



PLAN COMMISSION REPORT

Proposal: Rezone – 8355 S. Howell Ave.

Description: Review a request to rezone the property at 8355 S. Howell Ave. from B-2 Community Business District to B-4 General Business District.

Applicant(s): Daniel Wasserman, RW Howell, LLC

Address(es): 8355 S. Howell Ave. (6th Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council approval of a request to rezone the property located at 8355 S. Howell Avenue from B-2 Community Business District to B-4 General Business District. (Tax Key No. 828-9030-000)

Owner(s): RW Howell, LLC

Tax Key(s): 828-9030-000

Lot Size(s): 1.615 ac

Current Zoning District(s): B-2, Community Business

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The Applicant, RW Howell, LLC, is seeking to sell the 1.615-acre vacant property located at 8355 S. Howell Avenue to WMG Development, LLC. In preparation of this sale, the applicant is requesting a rezoning of the site from B-2 Community Business District to B-4 General Business District. The proposed rezoning to B-4 General Business District would accommodate a planned development featuring a dual-tenant building, including retail space and a coffee shop with a drive-through—a use permitted as a Conditional Use in the B-4 General Business District, but not permitted in the B-2 Community Business District.

According to the City's 2020 Comprehensive Plan, the parcel at 8355 S. Howell Ave. is designated for Commercial use. The proposed rezoning from B-2 Community Business District to B-4 General Business

District aligns with this land use classification. Additionally, the property is situated along a State Truck Highway in an area already characterized by established commercial uses, including medical and professional offices, restaurants, and large-format retail businesses.

If the Commission recommends approval of the rezone, a public hearing before the Common Council may be scheduled as early as June 17, 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.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

Narrative (1 page)

Existing/proposed zoning maps (2 pages)

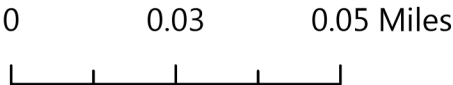
Concept Site Plan and Renderings (3 pages)

Location Map








8355 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
-  FloodFringe2024
-  Floodway2024
-  8355 S. Howell Ave.
-  Parcels selection



April 3, 2025

City of Oak Creek
8040 S 6th Street
Oak Creek, WI 53154

RE: Proposed Rezoning – 8355 S Howell Ave

To whom it may concern:

On behalf of WMG Development, LLC, we respectfully request review of our submittal to rezone the property located at 8355 S Howell Ave. WMG Development, LLC is currently under contract to purchase parcel #8289030000. The property is currently vacant and zoned B-2. The site requires rezoning to B-4 for the proposed development which includes a dual-tenant building including a drive through coffee shop and retail space.

The property is located in an area with established commercial uses, including medical and professional offices, restaurants, and other large retail. The proposed rezone to a classification that permits a drive-through use is consistent with the character of the area and will complement the existing commercial establishments. It will support the development of a modern, customer-oriented facility that aligns with the evolving retail landscape and residential neighborhood.

There is an increasing demand for businesses offering drive-through services, particularly in response to shifting consumer preferences for convenience, quick service, and contactless options. The proposed rezoning would enable the property to accommodate such businesses, which are vital for modern retail and service industries. It also supports the goals of encouraging sustainable and efficient use of commercial spaces while promoting job creation and supporting the local economy.

If you have any questions or require additional information, please do not hesitate to contact me via email (dylan@tarr-group.com) or phone (615-829-0331).

