

OFFICIAL NOTICE

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

PURPOSE: The purpose of this public hearing is to consider proposed amendments to Tables 17.0304(b) & 17.0304(c); Sections 17.0403(d) & (e); Sections 17.0414(b), (d), (u); Section 17.0505; Section 17.0507(a)(5); Sections 17.0604(b)(6) & (c)(6); Sections 17.0605(a) & (e); Sections 17.1001(d) & (g); and Section 17.1004(b) of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code.

Hearing Date: July 18, 2023

Time: 7:00 PM

Place: Oak Creek City Hall
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers

Proposal: The proposal would amend Tables 17.0304(b) & 17.0304(c); Sections 17.0403(d) & (e); Sections 17.0414(b), (d), (u); Section 17.0505; Section 17.0507(a)(5); Sections 17.0604(b)(6) & (c)(6); Sections 17.0605(a) & (e); Sections 17.1001(d) & (g); and Section 17.1004(b) of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code for the following:

- Table 17.0304(b) Permitted and Conditional Uses, Residential Districts - Amends “Solar Energy Collection System, Roof Mounted” from a Conditional Use to a Permitted Use in all residential districts.
- Table 17.0304(b) Permitted and Conditional Uses, Nonresidential Districts
 - Adds “Garden Plots for Rent” as a Conditional Use in the P-1, Park district.
 - Adds “Manufacturing, Artisan” as a Conditional Use in the B-2, Community Business and B-3, Office and Professional Business districts, and as a Permitted Use in the B-4, General Business district.
 - Amends “Solar Energy Collection System, Roof Mounted” from a Conditional Use to a Permitted Use in all nonresidential districts.
 - Amends “Solar Energy Collection System, Ground Mounted” from a Permitted Use to a Conditional Use in all nonresidential districts.
- Section 17.0403(d) Residential Use Standards, Dwelling, Single-Family Attached - Updates the maximum size of an attached garage for single-family attached homes to be consistent with standards for detached accessory garages, at a maximum of 75% of the livable area of the principal building.
- Section 17.0403(e) Residential Use Standards, Dwelling, Single-Family Detached
 - Updates the maximum size of an attached garage for single-family detached homes to be consistent with standards for detached accessory garages, at a maximum of 75% of the livable area of the principal building.
 - Adds standards that apply specifically to side-entry garages for single-family detached homes.
- Section 17.0414(b) Accessory Use Standards, Accessory, Dwelling - Allows for accessory dwelling units to be allowed above or within an existing detached garage.
- Section 17.0414(d) Accessory Use Standards, Accessory, Structure

- Increases the maximum allowed cumulative area of accessory structures on a lot to 400 square feet.
- Clarifies setback requirements.
- Section 17.0414(u) Decks
 - Distinguishes decks from accessory structures, and provides a maximum size limit for detached decks (500 square feet).
 - Clarifies setback requirements.
- Section 17.0505 Landscape - clarifies that residential developments are subject to the requirements of the Tree Preservation ordinance, Section 17.0505(d).
- Section 17.0507(a)(5) – Clarifies that street-facing side yard fences shall incorporate a minimum of one (1) tree, one (1) bush/shrub, or one (1) group of perennial plantings spaced not less than 15 feet apart for the length of the fence and within three (3) feet of the fence. For any proposed fence, the minimum number of landscape elements shall not be less than two (2). To calculate minimum landscaping requirements for fence lengths resulting in a fractional number: fractions less than 0.5 shall round down to the next lower whole number and fractions 0.5 or greater shall round up to the next highest whole number.
- Section 17.0604(b)(6) Single-Tenant Monument Signs, Sign Base – Requires the sign base to have a minimum width not less than the width of the sign face.
- Section 17.0604(c)(6) Multi-Tenant Monument Signs, Sign Base – Requires the sign base to have a minimum width not less than the width of the sign face.
- Section 17.0605(a) Standards for Temporary Signs Requiring a Permit – Clarifies and distinguishes the requirements for display periods in nonresidential districts from the display period for real estate post signs.
- Section 17.0605(e) Standards for Temporary Signs Requiring a Permit, Real Estate Post Signs – Establishes standards for real estate post signs, including a maximum area (32 square feet), maximum height (6 feet), maximum number per lot frontage (2), setbacks, and conditions.
- Sec. 17.1001(d) to revise the definition of Accessory Building: “A structure which requires a building permit, contains at least three (3) walls and a roof, has a permanent foundation or floor, is detached from a principal building on the same lot, and is customarily incidental and subordinate to the principal building or use. Accessory buildings shall include, but not be limited to, garages and sheds. Accessory buildings do not include general farm buildings, portable/temporary buildings, enclosures, or structures.”
- Section 17.1001(g) to revise the definition of Accessory Structure: “A structure which requires a building permit, may or may not have a permanent foundation, is detached from a principal building on the same lot, and is customarily incidental and subordinate to the principal building or use. Accessory structures shall include, but not be limited to, lean-tos, gazebos, and pergolas. Portable/temporary carports, or roofed, wall-less canopy-like structures are prohibited. Decks are not considered accessory structures, but do require permits. For floodplain purposes, an accessory structure is a facility, structure, or building which is accessory or incidental to the principal use of a property, structure, or building and shall not be used for human habitation.”
- Section 17.1004(b) to revise the definition of Deck: “An unenclosed exterior structure that has no roof or sides but has a permeable floor which allows the infiltration of precipitation. Decks may be attached to or detached from the principal structure (freestanding). Detached (freestanding) decks are not considered accessory structures for building permit purposes.”

The existing text of the above Sections of the Municipal Code can be found on the City's website at www.oakcreekwi.org/your-government/municipal-code. The entire text of the proposed amendments listed above is available for review upon request.

The Common Council has scheduled other public hearings for July 18, 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 changes may contact the City of Oak Creek at (414) 766-7000, during regular business hours (7:30 AM – 4:00 PM).

Date of Notice: June 21, 2023

CITY OF OAK CREEK COMMON COUNCIL

By: Dan 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 414-766-7000 or write to 8040 S. 6th St., Oak Creek, WI 53154.