

## PLAN COMMISSION REPORT

**Proposal:** Planned Unit Development Amendment – Oakview Business Park

**Description:** Review a request to amend the existing Oakview Business Park Planned Unit Development (PUD) by adding the property at 10523 S. Howell Ave.

**Applicant(s):** City of Oak Creek

**Address(es):** 10523 S. Howell Ave. (5th Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the existing Oakview Business Park Planned Unit Development (PUD) be amended by adding the property at 10523 S. Howell Ave., after a public hearing.

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**Owner(s):** City of Oak Creek

**Tax Key(s):** 955-9998-000

**Lot Size(s):** 25.442 acres

**Current Zoning District(s):** A-1, Limited Agricultural

**Overlay District(s):** N/A

**Wetlands:**  Yes  No      **Floodplain:**  Yes  No

**Comprehensive Plan:** Business Park

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### Background:

The Common Council, through Ordinance No. 2676 on May 7, 2013, established a Planned Unit Development (PUD) overlay zoning layer (M-1 Manufacturing District underlay) for the Oakview Business Park (as recommended by Plan Commission on March 26, 2013). The business park and M-1 and PUD zoning encompassed just over 223 acres. The 2013 PUD allowed for some flexibility from the existing zoning requirements, specifically the minimum 30% open space requirement would be applied to the entire PUD, rather than calculated on an individual parcel basis.

Over the course of the last 12 years, the business park has grown substantially, with the most visible land at the southwest corner of S. Howell Ave. and W. Oakwood Rd. yet to be developed. The 2013-approved PUD

zoning overlay did not include the parcel at 10523 S. Howell Ave. The City of Oak Creek purchased the property at 10523 S. Howell Ave. in December 2024, and has also owned the parcel to the north, 10304 S. Oakview Pkwy, since 2022 (10304 S. Oakview Pkwy was originally part of the PUD zoning overlay). The City now owns both vacant parcels within the Oakview Business Park, totaling 40 acres. In an effort to prepare the land for future development, the City is bringing forth an application to amend the PUD by adding the parcel at 10523 S. Howell Ave. There are no proposed amendments to any Development Agreements or Conditions and Restrictions as they relate to Oakview Business Park at this time—the proposal is simply to amend the zoning overlay by incorporating a new parcel into the PUD.

If the Commission recommends approval of the rezone, a public hearing before the Common Council may be scheduled as early as March 31, 2025.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed rezone, or that the Common Council not approve of the proposed rezone. Disapproval would result in delay of redevelopment from the prospective developer, and potentially result in the application of different/conflicting zoning district standards on a single parcel.

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Respectfully prepared and submitted:



