

*TO BE PUBLISHED MAY 1 & 8, 2024*

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 Michael Faber, Ryan Business Park, LLC, and the City of Oak Creek to amend portions of the FW, Floodway and FF, Flood Fringe districts affecting the properties at 9514 S. 13<sup>th</sup> St. (aka 1293 W. Ryan Rd.), 9554, 9556, 9600, 9654, 9700 S. 13<sup>th</sup> St.; 9512 & 9601 S. Bartel Ct.; 741, 835, 901, & 913 W. Ryan Rd., and to update the Zoning and Sign Code to reflect the amendments.

**Hearing Date:**

May 21, 2024

**Time:**

7:00 PM

**Place:**

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

**Applicant(s):**

Michael Faber, Ryan Business Park, LLC, and the City of Oak Creek

**Property Owner(s):**

RYAN BUSINESS PARK LLC; MILWAUKEE COUNTY; COMMERCE 94 PROJECT, LLC; CITY OF OAK CREEK WI; CHARLES KOEHLER & DEBORAH MEYER; NORMAN C BARTEL REVOCABLE TRUST & BERNICE M BARTEL REVOCABLE TRUST; STEVE BRASCH

**Property Location(s):**

9514 S. 13<sup>th</sup> St. (aka 1293 W. Ryan Rd.), 9554, 9556, 9600, 9654, 9700 S. 13<sup>th</sup> St.; 9512 & 9601 S. Bartel Ct. and 741, 835, 901, & 913 W. Ryan Rd.,

**Tax Key(s):**

905-9013-000, 905-9005-000, 905-9006-000, 905-9009-001, 905-9003-000, 905-9011-000, 905-9015-000, 905-9014-000, 905-9001-000, 905-9998-001, 905-9997-001, & 905-9996-001

**Legal Descriptions:**

9514 S. 13<sup>th</sup> St. – CERTIFIED SURVEY MAP NO. 9242, NW & SW 1/4 SEC 29-5-22, LOT 7

9554 S. 13<sup>th</sup> St. – CSM NO 9076, NW 1/4 SEC 29-5-22, OUTLOT 3

9556 S. 13<sup>th</sup> St. – CSM NO 9076, NW 1/4 SEC 29-5-22, OUTLOT 4

9600 S. 13<sup>th</sup> St. - CSM NO 9085, NW & SW 1/4 SEC 29-5-22, LOT 3, EXC PTS CONV IN DOC NO 10885211 FOR ST

9654 S. 13<sup>th</sup> St. - CSM NO. 9074, NW 1/4 SEC 29-5-22, OUTLOT 1

9700 S. 13<sup>th</sup> St. - CERTIFIED SURVEY MAP NO. 9242, NW & SW 1/4 SEC 29-5-22, LOT 5

9512 S. Bartel Ct. - CERTIFIED SURVEY MAP NO. 9265, NW & SW 1/4 SEC 29-5-22, OUTLOT 5

9601 S. Bartel Ct - CERTIFIED SURVEY MAP NO. 9265, NW & SW 1/4 SEC 29-5-22, LOT 8

741 W. Ryan Rd. - CSM NO 9074, NW 1/4 SEC 29-5-22, LOT I

835 W. Ryan Rd. - E 100 FT OF W 300 FT OF THAT PART OF E1/2 OF NW1/4 SEC. 29-5-22 LYING N OF OAK CREEK, EXC N 80 FT FOR HWY. CONT. 1.76 ACS.

901 W. Ryan Rd. - E 100 FT OF W 200 FT OF THAT PART OF E1/2 OF NW1/4 SEC. 29-5-22 LYING N OF OAK CREEK EXC N 75 FT FOR HWY. CONT. 1.76 ACS. & EXC N 5 FT CONV TO DOT IN DOC NO 10303512 FOR ST

913 W. Ryan Rd. – W 100' OF THAT PART OF E1/2 OF NW1/4 SEC. 29-5-22. LYING N OF OAK CREEK EXC. N 75' FOR HWY. CONT. 1.85 ACS. & EXC PTS CONV TO DOT IN DOC NO 10306425 FOR HWY

The Common Council has scheduled other public hearings for May 21, 2024 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: April 22, 2024  
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 414-766-7000, or by writing City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.