

TO BE PUBLISHED November 14, 2018

**CITY OF OAK CREEK
NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ZONING APPEALS**

A public hearing for case **18-0006** will be held:

Date: Monday, November 26, 2018

Time: 7:00 p.m.

Place: Oak Creek City Hall
LAKE VISTA ROOM
8040 S. 6th Street
Oak Creek, WI 53154

Appellant: Oak Creek Rawson Industrial, LLC
c/o HSA Commercial Real Estate & HSA Acquisitions, Inc.
100 South Wacker Drive, Suite 950
Chicago, IL 60606

Tax Key No. 735-9990-000, 734-9019-001, 734-9001-002

Property location: 610 West Rawson Avenue, 7001 & 7045 South 6th Street

To Request: A variance of Oak Creek Municipal Code, Section 17.0403(e).

Municipal Code Section 17.0403(e) states:

Location of parking spaces is to be on the same lot as the principal use except as provided in Section 17.0404 of this Chapter. All parking shall be set back from street rights-of-way located in the Manufacturing District to be 30 feet.

If granted, the variance would allow the applicant to install a parking lot facing Rawson Avenue to be less than 30 feet from the public right-of-way as highlighted in attached Exhibit A.

In addition:

A variance of Oak Creek Municipal Code, Section 17.1009(a)(21).

Municipal Code Section 17.1009(a)(21) states:

All new buildings, additions and uses shall make appropriate use of open spaces. A minimum of 30% of the site shall be set aside as open space. This required open space shall be designed as an integral part of the site, and may not include those areas required for parking, loading, or other impervious surfaces. This requirement does not apply to the redevelopment of sites, including, but not limited to, the construction of a new building, additional building, building addition or expanded parking lot, which do not meet this minimum requirement at the time of the adoption of this ordinance. In those cases, the minimum amount of open space may not be reduced beyond that which exists on the property at the time of the adoption of this ordinance.

If granted, the variance would allow the applicant to have 24.2% of the site set aside as open space.

Zoning of Property: M-1, Manufacturing

All interested persons wishing to be heard are invited to be present.

Dated this 7th day of November, 2018

BOARD OF ZONING APPEALS

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CITY OF OAK CREEK, WISCONSIN

/s/ Randy Gregorek, Chairman

Public Notice

For questions concerning this notice, please contact the Oak Creek City Clerk at 766-7023.

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 766-7023, (FAX) 766-7976) or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.