

TO BE PUBLISHED SEPTEMBER 30 & OCTOBER 7, 2020

OFFICIAL NOTICE

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

IMPORTANT NOTICE

This meeting will be held both in person and by video conference. Persons wishing to participate in the video conference, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 6:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

PURPOSE:

The purpose of this public hearing is to consider a request submitted by Walden OC, LLC, for amendments to the existing Planned Unit Development affecting the properties at the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. and 7700 S. Ikea Way.

Hearing Date:

October 20, 2020

Time:

7:00 PM

Place:

Oak Creek Civic Center (City Hall)
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers and Zoom (see above)

Applicant(s):

Walden OC, LLC

Property Owner(s):

Walden OC, LLC

Property Location(s):

1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. and 7700 S. Ikea Way

Tax Key(s):

784-9012-000, 784-9013-000, 784-9014-000, 784-9016-000, 784-9994-001, 784-9008-000, 784-9009-001, 7849010-001, 784-9024-000

Legal Description:

The Northeast ¼ of the Southeast ¼ of Section 7, Town 5 North, Range 22 East, in the City of Oak Creek Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, part of Parcel 1 of Certified Survey Map No. 7331 Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of said 1/4 Section; thence North 00° 10' 44" East 415.00 feet to a point in the East line of South Ikea Way and the point of beginning of lands to be described; thence continuing North 00° 10' 44" East along said East line 478.61 feet to a point; thence Northeasterly 259.54 feet along said East line and an arc of a curve whose center lies to the Southeast, whose radius is 545.50 feet, and whose chord bears North 20° 40' 48" East 257.10 feet to a point; thence Northeasterly 52.60 feet along said East line and an arc of a curve whose center lies to the Northwest, whose radius is 331.66 feet and whose chord bears North 29° 45' 59" East 52.55 feet to a point; thence Northeasterly 7.48 feet along said East line and an arc of a curve whose center lies to the Northwest, whose radius is 159.48 feet, and whose chord bears North 40° 32' 42" East 7.48 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 8851; thence South 50° 47' 55" East along the South line of said Lot 67.20 feet to a point; thence North 46° 58' 30" East along said South line 72.50 feet to a point; hence North 51° 44' 32" East along said South line 70.43 feet to a point; thence North 72° 59' 23" East along said South line 88.02 feet to a point; thence North 79° 13' 30" East along said South line 111.26 feet to a point; thence North 85° 23' 38" East along said South line 86.90 feet to a point; thence North 82° 11' 13" East along said South line 44.43 feet to a point; thence South 87° 35' 31" East along said South line 30.93 feet to a point; thence South 27° 19' 30" East along said South line 23.77 feet to a point; thence South 57° 38' 45" East along said South line 35.90 feet to a point; thence South 72° 20' 25" East along said South line 41.69 feet to a point; hence North 88° 10' 25" East along said South line 35.47 feet to a point; thence North 62° 58' 12" East along said South line 35.49 feet to a point; thence North 43° 51' 41" East along said South line 49.17 feet to a point; thence North 41° 56' 30" East along said South line 66.78 feet to a point; thence North 55° 55' 26" East along said South line 61.54 feet to a point; thence North 73° 37' 33" East along said South line 67.23 feet to a point; thence South 72° 03' 08" East along said South line 47.46 feet to a point; thence South 82° 18' 23" East along said South line 139.86 feet to a point in the West line of Interstate Highway 94; thence South 07° 41' 37" West along said West line 944.62 feet to a point; thence South 89° 18' 02" West along said West line 40.44 feet to a point; thence South 00° 09' 35" West along said West line 332.60 feet to a point in the North line of West Drexel Avenue; thence South 80° 12' 18" West along said North line 101.52 feet to a point; thence South 83° 47' 38" West along said North line 66.06 feet to a point; thence South 89° 18' 02" West along said North line 271.34 feet to the Southeast corner of Parcel 3 in Certified Survey Map No. 7375; thence North 00° 09' 35" East along the East line of said Map 354.99 feet to the Northeast corner of said Map; thence South 89° 18' 02" West along the North line of said Map 172.00 feet to the Northwest corner of Parcel 2 of said Certified Survey No. 7375; thence South 00° 09' 35" West along the West line of said Parcel 354.99 feet to a point in the North line of West Drexel Avenue; thence South 89° 18' 02" West along said North line 288.89 feet the Southeast corner of Parcel I of Certified Survey Map No. 7331; thence North 00° 10' 44" East 24.00 feet to a point; thence North 65° 30' 21" West 21.17 feet to a point; thence North 38° 43' 50" West 31.80 feet to a point; thence Northwesterly 90.45 feet along an arc of a curve whose center lies to the Southwest, whose radius is 645.00 feet and whose chord bears North 10° 00' 09" West 90.38 feet to a point; thence North 14° 01' 11" West 92.42 feet to a point; thence North 00° 10' 44" East 117.78 feet to a point; thence South 89° 18' 02" West 22.08 feet to the point of beginning.

Said land contains 1,198,892 square feet or 27.5228 acres.

The Common Council has scheduled other public hearings for October 20, 2020 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: September 23, 2020
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 6th Street, Oak Creek, Wisconsin 53154.