Kristi Laine  
Community Development Director

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**Attachments:**

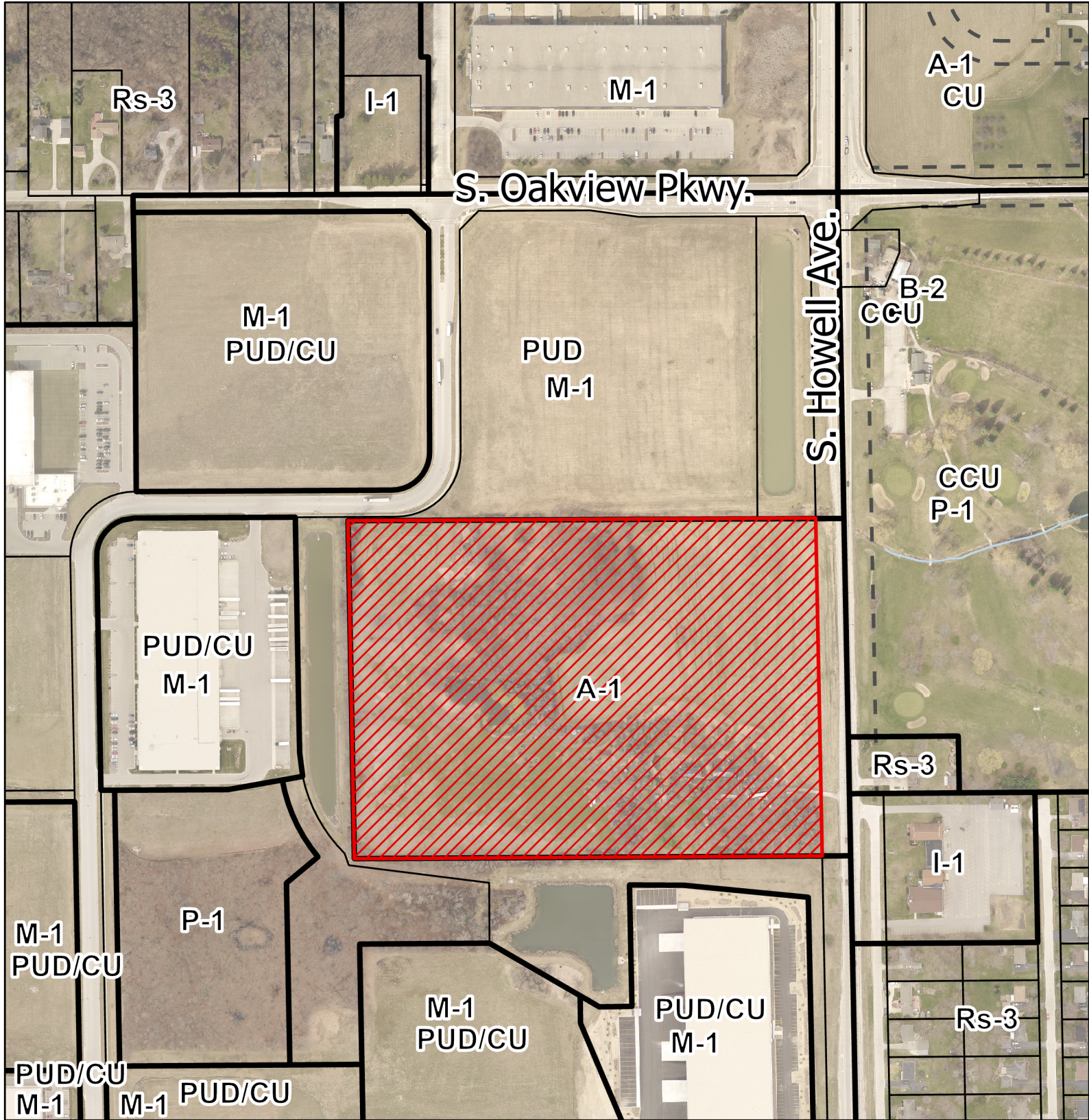
Location Map

Existing/proposed zoning maps (2 pages)

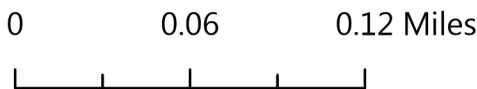
2013 Oakview Business Park M-1 and PUD zoning map (1 page)

# Location Map

## 10523 S. Howell Ave.



This map is not a survey of the actual boundary of the property this map depicts



### Legend

- Zoning
- Official Street Map
- Parcels
- OCGIS.GIS.FloodFringe2024
- OCGIS.GIS.Floodway2024
- Lot
- LOT 1
- LOT 2
- 10523 S. Howell Ave.

