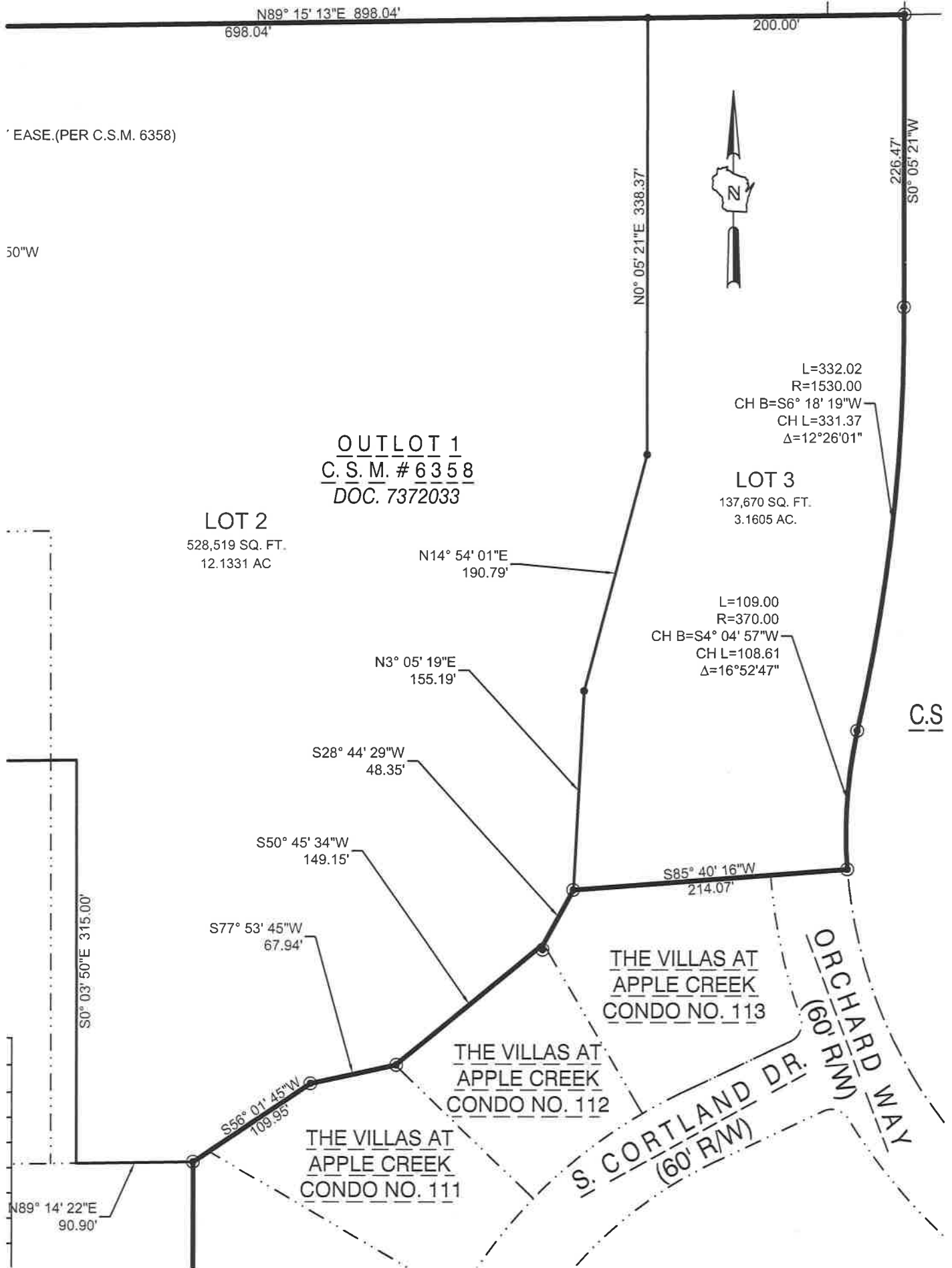


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Fax: 414-643-4210

OWNER/SUBDIVIDER:  
APPLE TOWER DEVELOPMENT INC.  
6183 S. PACKARD AVE.  
CUDAY, WI 53110

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