

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 27, 2024**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Bautch, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siefert. Alderman Loreck and Commissioner Chandler were excused. Also present: Director of Community Development Kristi Laine and Planner Melanie Pérez.

Minutes of the August 13, 2024, meeting

Commissioner Siefert moved to approve the minutes of the August 13, 2024, Plan Commission meeting. Alderman Guzikowski seconded. On roll call: Commissioner Oldani abstained; all others voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS

GRAFF FAUCETS CO.

1901 & 1941 E RAWSON AVE

TAX KEY NOS. 768-9015-000 & 768-9014-000

Planner Pérez provided an overview of the draft Conditions & Restrictions related to a request for a Conditional Use Permit for a warehouse, small retail warehouse, and storage on the properties located at 1901 & 1941 E. Rawson Ave. (see staff report for details).

Commissioner Hanna moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a warehouse, small retail warehouse, and storage on the properties located at 1901 & 1941 E. Rawson Ave. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

CONDITIONAL USE PERMIT

LAWNFORCE, LLC

300A. E. OAK ST

TAX KEY NO. 719-9013-000

Planner Pérez provided an overview of a request for a Conditional Use Permit for outdoor storage of work trucks and equipment on the property at 300A E. Oak St. (see staff report for details).

Abel Cruz, 400A E Oak St, explained the site would be a good benefit for his business because it is heated.

Commissioner Hanna asked if the site would be a permanent location for his business. Mr. Cruz stated it would be permanent.

Commissioner Oldani asked if the storage would be indoors or outdoors. Mr. Cruz explained there would be some storage indoors, but there would also be some storage outside in the fenced in area.

Mayor Bukiewicz asked what type of fence he would be installing. Mr. Cruz stated there is already a chain-link fence on site.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for outdoor storage of work trucks and equipment on the property at 300A E. Oak St. after a public hearing and subject to Conditions and Restrictions that are prepared for the Plan Commission's review in the next agenda item.

Mayor Bukiewicz asked what condition the fence is currently in. Mr. Cruz stated it is in very good condition. Mr. Cruz stated the fence has slats. Commissioner Hanna asked if it could be added to the next agenda item. Planner Pérez stated it can be added.

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

CONDITIONS AND RESTRICTIONS

LAWNFORCE, LLC

300A. E. OAK ST

TAX KEY NO. 719-9013-000

Planner Pérez provided an overview of the draft Conditions and Restrictions related to a request for a Conditional Use Permit for outdoor storage on the property at 300A E. Oak St (see staff report for details).

Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for outdoor storage on the property at 300A E. Oak St. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW

BANK OF AMERICA

8701 S. HOWELL AVE.

TAX KEY NO. 859-9000-000

Planner Pérez provided an overview of the site and related plans for proposed exterior modifications at 8701 S. Howell Ave. (see staff report for details).

Alderman Guzikowski stated the proposal is in his district and he has not received any negative feedback or comments.

Alderman Guzikowski moved that the Plan Commission approves site and related plans for exterior modifications to Bank of America, located at 8701 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That signage is not included in this review and will need to obtain the proper permits prior to installation.
3. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

**PLAN REVIEW
BOER ARCHITECTS
6665 S. HOWELL AVE
TAX KEY NO. 718-9961-002**

Director Laine provided an overview of the construction of an outdoor restroom facility at 6665 S Howell Ave. (see staff report for details).

Director Laine noted that the Fire Department would like access to a Knox box for the gates on the southwest corner of the property.

Steve Korpai, Boer Architects, 1123 North Water Street, Milwaukee and Dan Verdon, Inspect Incorporated, 126 North Jefferson Street, Milwaukee were present for questions.

Commissioner Kiepczynski asked when the truck driving track would be completed. Ray Zukauskas, MATC, stated the paving track will be going to construction in about three (3) weeks and the fire hydrant has already been relocated and approved, with the project being completed around Thanksgiving.

Director Laine stated the Fire Department has reviewed the submittal and does not have any concerns.

Commissioner Siefert asked about lighting. Mr. Zukauskas stated there will be some down lights in the soffit areas underneath the pavilion and over the doorways there will be wall mounted fixtures.

Mayor Bukiewicz asked if phase 2 was going to be a full-service concession stand with appliances. Mr. Zukauskas stated it would be seasonal and there will not be any cooking in the building. Mayor Bukiewicz suggested the applicants work with the City Sanitarian to find out what is allowed.

Commissioner Oldani moved that the Plan Commission approves the site and related plans submitted by Steve Korpai, Boer Architects, on behalf of MATC, for construction of an outdoor restroom, concessions and locker room facility on the property at 6665 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That any water connections will be coordinated with Utility prior to the submittal of permit applications.
3. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

**PLAN REVIEW
OAK SHORES APARTMENTS
9180 S. 27TH ST.
TAX KEY NO. 878-9039-000**

Planner Pérez provided an overview of the request for a storage building on the property at 9180 S. 27th St. (see staff report for details).

Commissioner Hanna asked why there is a sudden need for a storage building. Gary Emanuelson, Acts Construction, 11202 79th St, Pleasant Prairie, stated he does not know.

Commissioner Bautch asked if the building will be heated or have lights. Mr. Emanuelson stated it will have interior lights.

Commissioner Oldani asked who would be using the storage building. Mr. Emanuelson stated he thinks it will be the grounds. Director Laine clarified that there is one light fixture above the garage door. Commissioner Oldani stated there is also a second light over the man door.

Commissioner Siepert asked what will be stored in the building. Mr. Emanuelson stated the applicant did not say and he thinks they just needed some extra storage.

Commissioner Siepert inquired if there would be lighting inside. Mr. Emanuelson confirmed there would be lighting inside.

Mayor Bukiewicz asked if the applicant plans to add any plumbing. Mr. Emanuelson stated there is no plumbing.

Commissioner Siepert moved that the Plan Commission approves the site plans submitted by Tim Pinter, Acts Construction, on behalf of Oak Shore Apartments, for construction of a storage building on the property at 9180 S. 27th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That if any water connections are needed, that it will be coordinated with Utility prior to the submittal of permit applications.
3. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

FLOOD PLAIN ORDINANCE CITY OF OAK CREEK

Director Laine provided an overview of the proposed Zoning Text Amendment for an Ordinance adopting the Floodplain Ordinance for the City of Oak Creek, Milwaukee County, Wisconsin (see staff report for details).

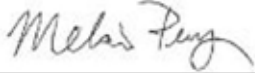
Commissioner Siepert asked for a brief statement of what the Ordinance covers. Director Laine explained it is regulations from FEMA and WI DNR. Director Laine clarified that floodways cannot be built in, and for flood fringes there is compensatory language, unique to the City of Oak Creek, that the DNR is comfortable with the City keeping.

Mayor Bukiewicz stated the City had to put a floodplain plan in because the City needed to identify all the flood fringes and floodways. Mayor Bukiewicz also stated it comes down to FEMA insurance in parts of the City. Director Laine stated the Ordinance also adopts the FIRMs maps.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approve an Ordinance adopting the Floodplain Ordinance for the City of Oak Creek, Milwaukee County, Wisconsin. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Oldani moved to adjourn the meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:42 PM.

ATTEST:



Melanie Pérez, Plan Commission Secretary

9-24-24

Date