Sincerely,

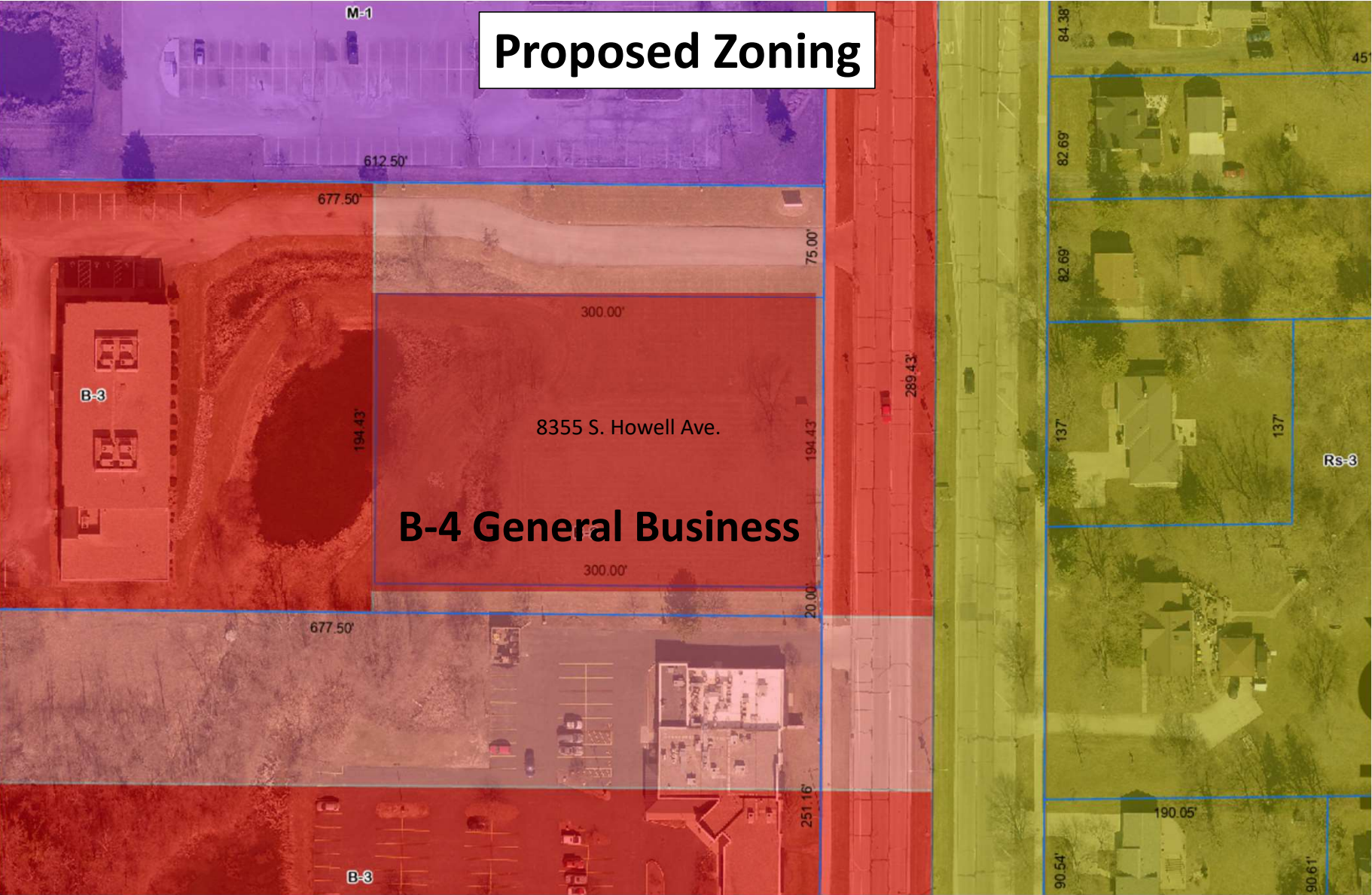
A handwritten signature in blue ink, appearing to read 'Dylan Tarr', with a stylized flourish at the end.

