

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 26, 2023**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the August 22, 2023, meeting

Commissioner Siefert moved to approve the minutes of the August 22, 2023, meeting. Alderman Guzikowski seconded. On roll call: Commissioner Oldani abstained; all others voted aye. Motion carried.

PLAN REVIEW

**ROSEMARIE PATTERSON, HILLSIDE COFFEE HOUSE, LLC
237 E. RYAN RD.
TAX KEY NO. 907-9988-000**

Senior Planner Papelbon provided an overview of the site, building, and related plans for an addition to the existing parking lot on the property at 237 E. Ryan Rd (see staff report for details).

Alderman Loreck moved that the Plan Commission approves the site plans submitted by Hillside Coffeehouse, LLC, for a parking lot expansion on the property at 237 E. Ryan Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That plans are revised to show parking stall lengths that meet Code.
3. That the landscape plan is revised to show plant height at installation, with a minimum height of 3 feet.
4. That all revised plans (site, grading, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT
JEFFREY PIEJAK, ULTIMATE NINJAS CHICAGO, LLC, DBA ULTIMATE NINJAS
MILWAUKEE
400 W. BELL CT.
TAX KEY NO. 828-9024-000**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit for an indoor health/athletic/recreation facility within a portion of the existing multitenant industrial building on the property at 400 W. Bell Ct. (see staff report for details).

Bob Bleck, Bleck & Bleck Architects, 222 E. Church St., Libertyville, IL, 60048, stated that the project will be the third time his firm has worked with the applicant to design and build an indoor health/athletic/recreation facility.

Commissioner Chandler asked if there will be any interior changes to the space as there will be none on the outside. Mr. Bleck answered in the affirmative, explaining that some existing partitions will come down to make the larger party rooms. The existing conference room will not be changed, and no bathrooms will be added, although a section of plumbing will be eliminated. Mr. Bleck stated that the remainder of the drywalled warehouse space is perfect for the proposed gym apparatus.

Commissioner Siepert asked if the tenant will eventually use the whole building, to which Mr. Bleck answered in the negative. Commissioner Siepert asked for the size of the space, to which Mr. Bleck answered that it was 15,600 square feet.

Alderman Guzikowski commented that the use is a good fit for the area.

Alderman Loreck made comments were inaudible.

Mayor Bukiewicz commented on the use being great for the property, and that the parking will be fine.

Senior Planner Papelbon clarified her previous comment: the square footage of the entire building is 50,000 – 60,000.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for an indoor health/athletic/recreation facility on the property at 400 W. Bell Ct., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (October 10, 2023).

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
BLAISE PAUL, OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
340 E. PUETZ RD.
TAX KEY NO. 827-9028-000**

Senior Planner Papelbon provided an overview of site, building, and related plans for accessory structures for the Oak Creek High School stadium on the property at 340 E. Puetz Rd. (see staff report for details).

Sal Impellitteri, JLA Architects, 311 E. Chicago St. Suite 240, Milwaukee, WI 53202, stated that he will answer any questions.

Commissioner Carrillo confirmed that the proposed entry gate is 17 feet high, and asked for confirmation on how high an accessory building can be. Senior Planner Papelbon confirmed that 20 feet is the maximum height for an accessory building, and an accessory structure can only be 12 feet high.

Commissioner Carrillo asked if there are any other reasons the Commission should not label the proposed entry gate as a building. Senior Planner Papelbon answered in the negative, explaining that staff do not have a problem with the proposed height, but the Commission must decide on whether it will be considered a building or structure as it is unique.

Alderman Loreck stated his support for the proposed height and for considering the entry gate to be a building. He asked if JLA will be partnering with Knights Construction, to which Mr. Impellitteri answered in the affirmative.

Commissioner Oldani asked if there would be any heat in the [locker room] building. Mr. Impellitteri explained that the heat will be temporary, only to be on when the locker rooms are in use. Commissioner Oldani asked for clarification on whether the heating units will be temporary, to which Mr. Impellitteri explained that the heating units will be permanent, no screening will be needed, and there will be no air conditioning.

Commissioner Siepert asked if the whole facility will be gated. Mr. Impellitteri explained that the existing track and football field are secure, as will be this new construction.

Commissioner Chandler asked for more information on why the proposed entry gate is over 20 feet tall. Mr. Impellitteri explained that the overall proportions of the whole construction were the reason, but reducing the center pillar's height to 20 feet will not be an issue. Commissioner Chandler asked for clarification on the difference between an accessory structure and an accessory building. Senior Planner Papelbon gave a brief explanation.

Assistant Fire Chief Havey stated that the occupancy type will need to be evaluated and determined to ensure the most appropriate fire prevention systems will be in place. Mayor Bukiewicz stated that if construction has four (4) walls and a roof, it should be a building.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Blaise Paul, Oak Creek-Franklin Joint School District, for an accessory building and accessory building/gate on the property at 340 E. Puetz Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened per Code.

3. All light sources shall be full cutoff fixtures with the light source fully shielded and directed downward, and meet all Code requirements.
4. That signs are not included in this approval.
5. That all revised plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT AMENDMENT
SKIP HENDERSON, WORLD OUTREACH BIBLE AND TRAINING CENTER, AND LETRISHA DANIEL, A MOTHER'S HEART LEARNING CENTER
6912 S. 27TH ST.
TAX KEY NO. 737-9026-000**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit for a private school and day care facility on the property at 6912 S. 27th St. (see staff report for details).

Commissioner Chandler asked for more details regarding Addendums A and B. Senior Planner Papelbon explained the addendums are images from the appraisal of the property and an operational plan for the daycare facility. Commissioner Chandler asked when Addendum A would be showing.

Skip Henderson, 6912 S. 27th St., explained that Addendum A is showing the floorplan of the parts of the building that will be used for the daycare, while Addendum B is the floorplan of the entire building.

LeTrisha Daniel, 6378 W. Darnel Ave., Brown Deer WI, 53223, further explained that Addendum B outlines the 6-phase operation / implementation of the daycare facility to preparatory middle school within the building.

Commissioner Chandler asked if the Conditional Use Permit will cover the entire length of time needed for the completion of the phases. Senior Planner Papelbon explained that the possible expiration of the Conditional Use will be at the discretion of the Commission, which will be determined at the next step of the process (Conditions and Restrictions).

Commissioner Siepert asked if the daycare would continue operating when the school opens. Ms. Daniel answered in the affirmative; however, the daycare will relocate to a different property.

Alderman Loreck asked if the Applicant has a second location in Oak Creek, to which Ms. Daniel stated that the other facility is in West Allis.

Alderman Loreck asked if there would be a bus service for the school, to which Ms. Daniel stated that this facility will be parent drop-off facility.

Alderman Loreck stated his opinion that the property is well-suited for the proposed use.

Assistant Fire Chief Havey stated that the existing conditions of the building and suppression system will need to be looked at to ensure the safety needs of a daycare facility will be met.

Mayor Bukiewicz stated his agreement that the use will fit the property well.


Mr. Saleh, S88W13131 Lindley Ct., Muskego, WI, 53150, stated that the Kids N' Care daycare and preschool is next to the property being discussed, and raised concerns for the number of daycares coming into the area around 27th St. Mayor Bukiewicz stated his understanding, and explained that the Commission does not make decisions based on local competition.

Alderman Loreck moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment to allow a private school and daycare facility on the property at 6912 S. 27th St., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (October 10, 2023).

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:45 PM.

ATTEST:



Kari Papelbon, Plan Commission Secretary

10-10-23

Date