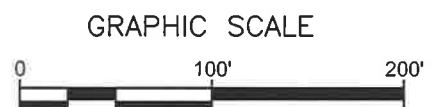
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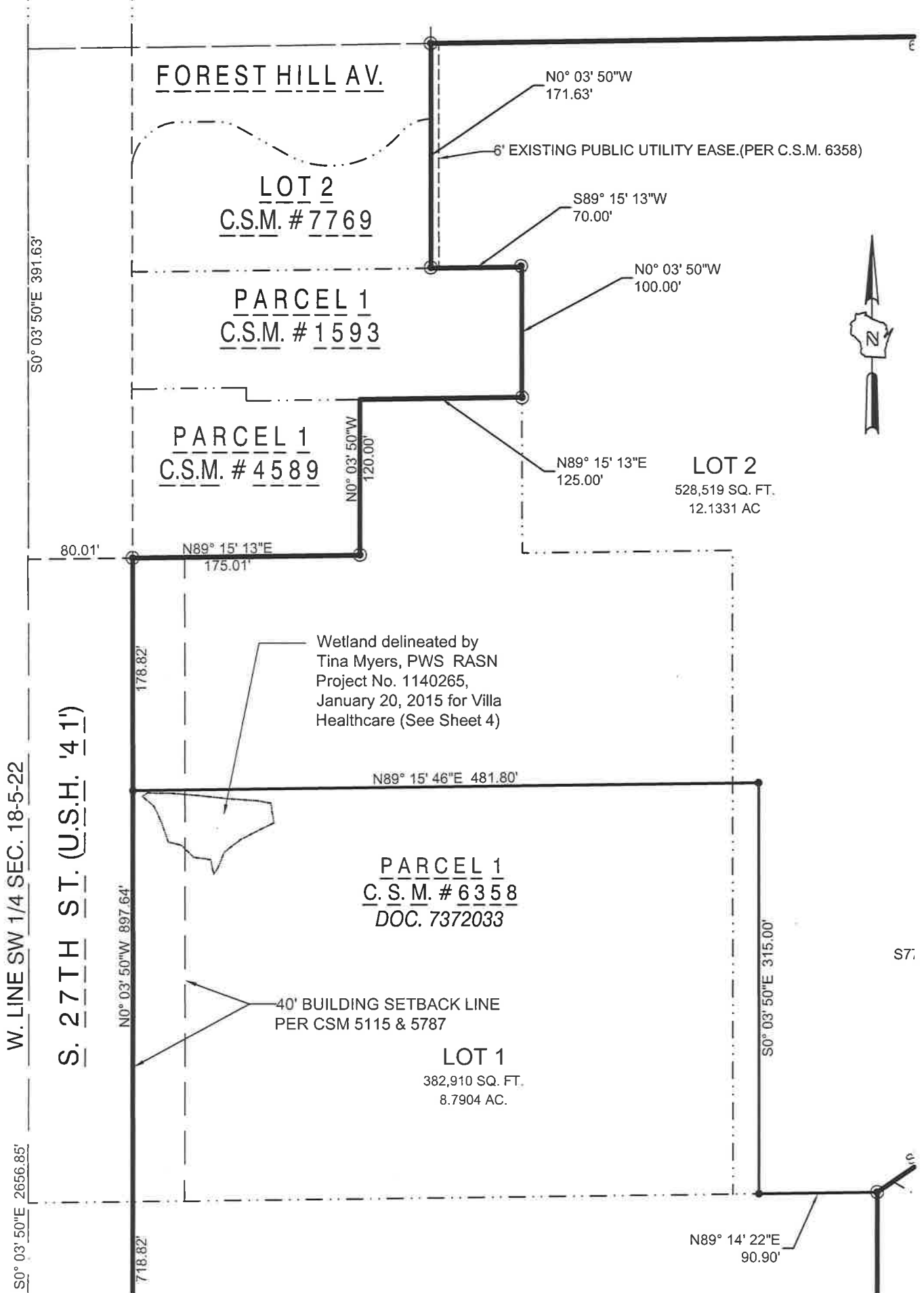
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Phone: 414-643-4200  
Fax: 414-643-4210

PROJECT NUMBER 15635 DRAFTED BY B.ROZITE 8-20-2015



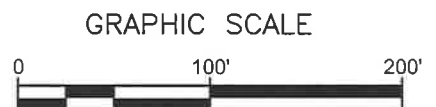
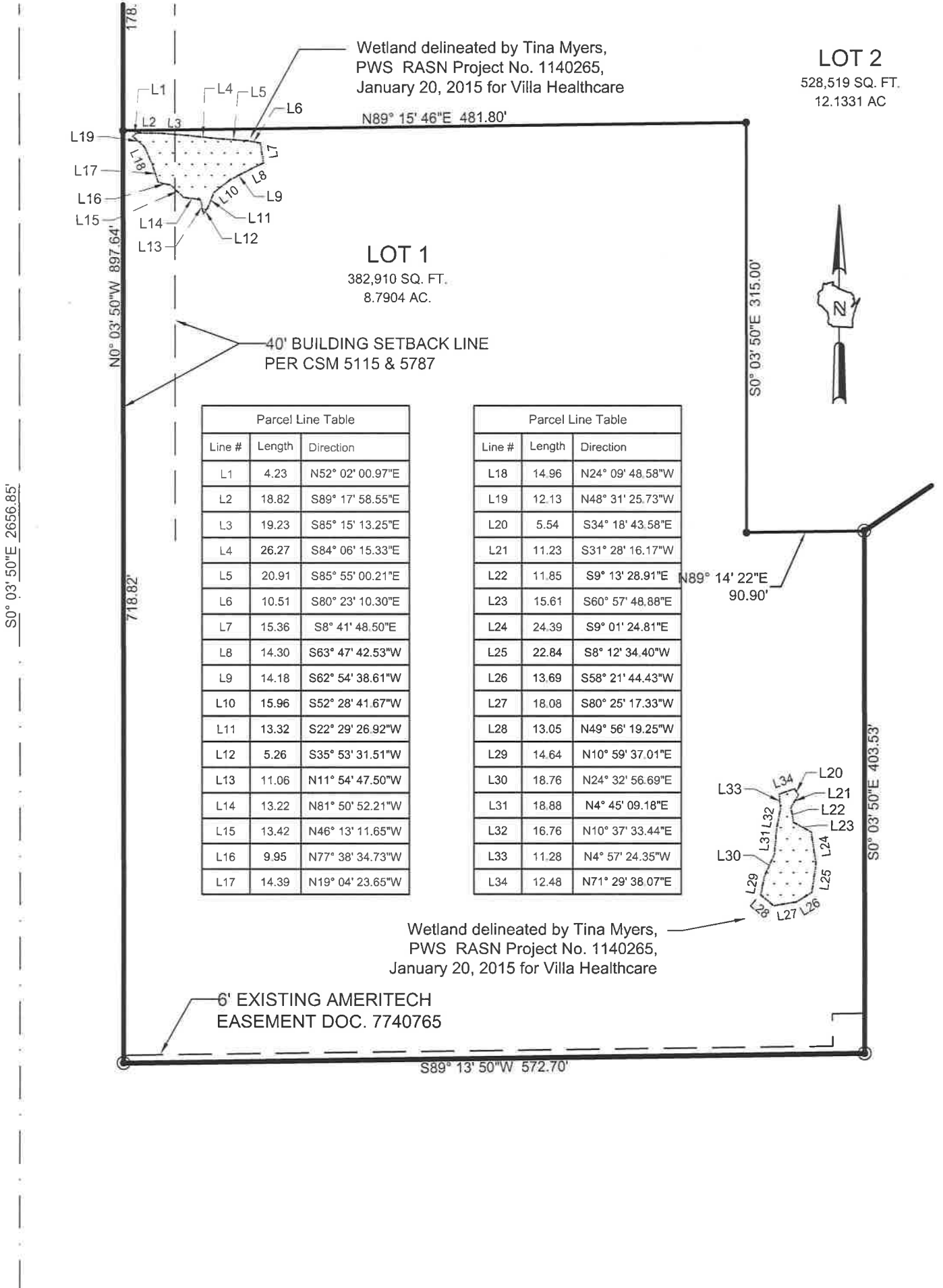
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## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

SS

MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided, mapped and dedicated Parcel 1 and Outlot 1 of Certified Survey Map No. 6358, recorded as Document No. 7372033 and Parcel 4 of Certified Survey Map No. 6329, recorded as Document No. 7336083, in the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest  $\frac{1}{4}$  section; Thence South  $0^{\circ}03'50''$  East, 391.63 feet along the West line of said Southwest  $\frac{1}{4}$  section; Thence North  $89^{\circ}15'13''$  East, 80.01 feet to the East line of S. 27th Street (U.S.H. 41) and to the point of beginning; Continuing thence North  $89^{\circ}15'13''$  East, 175.01 feet along the South line of Parcel 1 of Certified Survey Map No. 4589; Thence North  $0^{\circ}03'50''$  West, 120.00 feet along the East line of said Parcel 1; Thence North  $89^{\circ}15'13''$  East, 125.00 feet along the South line of Parcel 1 of Certified Survey Map No. 1593; Thence North  $0^{\circ}03'50''$  West, 100.00 feet along the East line of said Parcel 1; Thence South  $89^{\circ}15'13''$  West, 70.00 feet along the North line of said parcel 1; Thence North  $0^{\circ}03'50''$  West, 171.63 feet along the East line of Lot 2 and Forest Hill Avenue in Certified Survey Map No. 7769 to the North line of the aforesaid Southwest  $\frac{1}{4}$  section, also being the South line of Lot 1 of Certified Survey Map No. 7769; Thence North  $89^{\circ}15'13''$  East, 898.04 feet along the South line of said Lot 1 and its Easterly extension; Thence South  $0^{\circ}05'21''$  West along the West line of Lot 2 of Certified Survey Map No. 8473 to the beginning of a 1530.00 foot radius curve to the right, whose chord bears South  $6^{\circ}18'19''$  West, 331.37 feet; Thence Southwesterly, 332.02 feet along the arc of said curve and along said Westerly line to the beginning of a 370.00 foot radius curve to the left, whose chord bears South  $4^{\circ}04'57''$  West, 108.61 feet; Thence Southwesterly, 109.00 feet along the arc of said curve and along said Westerly line; Thence South  $85^{\circ}40'16''$  West, 214.07 feet along the Northerly line of The Villas at Apple Creek Condo No. 113; Thence South  $28^{\circ}44'29''$  West, 48.35 feet along the Northwesterly line of said condo plat; Thence South  $50^{\circ}45'34''$  West, 149.15 feet along the Northwesterly line of The Villas at Apple Creek Condo No. 112; Thence South  $77^{\circ}53'45''$  West, 67.94 feet along the Northerly line of The Villas at Apple Creek Condo No. 111; Thence South  $56^{\circ}01'45''$  West, 109.95 feet along the Northwesterly line of The Villas at Apple Creek Condo No. 111; Thence South  $0^{\circ}03'50''$  East, 403.53 feet along the West line of The Villas at Apple Creek Condo Nos. 110-108; Thence South  $89^{\circ}13'50''$  West, 572.70 feet Long the North line of West Honadel Boulevard; Thence North  $0^{\circ}03'50''$  West, 897.64 feet along the East line of S. 27th Street (U.S.H. 41) to the point of beginning

Said parcel contains a total of 1,049,099 SQUARE FEET OR 24.084 ACRES of land, more or less.

That I have made the survey, land division and map by the direction of the 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 s. 236.34 of the Wisconsin Statutes and CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE in surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351

DATE

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## OWNER'S CERTIFICATE

APPLE TOWER DEVELOPMENT INC., a corporation duly organized and existing under the laws of the State of Wisconsin, as owner, caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

APPLE TOWER DEVELOPMENT INC., as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Oak Creek.

IN WITNESS WHEREOF, the said APPLE TOWER DEVELOPMENT INC., owner, has caused these presents to be signed by **Norb Theine**, at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPLE TOWER DEVELOPMENT INC., by:

\_\_\_\_\_  
Norb Theine

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named **Norb Theine**, to me known to be the person who executed the foregoing instrument and to me known to be an authorized representative of APPLE TOWER DEVELOPMENT INC., and acknowledged that he executed the foregoing instrument as such member as the deed of said corporation, by its authority.

\_\_\_\_\_  
(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

\_\_\_\_\_  
*notary printed name*

MY COMMISSION EXPIRES \_\_\_\_\_.



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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\_\_\_\_.

\_\_\_\_\_  
STEPHEN SCAFFIDI, CHAIRMAN  
CITY OF OAK CREEK

\_\_\_\_\_  
DOUGLAS W. SEYMOUR, CORRESPONDING  
SECRETARY, CITY OF OAK CREEK

## CITY OF OAK CREEK COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED AND DEDICATION ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RESOLUTION NO. \_\_\_\_\_.

\_\_\_\_\_  
STEPHEN SCAFFIDI, MAYOR  
CITY OF OAK CREEK

\_\_\_\_\_  
CATHERINE A. ROSKI, CLERK  
CITY OF OAK CREEK



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