



## PLAN COMMISSION

September 26, 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 – September 12, 2017
4. Significant Common Council Actions
5. Old Business
  - a. PLAN REVIEW – Review site and building plans submitted by Lori Kopecky, United States Cellular Operating Company, LLC, 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**.
6. New Business
  - a. CONDITIONS AND RESTRICTIONS - Review Conditions and Restrictions for a Conditional Use Permit request submitted by Jaspal Singh Dhaliwal, JT Petroleum, LLC, for a gasoline service station with convenience store on the property at 9502 S. Howell Ave. (Tax Key No. 907-9027-000). Follow this item on Twitter **@OakCreekPC#OCPCJTGasStn**.
  - b. CONDITIONS AND RESTRICTIONS - Review Conditions and Restrictions for a Conditional Use Permit request submitted by Meredith Hall, Old Forest Studio, for a licensed tattoo/body piercing studio in the Market Place commercial condo development at 8660 S. Market Pl. (Tax Key No. 823-0029-000). Follow this item on Twitter **@OakCreekPC#OCPCOldForestStudio**.
  - c. CONDITIONAL USE PERMIT - Review a request submitted by Olympic Real Estate Holdings, LLC, for a Conditional Use Permit for freight yard/ freight terminal/trans-shipment depot uses on the property at 10450 S. Oakview Parkway. (Tax Key No. 955-1019-000). Follow this item on Twitter **@OakCreekPC#OCPCOlympic**.

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

- d. PLAN REVIEW – Review site and building plans submitted by Pastor Dean Noonan, Faith Baptist Church, for an addition to the existing church for a school on the property at 8519 S. 13<sup>th</sup> St. (Tax Key No. 830-9990-000). Follow this item on Twitter **@OakCreekPC#OCPCFaithBaptist**.
- e. PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Keith Fryman, Setzer Properties, for the FedEx development on the property at 500 W. Opus Dr. (Tax Key No. 924-9012-000). Follow this item on Twitter **@OakCreekPC#OCPCFedEx**.
- f. CERTIFIED SURVEY MAP - Review a certified survey map submitted by the Oak Creek Water & Sewer Utility combining the properties at 9175, 9235, & 9325 S. 5th Ave. and 3953 & 3975 E. American Ave. (Tax Key Nos. 869-9997-001, 869-9006-000, 869-9995-004, 869-9995-003, 869-9998-003). Follow this item on Twitter **@OakCreekPC#OCPCUtilityCSM**.
- g. CONDITIONAL USE PERMIT – Review a request by the Oak Creek Water & Sewer Utility for a Conditional Use Permit for water treatment facility water storage and high service distribution pump facilities on the properties at 9175, 9235, & 9325 S. 5th Ave. and 3953 & 3975 E. American Ave. (Tax Key Nos. 869-9997-001, 869-9006-000, 869-9995-004, 869-9995-003, 869-9998-003). Follow this item on Twitter **@OakCreekPC#OCPCUtilityCUP**.

Adjournment.

Dated this 21st day of September, 2017  
Posted 9-21-17 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