

TO BE PUBLISHED DECEMBER 21 & 28, 2022

OFFICIAL NOTICE

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

PURPOSE:

The purpose of this public hearing is to consider a request submitted by F Street OCLV, LLC, for amendments to the existing Traditional Neighborhood Development Planned Unit Development (TND PUD) for Lakeshore Commons affecting the properties at 9116 & 9300 S. 5th Ave., and 4005 E. Lake Vista Parkway.

Hearing Date:

January 17, 2023

Time:

7:00 PM

Place:

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

Applicant(s):

F Street OCLV, LLC.

Property Owner(s):

F Street OCLV, LLC & EDISON M BOERKE FAMILY TRUST

Property Location(s):

9116 & 9300 S. 5th Ave., and 4005 E. Lake Vista Parkway

Tax Key(s):

868-9006-000, 868-9994-002, 868-9005-000 (former)

Legal Description of the PUD:

That part of Government Lots 3 and 4, and the West 1/2 of the Fractional Southwest 1/4, of Section 24, Township 05 North, Range 22 East, situated in the City of Oak Creek, Milwaukee County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 24; thence South 00°52'00" West, along the west line of said fractional Southwest 1/4, of Section 24, 601.27 feet; thence North 89°44'00" East, 60.01 feet to the east right-of-way line of South 5th Avenue and the Point of Beginning; thence continuing North 89°44'00" East, 173.78 feet; thence South 70°45'02" East, 239.78 feet to a point of curvature; thence southeasterly along the arc of a curve to the left, 88.34 feet, said curve having a radius of 262.50 feet and a chord bearing South 80°23'31" East, 87.93 feet; thence North 89°58'00" East, 423.43 feet; thence South 00°02'00" East, 2.50 feet; thence North 89°58'00" East, 33.77 feet; thence South 00°00'58" West, 303.24 feet; thence North 51°32'08" East, 39.83 feet; thence North 89°42'28" East, 54.27 feet; thence South 34°27'31" East, 80.86 feet to a point of curvature; thence southeasterly along the arc of a curve to the right, 57.06 feet, said curve having a radius of 85.00 feet and a chord bearing South 15°13'42" East, 55.99 feet; thence South 04°00'06" West, 54.84 feet to a point of curvature; thence southeasterly along the arc of a curve to the left, 292.82 feet, said curve having a radius of 232.51 feet and a chord bearing South 32°04'35" East, 273.85 feet; thence South 00°00'10" West, 102.81 feet; thence North 89°46'26" East, 190.16 feet; thence South 15°25'25" East, 75.24 feet; thence South 33°06'31" East, 40.42 feet; thence South 37°18'04" East, 27.02 feet; thence South 47°17'16" East, 18.13 feet; thence South 57°07'46" East, 130.28 feet; thence South 07°07'40" West, 25.09 feet; thence South 13°19'18" East, 85.24 feet; thence South 04°53'47" East, 83.89 feet; thence South 24°46'41" West, 150.13 feet; thence South 44°39'15"

West, 281.61 feet; thence South 63°26'16" West, 54.37 feet; thence North 79°17'03" West, 34.56 feet; thence North 47°51'32" West, 84.05 feet; thence North 59°02'00" West, 87.71 feet; thence North 86°10'59" West, 86.41 feet; thence South 55°32'39" West, 158.54 feet; thence South 30°34'55" West, 98.75 feet; thence South 05°36'08" West, 98.14 feet; thence South 41°10'59" East, 229.72 feet; thence South 71°33'44" East, 41.54 feet to a point of curvature; thence northeasterly along the arc of curve to the left, 43.12 feet, said curve having a radius of 99.00 feet and a chord bearing North 70°33'47" East, 42.78 feet; thence North 58°05'03" East, 23.59 feet to a point of curvature; thence northeasterly along the arc of a curve to the left, 78.45 feet, said curve having a radius of 99.00 feet and a chord bearing North 35°23'03" East, 76.41 feet; thence North 12°41'03" East, 65.33 feet to a point of curvature; thence northeasterly along the arc of a curve to the right, 31.97 feet, said curve having a radius of 113.00 feet and a chord bearing North 20°47'18" East, 31.86 feet; thence North 28°53'33" East, 3.14 feet to a point of curvature; thence northeasterly along the arc of a curve to the right, 96.63 feet, said curve having a radius of 125.00 feet and a chord bearing North 51°02'22" East, 94.25 feet; thence North 73°11'10" East, 82.38 feet to a point of curvature; thence northeasterly along the arc of a curve to the left, 34.72 feet, said curve having a radius of 49.00 feet and a chord bearing North 52°53'21" East, 34.00 feet to a point of reverse curvature; thence northeasterly along the arc of a curve to the right, 216.32 feet, said curve having a radius of 501.00 feet and a chord bearing North 44°57'43" East, 214.64 feet; thence North 57°19'53" East, 38.90 feet; thence North 56°14'47" East, 69.80 feet to a point of curvature; thence northeasterly along the arc of a curve to the left, 145.50 feet, said curve having a radius of 149.00 feet and a chord bearing North 28°16'17" East, 139.79 feet; thence North 00°17'46" East, 66.20 feet to a point of curvature; thence northwesterly along the arc of a curve to the left, 21.30 feet, said curve having a radius of 99.00 feet and a chord bearing North 05°52'07" West, 21.26 feet; thence North 12°02'01" West, 19.65 feet to a point of curvature; thence northwesterly along the arc of a curve to the right, 93.98 feet, said curve having a radius of 501.00 feet and a chord bearing North 06°39'35" West, 93.84 feet; thence North 01°17'09" West, 14.52 feet to a point of curvature; thence northeasterly along the arc of a curve to the right, 70.03 feet, said curve having a radius of 101.00 feet and a chord bearing North 18°34'36" East, 68.63 feet; thence North 38°26'21" East, 24.25 feet to a point of curvature; thence northeasterly along the arc of a curve to the right, 45.02 feet, said curve having a radius of 76.00 feet and a chord bearing North 55°24'40" East, 44.37 feet; thence North 72°22'58" East, 72.65 feet; thence South 17°37'25" East, 395.46 feet to a point of curvature; thence southwesterly along the arc of a curve to the right, 827.86 feet, said curve having a radius of 470.00 feet and a chord bearing South 32°50'12" West, 724.91 feet to the north right-of-way line of E. Lake Vista Boulevard; thence South 89°46'26" West, along said north line, 1,524.60 feet to said east right-of-way line of South 5th Avenue; thence North 47°24'59" West, along said east line, 11.86 feet; thence North 14°34'27" West, continuing along said east line, 69.35 feet; thence North 09°54'46" West, continuing along said east line, 53.16 feet; thence North 00°52'00" East, continuing along said east line, 1,886.36 feet to the Point of Beginning.

Containing 2,754,685 square feet / 63.239 acres of land, more or less.

The Common Council has scheduled other public hearings for January 17, 2023 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: December 14, 2022
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.