



## PLAN COMMISSION

May 14, 2019  
6:00 P.M.

Common Council Chambers  
8040 S. 6<sup>TH</sup> Street  
Oak Creek, WI 53154  
(414) 766-7000

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chauncey Chandler  
Chris Guzikowski  
Christine Hanna  
Gregory Loreck  
Donald Oldani  
Fred Siefert  
Matt Sullivan  
Edward Ciechanowski - ex-officio  
Doug Seymour - ex-officio

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

**NEW!** Find more information on agenda items at [oakcreek.zoninghub.com](https://oakcreek.zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – April 23, 2019
4. Significant Common Council Actions
5. 6:00 Public Hearing
  - a. COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Planned Residential” to “Mixed Residential” for the properties at 8100 and 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, & 810-9013-001).  
ZoningHub: <https://s.zoninghub.com/HGK46QHG47>; Twitter @OakCreekPC#OCPCCompPlan.
6. New Business
  - a. COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Planned Residential” to “Mixed Residential” for the properties at 8100 and 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, & 810-9013-001).  
ZoningHub: <https://s.zoninghub.com/HGK46QHG47>; Twitter @OakCreekPC#OCPCCompPlan.
  - b. REZONE/PLANNED UNIT DEVELOPMENT – Review a request submitted by David DiSanto, ModHome, LLC, to rezone to Rd-1, Two-Family Residential and establish a Planned Unit Development for the property at 10730 S. Howell Ave. (Tax Key No. 973-9997-000).  
ZoningHub: <https://s.zoninghub.com/0VHGNF5NLT>; Twitter @OakCreekPC#OCPModHomePUD.
  - c. PLAN REVIEW – Review site, building, landscaping, lighting, and related plans submitted by Greg Polacheck, Summit Credit Union, for a financial institution with drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St. (Tax Key No. 784-9993-002).

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

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ZoningHub: <https://s.zoninghub.com/DG6ECJHQXQ>; Twitter @OakCreekPC#OCPCSummitCU.

- d. PLAN REVIEW – Review site, building, landscaping, lighting, and related plans submitted by Nick Kaminski, Ryan Companies, for modifications to previously-approved plans for a neighborhood hospital on a portion of the property at 7869 S. 13<sup>th</sup> St. (Tax Key No. 784-9993-002).

ZoningHub: <https://s.zoninghub.com/8B15SFTJBL>; Twitter @OakCreekPC#OCPCFroedtert.

- e. PLAN REVIEW – Review site and related plans submitted by Steve Kruit, Wisconsin Kenworth, for modifications and expansions to the existing parking areas on the property at 9350 S. 22<sup>nd</sup> St. (Tax Key No. 877-9018-000).

ZoningHub: <https://s.zoninghub.com/O4C3RLO4FE>; Twitter @OakCreekPC#OCPCWIKenworth.

#### Adjournment.

Dated this 10<sup>th</sup> of May, 2019

Posted 5/10/2019 DJ

#### Public Notice

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 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice