

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, AUGUST 23, 2011

Mayor Bolender called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Commissioner Bukiewicz, Mayor Bolender, Commissioner Correll, Commissioner Nowak and Commissioner Chandler. Commissioner Michalski was excused. Also present were Peter Wagner Zoning Administrator, and Lieutenant Steve Jendusa.

Commissioner Dickmann moved to approve the minutes of the August 9, 2011 regular Plan Commission meeting. Commissioner Bukiewicz seconds. Dickmann; aye, Johnston; aye, Carrillo; aye, Bukiewicz; aye, Bolender; aye, Correll; abstain, Nowak; abstain, Chandler; aye. The minutes were approved as submitted.

**Significant Common Council Actions**

There were no significant Common Council actions to report.

**Public Hearing - Project Plan Amendment for TIF District No. 4**

Mr. Wagner explained to the Commission at this time they would be holding a public hearing to consider a proposal to amend TIF District No. 4 to provide \$300,000 in developer assistance to Mahn Court Partners for utility and site preparation work to support the development of a 120,034 square foot industrial building at 340 E. Mahn Court.

Mayor Bolender opened the public hearing and called three times for the floor for comments or concerns. Hearing none he closed the public hearing and opened comments from the Plan Commission.

Commissioner Dickmann commented he liked the idea of the additional funding and adding this building gives them a good chance to retire the TIF District even earlier than originally projected. This will be a plus for the City.

Commissioner Bukiewicz moved that the Plan Commission adopt resolution No. 2011-03 amending the Project Plan for Tax Increment Financing (TIF) District No. 4 to provide \$300,000 in developer assistance to Mahn Court Partners (The Dickman Company) for utility and site preparation work to support the development of a 120,034 square foot industrial building.

Commissioner Nowak seconds. Roll call, all voted aye. The motion to approve carries.

**Plan Review – A-1 Office, LLC**  
**7373 S. 6<sup>th</sup> Street**  
**Tax Key No.: 764-9031**

This item was withdrawn by the applicant prior to the meeting.

**Conditional Use – Animal Hospital/Veterinary Clinic**  
**2320 W. Ryan Road**  
**Tax Key No.: 878-9037**

Mr. Wagner explained to the Commission the applicant was requesting that a conditional use permit for an animal hospital and veterinary clinic be issued for the property at 2320 W. Ryan Road. The facility will occupy a portion of the multi-tenant portion of the existing Pick n' Save building. The parcel is zoned B-4, Highway Business and these uses are a conditional use in that district.

The animal hospital will be a referral center for cases that can not be handled routinely by nearby clinics and hospitals. The hospital would be open 24 hours a day, 7 days a week to provide emergency services. All operations will be done inside of the building; there will be no outside facilities or operations.

Commissioner Johnston questioned which portion of the building the hospital would be located. Mr. Ibsen explained it would be located in the section immediately west of Pick n' Save and occupy 6,000 square feet.

Mayor Bolender questioned if they handled large animals or if they only treat small animals. Mr. Ibsen explained he was the owner's representative and could not answer that question.

Commissioner Bukiewicz questioned how many jobs they would be bringing to the City. Mr. Ibsen stated they couldn't say for sure at this point in time but he speculated they would be at 60 - 80 employees within three years. He also stated this was not a routine practice but a referral and specialty center.

Commissioner Bukiewicz questioned if there would be any odor associated with the practice. Mr. Ibsen explained all odor and noise would be self contained within the building. In the design process they take those things into consideration. They want to be good neighbors and so they make sure those things are contained.

Commissioner Dickmann questioned if this operation was similar to the business on Beloit Road. Mr. Ibsen confirmed that was the case.

Commissioner Johnston questioned if they would have any place for the animals to walk outside. Mr. Ibsen explained there was nothing in the plan but if they would be taking animals outdoors it would be in the corner to the north, just west of the Pick n' Save where they would not be observed by other customers to the area.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that a conditional use permit for an animal hospital and veterinary clinic is issued for the property at 2320 W. Ryan Road after a public hearing and subject to conditions and restrictions that will be reviewed by the Plan Commission at the next meeting.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

**Conditional Use – Animal Hospital of South Milwaukee**

**8870 S. Mayhew Drive**

**Tax Key No.: 860-9033-003**

Mr. Wagner explained to the Commission the applicant was requesting a conditional use for animal hospital and veterinary clinic be issued for the property at 8870 S. Mayhew Drive. The hospital will occupy a portion of the multi-tenant professional office building.

The applicant has indicated that there will be no outside kennels or other activity; all operations will be contained within the building. The planned hours of operation are Monday through Saturday, from 7am to 7pm. They will have no outside operations and are at least 150 feet from the multi-family building to the east.

Commissioner Dickmann questioned where they would be located in relation to the daycare facility that is currently operating in this multi-tenant building. Mr. Gray stated they would be located on the opposite end of the building from the daycare.

Commissioner Bukiewicz questioned if there would be adequate parking on the site. Mr. Gray stated there were two driveway entrances and since they would be using the corner side they should have ample parking on the corner and should not be necessary to use any of the parking in front.

Commissioner Bukiewicz moved that the Plan Commission recommends to the Common Council that a conditional use permit for an animal hospital and veterinary clinic be issued for the property at 8870 S. Mayhew Drive after a public hearing and subject to conditions and restrictions that will be reviewed by the Plan Commission at the next meeting.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye with the exception of Mayor Bolender. The meeting was adjourned at 7:16 pm.