



March 4, 2024

**North Shore Bank
 Narrative of Proposal
 City of Oak Creek, Wisconsin**

North Shore Bank is a financial institution located at 200 W. Drexel Avenue. The site is zoned B-2 Community Business and is bordered by W. Drexel Avenue on the south, the City of Oak Creek Water Department on the east, a wetland/floodplain on the west, and the North Branch of the Oak Creek on the north.

North Shore Bank was constructed in 2023 and early 2024. The development consists of a bank building with drive-thru lanes, along with asphalt drives, parking areas, and concrete sidewalks. An infiltration trench was also constructed at the north end of the site to provide stormwater management. The site includes 18 parking stalls. The plan of operation states that a maximum of eight (8) employees will be onsite during any shift. Hours of operation are shown below.

	Monday-Friday	Saturday	Sunday
Lobby / Building	9:00am – 5:00pm	9:00am - 2:00pm	Closed
ITM (Video Teller)	8:00am – 7:00pm	8:00am – 5:00pm	10:00am – 4:00pm
ATM	24 hours	24 hours	24 hours

Construction of the building and parking lot required a portion of floodplain along the west side of the site to be filled. Therefore, a Conditional Letter of Map Revision (CLOMR-F) was obtained from the Federal Emergency Management Agency (FEMA) in 2023. Following completion of construction, a Letter of Map Revision (LOMR-F) was submitted to FEMA on February 27, 2024 showing the 100-year and 500-year base flood elevations have not increased after construction of the North Shore Bank compared to the elevations approved for the 2023 CLOMR-F.

At this time, North Shore Bank is requesting a change of the City’s zoning map due to the revised floodplain boundary resulting from the post-construction conditions.

