



## PLAN COMMISSION

May 28, 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  
Chaucey Chandler  
Patrick Correll  
Chris Guzikowski  
Matt Sullivan  
Gregory Loreck  
Fred Siepert  
Christine Hanna  
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://www.oakcreekwi.org/zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes –
  - a. April 23, 2019
  - b. May 14, 2019
4. Significant Common Council Actions
5. 6:00 Public Hearings
  - 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 Industrial” to “Mixed Residential” for the properties at 7170 S. Howell Ave. and 100 E. Rawson Ave. (Tax Key Nos. 766-0010-000 and 766-9989-002).  
ZoningHub: <https://s.zoninghub.com/LL2YMXXMHQ>; Twitter @OakCreekPC#OCPCCompPlan
  - b. SIGN APPEAL - Hold a public hearing on a proposed sign appeal for the property at 8645 S. Howell Ave. submitted by Kelvin Schroeder, Kelvin Schroeder Jewelers, that would allow installation of one (1) wall sign that is 115.78 square feet in area for one tenant that occupies both tenant space B & C as identified in the master sign plan (Tax Key No. 828-9001-000).  
ZoningHub: <https://s.zoninghub.com/S88MF180BI>; Twitter @OakCreekPC#OCPCKSchroeder
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 Industrial” to “Mixed Residential” for the properties at 7170 S. Howell Ave. and 100 E. Rawson Ave. (Tax Key Nos. 766-0010-000 and 766-9989-002).  
ZoningHub: <https://s.zoninghub.com/LL2YMXXMHQ>; Twitter @OakCreekPC#OCPCCompPlan

- b. SIGN APPEAL - Consider a request for a sign appeal for the property at 8645 S. Howell Ave. submitted by Kelvin Schroeder, Kelvin Schroeder Jewelers, that would allow installation of one (1) wall sign that is 115.78 square feet in area for one tenant that occupies both tenant space B & C as identified in the master sign plan (Tax Key No. 828-9001-000).  
ZoningHub: <https://s.zoninghub.com/S88MF180BI>; Twitter @OakCreekPC#OCPCKSchroeder
- c. OFFICIAL MAP AMENDMENT – Review a proposed amendment to the Official Map for a portion of the W 1/2 of the W 1/2 of the N 1/2 of the NE 1/4 of Section 16 (mapped, unimproved right-of-way affecting the properties at 819, 819R, and 901 E. Drexel Ave.).  
ZoningHub: <https://s.zoninghub.com/EPsYXE6EO9>; Twitter @OakCreekPC#OCPCUttke
- d. TEMPORARY USE - Review a request for a temporary use permit submitted by Tiernan Paine, Tree-Ripe Citrus Company, for the temporary sale of produce in the parking lot located at 501 W. Rawson Avenue (Tax Key No. 765-9046-000).  
ZoningHub: <https://s.zoninghub.com/8XEXRPGXKG>; Twitter @OakCreekPC#OCPCTreeRipe
- e. TEMPORARY USE - Review a request for a temporary use permit submitted by Matt Sauer, Farm & Fleet of Oak Creek, for temporary outdoor display of merchandise on the property at 501 W. Rawson Avenue (Tax Key No. 765-9046-000).  
ZoningHub: <https://s.zoninghub.com/8WGWB8L82P>; Twitter @OakCreekPC#OCPCFarmandFleet
- f. PLAN REVIEW – Review site, landscaping, lighting, and related plans submitted by Kulwant Dhaliwal, Sikh Temple of Wisconsin, for an expansion to the existing parking lot and stormwater infrastructure modifications on the properties at 7502 and 7512 S. Howell Ave. (Tax Key Nos. 781-9034-000 & 781-9033-000).  
ZoningHub: <https://s.zoninghub.com/JTFVL2YZLT>; Twitter @OakCreekPC#OCPCSikhTemple.
- g. PLAN REVIEW – Review site, building, landscaping, lighting, and related plans submitted by Milo Thomas, MRT Investments, LLC, for an addition to the existing car wash facility on the property at 100 W. Rawson Ave. (Tax Key No. 734-9027-000).  
ZoningHub: <https://s.zoninghub.com/EH95MJAPIG>; Twitter @OakCreekPC#OCPCOCCarWash.
- h. AFFIDAVIT OF CORRECTION - Review an Affidavit of Correction submitted by Erica-Nicole Harris, Wispark, LLC, for the property at 280 S. Oakview Parkway (Tax Key No. 955-1042-000).  
ZoningHub: <https://s.zoninghub.com/CIIZL3HQPQ>; Twitter @OakCreekPC#OCPCWispark.
- i. SIGN PLAN REVIEW - Review a proposed sign plan submitted by Stanton Optical for the space at 120 W. Town Square Way (Tax Key No. 813-9045-000).  
ZoningHub: <https://s.zoninghub.com/BQ5A9LSKR9>; Twitter @OakCreePC#OCPCStantonOptical

Adjournment.

Dated this (day) of (month), 2019

Posted (date) (initials)

#### 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