

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK COMMON COUNCIL**

**PURPOSE:** The purpose of this public hearing is to consider a request by Ryan Business Park, LLC, to rezone and establish a Manufacturing (M-1) Planned Unit Development for the properties at 9600, 9700, and 9900 S. 13<sup>th</sup> St., and 741 and 1001 W. Ryan Rd. (NO CHANGE TO FW, FLOODWAY OR C-1, SHORELAND WETLAND CONSERVANCY).

**Hearing Date:** Tuesday, August 21, 2018  
**Time:** 7:00 PM  
**Place:** Oak Creek City Hall  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Applicant:** Ryan Business Park, LLC  
**Property Owner(s):** Charles Koehler, Deborah Meyer, and Barnice Bartel,  
Evershine Corporation, and Milwaukee County  
**Property Location(s):** 9600, 9700, and 9900 S. 13<sup>th</sup> St., and 741 and 1001 W. Ryan Rd.  
**Tax Key(s):** 905-9994-001, 905-9993-003, 925-9999-000, 905-9999-006, 905-995-001

**Legal Description:**

Part of 741 W. Ryan Rd., Tax Key No. 905-9999-006

All that part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 29, Town 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the Northwest 1/4 of Section 29, thence North 89 degrees 59' 01" West along the North line of said Northwest 1/4 and the centerline of West Ryan Road (S.T.H "100") 1013.025 feet, thence South 00 degrees 01' 47" West parallel to the West line of the East 1/2 of the Northwest 1/4 Section 29, 802.0 feet to a point on the centerline of Oak Creek; thence the following bearings and distances along said centerline: North 86 degrees 17' 34" West 17.66 feet; North 66 degrees 01' 18" West 48.88 feet; North 76 degrees 38' 53" West 63.91 feet; North 21 degrees 04' 24: West 14.94 feet; South 51 degrees 03' 48" West 124.02 feet; South 83 degrees 15' 53: West 74.23 feet to the point of termination along said centerline; said point being on the West line of the East 112 of said Northwest 114; thence South 00 degrees 01' 47" West along said West line 1811.83 feet to a point on the South line of the aforementioned Northwest 114; thence North 89 degrees 51' 06" East along said South line 717.48 feet to a point on the West line of the Chicago Milwaukee St. Paul and Pacific R.R. right-of-way; thence North 02 degrees 08' 47" East along said said West line 2109.15 feet; thence North 87 degrees 51' 13" West 35.00 feet; thence North 02 degrees 8' 47" East parallel to the aforementioned West right-of-way line 50.00 feet; thence South 87 degrees 51' 13" East 35.00 feet to a point on the West line of said railroad right-of-way; thence North 02 degrees 08' 47" East along said West line 403.10 feet; thence North 89 degrees 59' 01: West 30.0 feet; thence North 02 degrees 13' 53" West to aforementioned South right-of-way line 15.00 feet; thence North 89 degrees 59' 01" West along South right-of-way of West Ryan Road (S.T.H. "100") 446.94 feet; thence North 75.0 feet to the place of beginning. Excepting therefrom that portion of land conveyed to State of Wisconsin, Department of Transportation recorded in Warranty Deed recorded on November 6, 2013 as Document No. 10310266.

1001 W. Ryan Rd., Tax Key No. 905-9995-001

The North 400 feet of the East 20 acres of the West 1/2 of the Northwest 1/4 of Section 29, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM lands conveyed in Deed recorded November 5, 1968, on Reel 449, Image 12, as Document No. 4427750. FURTHER EXCEPTING THEREFROM lands conveyed in Warranty Deed recorded October 1, 2013 as Document No. 10299272.

9600 S. 13<sup>th</sup> St., Tax Key No. 905-9994-001

Lands acquired by Milwaukee County for Parkway in NW ¼ Sec 29-5-22. Containing 32.6842 acres.

9700 S. 13<sup>th</sup> St., Tax Key No. 905-9993-003

The West 60 acres of the North West 1/4 of Section 29, Township 5 North, Range 22 East, in the City of Oak Creek, except the North 1100 feet thereof and except the South 145 feet of the West 300 feet thereof.

9900 S. 13<sup>th</sup> St., Tax Key No. 925-9999-000

That part of North 1/2 of Southwest 1/4 Section 29-5-22 Lying West of Railroad right-of-way excluded. Commencing at SouthWest corner of North 1/2 of North 1/2 of SD1/2 Section Thence North. 174.07 feet East 233 feet South 173.82 feet Thence West 233 feet to beginning. Containing 29.808 acres.

The Common Council has scheduled other public hearings for August 21, 2018 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: July 25, 2018

CITY OF OAK CREEK COMMON COUNCIL

By: Daniel J. Bukiewicz, Mayor

#### **PUBLIC NOTICE**

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 766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.