# Existing Zoning

E Oakwood

E OAKWOOD RD

W OAKWOOD RD

Ave

## M-1 Manufacturing

10304 S. Oakview Pkwy

## A-1 Limited Agriculture

10523 S. Howell Ave.

S HOWELL AVE

S OAKVIEW PKWY

S Oakview Pkwy

S AUSTIN ST

St



# Proposed Zoning



W OAKWOOD RD

E Oakwood

E OAKWOOD RD

Ave

10304 S. Oakview Pkwy

**M-1 Manufacturing**  
PUD overlay

S OAKVIEW PKWY

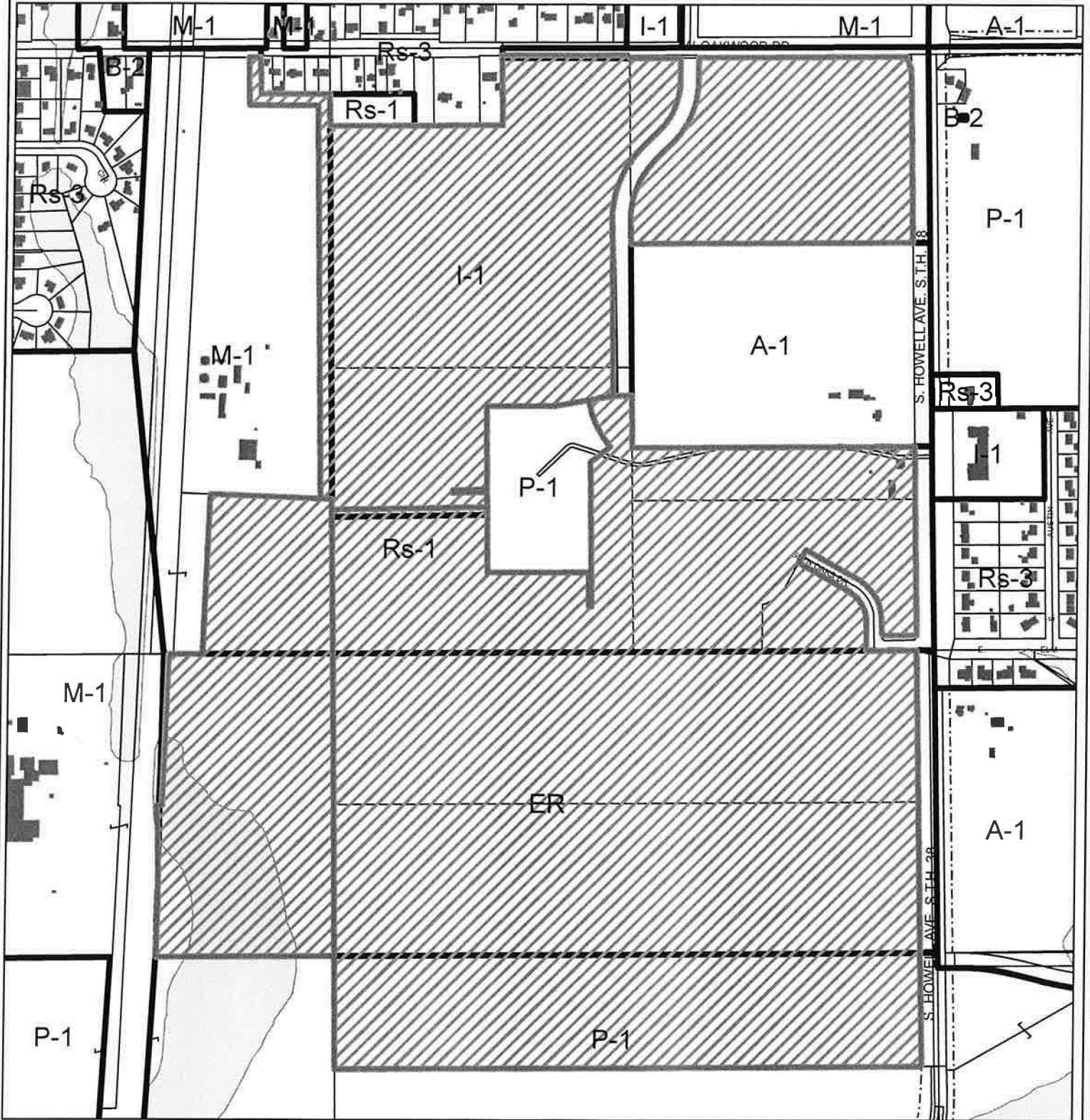
S OAKVIEW PKWY

S Oakview Pkwy

S AUSTIN ST

St

# Rezone & PUD Oakview Business Park



Department of Community Development



**Legend**

- Oakview
- Existing Street Pattern
- Floodway