



## PLAN COMMISSION

August 8, 2017  
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  
Brian Johnston  
Gregory Loreck  
Fred Siepert  
Walter Dickmann

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.*

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – July 25, 2017
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 "Single Family Residential" to "Planned Mixed Use" (no change to the Resource Protection Area) for the properties at 7581, 7705, 7725, 7751, 7765, 7781, 7811, 7831, and 7869 S. 13<sup>th</sup> St. (Tax Key Nos. 784-9998-000, 784-9020-000, 784-9019-000, 784-9003-000, 784-9000-000, 784-9991-000, 784-9990-000, 784-9001-000, and 784-9993-001). Follow this item on Twitter **@OakCreekPC#OCPCCompPlan**.
  - b. Hold a public hearing on a proposed sign appeal for the building at 8750 S. Howell Ave. submitted by Jones Sign Co., Inc. on behalf of T-Mobile that would allow one (1) 58.4 square-foot wall sign on the west elevation and one (1) 37.3 square-foot wall sign on the east elevation of the multitenant building at 8750 S. Howell Ave. (Tax Key No. 860-9996-000). Follow this item on Twitter **@OakCreekPC#OCPCTMobile**.
6. New Business
  - a. **COMPREHENSIVE PLAN AMENDMENT** – Consider an 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 "Single Family Residential" to "Planned Mixed Use" (no change to the Resource Protection Area) for the properties at 7581, 7705, 7725, 7751, 7765, 7781, 7811, 7831, and 7869 S. 13<sup>th</sup> St. (Tax Key Nos. 784-9998-000, 784-9020-000, 784-9019-000, 784-9003-000, 784-9000-000, 784-9991-000, 784-9990-000, 784-9001-000, and 784-9993-001). Follow this item on Twitter **@OakCreekPC#OCPCCompPlan**.
  - b. **SIGN APPEAL** - Consider a request for a sign appeal for the building at 8750 S. Howell Ave. submitted by Jones Sign Co., Inc. on behalf of T-Mobile that would allow one (1) 58.4 square-foot wall sign on the west

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elevation and one (1) 37.3 square-foot wall sign on the east elevation of the multitenant building at 8750 S. Howell Ave. (Tax Key No. 860-9996-000). Follow this item on Twitter **@OakCreekPC#OCPCTMobile**.

- c. REZONE - Review a request by Daniel Ziesemer to rezone the property at 9838 S. Chicago Rd. from Rs-3, Single Family Residential and A-1, Limited Agricultural to A-1, Limited Agricultural (Tax Key Nos. 912-9930-000). Follow this item on Twitter **@OakCreekPC#OCPCZiesemer**.
- d. AFFIDAVIT OF CORRECTION - Review an Affidavit of Correction submitted by Mark TeGrootenhuis, HSA Commercial, for the property at 7901 S. 6<sup>th</sup> St. (Tax Key No. 813-9056-000). Follow this item on Twitter **@OakCreekPC#OCPCAffidavit**.
- e. PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Richard Barrett, Barrett Lo Visionary Development, for Phase II of Emerald Row Apartments on the property at 8001 S. 6<sup>th</sup> St. (Tax Key No. 813-9060-000). Follow this item on Twitter **@OakCreekPC#OCPCEmeraldRow**.
- f. SIGN PLAN REVIEW – Review a proposed sign plan submitted by Dan Schwartz, Cubanitas, for the Cubanitas commercial tenant portion of the building at 7979 S. Main St. (tenant address: 7973 S. Main St.) (Tax Key No. 813-9053-000). Follow this item on Twitter **@OakCreekPC#OCPCCubanitas**.
- g. PLAN REVIEW - Review site, building, landscaping, and lighting plans submitted by HSI-Oak Creek Partners, LLC, for Phase II of the Drexel Ridge Apartment project on the property at 7721 S. Pennsylvania Ave. (Tax Key No. 779-9991-001). Follow this item on Twitter **@OakCreekPC#OCPCDrexelRidge**.
- h. PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Tesla Motors, Inc., for an electric vehicle charging station on the Meijer property at 171 W. Town Square Way (Tax Key No. 813-9027-000). Follow this item on Twitter **@OakCreekPC#OCPCTesla**.
- i. CERTIFIED SURVEY MAP - Review a certified survey map submitted by Richard Beck, Henkel Corporation, for the property at 500 W. Marquette Ave. (Tax Key No. 765-9045-000). Follow this item on Twitter **@OakCreekPC#OCPCHenkel**.
- j. CONDITIONAL USE PERMIT - Review a request submitted by Lori Kopecky, United States Cellular Operating Company, LLC, for a Conditional Use Permit for a 120-foot-tall monopole with a 6-foot-tall lightning rod (total height = 126 feet), and appurtenances in a gated and fenced compound on the property at 2330 E. Rawson Ave. (Tax Key No. 731-9982-001). Follow this item on Twitter **@OakCreekPC#OCPCUSCellular**.
- k. SIGN PLAN REVIEW – Review a proposed sign plan submitted by Steve Smith, Sport Clips, for the Sport Clips commercial tenant portion of the building at 7940 S. 6<sup>th</sup> St. (Tax Key No. 813-9054-000). Follow this item on Twitter **@OakCreekPC#OCPCSportClips**.

Adjournment.

Dated this 4th day of August, 2017

Posted 08/04/17 (jf)

#### 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