



## PLAN COMMISSION REPORT

Proposal: Conditional Use Permit with Conditions and Restrictions

Description: Review a request for a Conditional Use Permit for outdoor storage, permanent of storage/shipping containers on the property at 3834 E Puetz Road.

Applicant(s): Mohamad Khaled, Khalek Building Services

Address(es): 3834 E. Puetz Road (4<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for outdoor storage, permanent of storage/shipping containers on the property at 3834 E. Puetz Road after a public hearing and subject to Conditions and Restrictions.

Owner(s): Khalek Building Services LLC, A WI LLC Company

Tax Key(s): 822-9001-000

Lot Size(s): 1.1 acres

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Single-Family Attached

**Background:** The applicant is requesting a recommendation for approval of a Conditional Use Permit for permanent outdoor storage on the property located at 3834 E. Puetz Road. The property is zoned M-1 Manufacturing, which allows permanent outdoor storage as a Conditional Use. The existing building on the property is currently occupied by Khalek Building Services.

The outdoor storage area for the shipping containers will be situated on an existing asphalt-paved section in the northern part of the property, as shown in the site plan. The area will accommodate four (4) 8-foot by 40-foot storage/shipping containers and four (4) 8-foot by 20-foot storage/shipping containers.

To provide screening from E. Puetz Road, the applicant will plant shrubs and install six-foot-tall fences along the rights-of-way on either side of the existing building, as shown in the site plan. The fence will be made of composite wood with steel posts, and each fence will feature a gate approximately 20 feet wide. This modification will require a site plan review before permits can be issued.

The business will operate Monday through Friday, from 7:00 AM to 5:00 PM, with a staff of three (3) employees. According to Section 17.0501(h)(4), the minimum required number of parking spaces for the combined office and warehouse uses is 12. The applicant proposes a total of 14 parking spaces on-site.

If the Commission determines the proposed Conditional Use meets the requirements per Statute and the Municipal Code, a motion for recommendation of approval by the Common Council at the February 17, 2025 meeting has been provided above. Staff has prepared Conditions and Restrictions for review. An approval of the Conditional Use Permit, along with Conditions and Restrictions, does not constitute approval of a site plan and architectural review. A separate site plan and architectural review approval will be required.

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

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Respectfully submitted & approved by:

Prepared by:



Kristi Laine  
Community Development Director

Todd Roehl  
Senior Planner

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**Attachments:**

Draft Conditions and Restrictions

Location Map

Narrative (1 page)

Site Plan (1 page)

**City of Oak Creek – Conditional Use Permit (CUP)  
Conditions and Restrictions**

**Applicant: Khalek Building Services**  
**Property Address:** 3834 E. Puetz Rd.  
**Tax Key Number(s):** 822-9001-000  
**Conditional Use(s):** **Outdoor storage, permanent**

**Approved by Plan Commission: 1-14-25**  
**Approved by Common Council: TBD**  
(Res. TBD)

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. Any plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of any building permits. The approval of the Conditional Use, along with these Conditions and Restrictions, does not constitute approval of a site plan and architectural review. A separate site plan and architectural review approval will be required.
- C. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required, and/or as specified by these Conditions and Restrictions.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

2. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Only the areas designated on the site plan exhibit for outdoor storage in accordance with these Conditions and Restrictions is allowed. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed.
- B. Outdoor storage shall be limited to a maximum of four (4) eight (8) by 40-foot storage/shipping containers and 4 eight (8) by 20-foot storage/shipping containers. No other material or items shall be stored outside.
- C. Fencing must be and remain in good condition. If and when the fence is not in good condition, it must be replaced.
- D. Hours of operation shall be Monday through Friday 7:00 AM to 5:00 PM.
- E. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements (as amended).
- F. Solid waste collection and recycling shall be the responsibility of the owner.

G. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

3. BULK AND DIMENSIONAL STANDARDS

Bulk and dimensional standards shall comply with Chapter 17, Article III of City Municipal Code (as amended)

4. PARKING AND ACCESS

A. Parking for this development shall be provided in accordance with Sections 17.0501, 17.0502, & 17.0503 of the Municipal Code (as amended).

B. On-site parking stalls must be clearly marked/striped and meet parking stall and aisle dimensional standards per Section 17.0501(d) (as amended)

C. Traffic volume for trucks to the site shall not exceed two (2) per week.

5. LIGHTING

Any plans for new or replacement outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Section 17.0509 of the Municipal Code (as amended).

6. SIGNAGE

A permit shall be required prior to the display, construction, erection, or alteration of any proposed sign(s). All signs must comply with Chapter 17, Article VI of the City Code and applicable sections of the building code as adopted by the City. (as amended)

7. PERFORMANCE STANDARDS

The use must comply with performance standards as stated in Section 17.0510 of Municipal Code (as amended)

8. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the resolution if building or occupancy permits have not been issued for this use.

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as

amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these Conditions and Restrictions or any other municipal ordinances within any 12-month period, the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of Paragraph 11 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the Conditions and Restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.0804 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

The approval and execution of these Conditions and Restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these Conditions and Restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns subject to Paragraph 11 above.

\_\_\_\_\_  
Property Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)



# Location Map

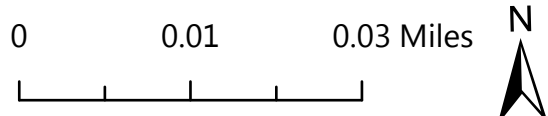
## 3834 E. Puetz Rd.



This map is not a survey of the actual boundary of the property this map depicts

### Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 3834 E. Puetz Rd.





RECEIVED

MAY 03 2024

CITY OF OAK CREEK



3834 East Puetz Road, Oak Creek, Wisconsin 53154  
(414) 571-9999

**3834 E Puetz Rd - Conditional Use Permit:** We have been notified by the City of Oak Creek that our property at 3834 E Puetz Rd requires a conditional use permit for the outdoor storage/shipping containers placed at the back of our building. These containers are temporarily holding construction materials for ongoing projects, to mitigate delays caused by shipping issues. I am in the process of completing and submitting the necessary permit application to comply with city regulations.

12/23/2024 3:13:56 PM

# KHALEK BUILDING SERVICES

## SITE PLAN



**ETn engineering**  
 Architectural, Structural, Civil Engineering  
 Milwaukee  
 Wisconsin 53221  
 Phone: 414-324-4129  
 EMADNADI@ETNENGINEERING.COM

3834 E Puetz Ave  
 Oak Creek WI 53154

SITE  
**A101**

**LOT DATA :**

LOT SIZE : 49630 SQ.FT  
 TOTAL PAVED AREA : 36400 SQ.FT  
 TOTAL GRASS AREA : 13230 SQ.FT  
 BUILDING SIZE : 7503 SQ,FT  
 BUSINESS TYPE : GENERAL SERVICE - 2500 SQ,FT  
 WAREHOUSE : 4700 SQ,FT  
 REQUIRED # OF PARKING - OFFICE @ 300 = 9  
 PARKING SPACES  
 REQUIRED # OF PARKING - WAREHOUSE @ 1500  
 = 3 PARKING SPACES  
 TOTA # OF PARKING REQUIRED: 12  
 # OF PARKING SPACES PROVIDED : 14

**Planting Schedule**

Type Mark	Count	Common Name	BOTANICAL NAME
BX1	10	Boxwood 2'-9"	Boxwood