Dylan Tarr, PE

Existing Zoning

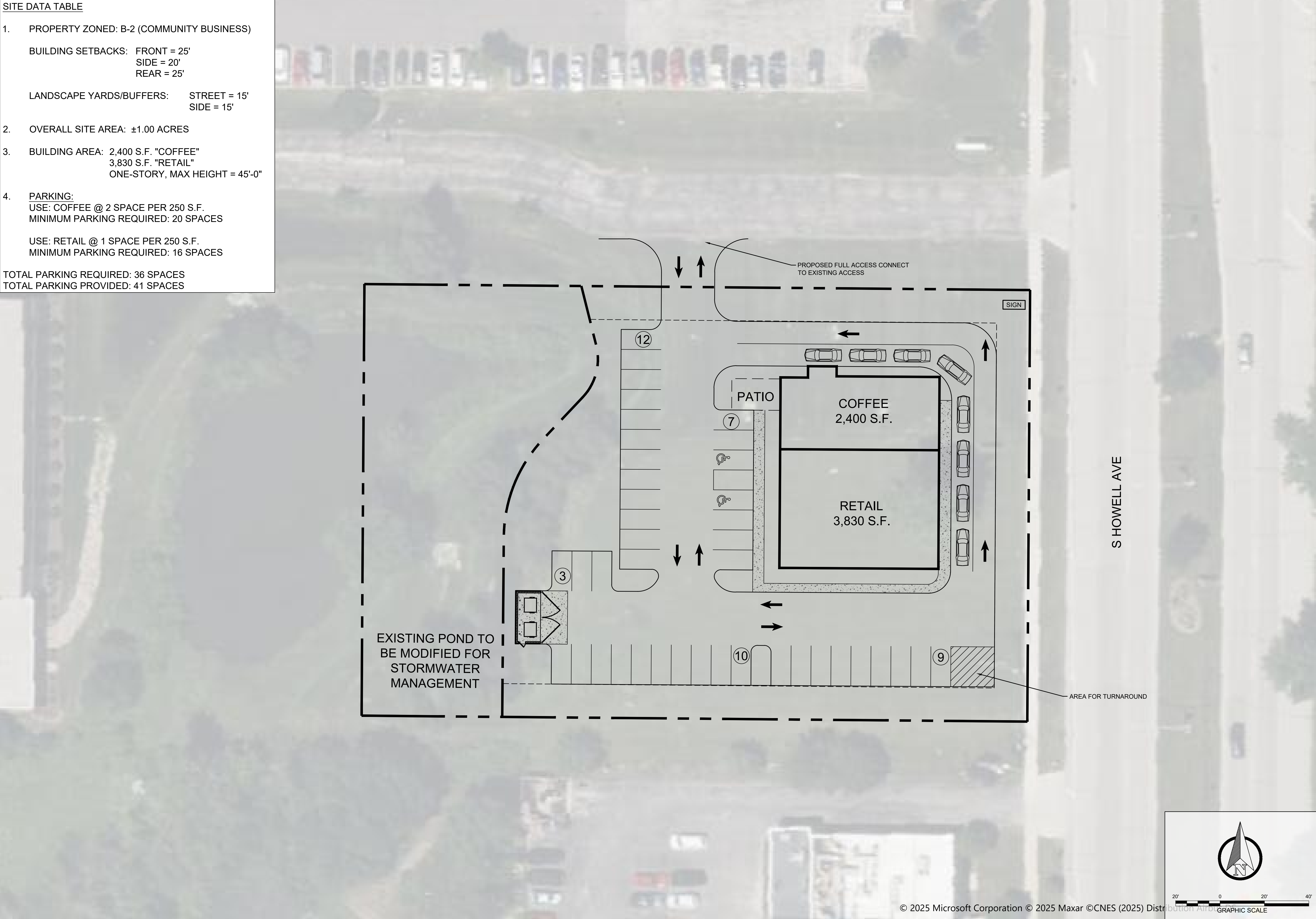


Proposed Zoning



C:\Users\Qi Lin\tarr-group.com\Production - Documents\25_Preliminary Concepts\WVG\HDW\ Oak Creek\CAD\ Preliminary Concept\EX-1.5.dwg

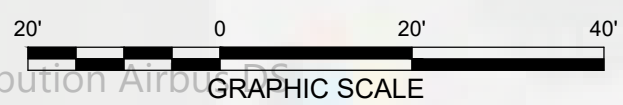
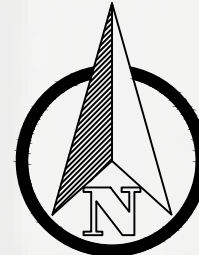
SITE DATA TABLE	
1.	PROPERTY ZONED: B-2 (COMMUNITY BUSINESS)
	BUILDING SETBACKS: FRONT = 25' SIDE = 20' REAR = 25'
	LANDSCAPE YARDS/BUFFERS: STREET = 15' SIDE = 15'
2.	OVERALL SITE AREA: ±1.00 ACRES
3.	BUILDING AREA: 2,400 S.F. "COFFEE" 3,830 S.F. "RETAIL" ONE-STORY, MAX HEIGHT = 45'-0"
4.	PARKING: USE: COFFEE @ 2 SPACE PER 250 S.F. MINIMUM PARKING REQUIRED: 20 SPACES USE: RETAIL @ 1 SPACE PER 250 S.F. MINIMUM PARKING REQUIRED: 16 SPACES
TOTAL PARKING REQUIRED: 36 SPACES	
TOTAL PARKING PROVIDED: 41 SPACES	



OAK CREEK COMMERCIAL
WMG ACQUISITIONS, LLC
8355 SOUTH HOWELL AVENUE OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: (646) 552-3238
EMAIL: QI@TARR-GROUP.COM



CONCEPT LAYOUT

EX-1.5

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION