



PLAN COMMISSION REPORT

Proposal: Site Plan Review – Khalek Building Services

Description: Review site and related plans for the construction of fencing at Khalek Building Services.

Applicant(s): Mohamad Khalek, Khalek Building Services

Address(es): 3834 E. Puetz Rd. (4th Aldermanic District)

Suggested Motion: That the Plan Commission approves site and related plans for construction of fencing at Khalek Building Services, an existing business located at 3834 E Puetz Rd., with the following condition:

1. That all relevant Code requirements remain in effect.

Owner(s): Khalek Building Services LLC

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 seeking approval of site and related plans for the installation of a fence at 3834 E. Puetz Rd. The purpose of the fence is to screen the outdoor storage of eight (8) shipping containers located at the rear of the property. Khalek Building Services owns and occupies the entire site. The property is zoned M-1 Manufacturing and was granted a Conditional Use Permit for the outdoor storage of shipping containers by the Common Council on February 17, 2025.

District Specific Standards, Use Specific Standards, & Land Use: The proposed fencing complies with the intent, standards, and requirements of the City's Zoning Ordinance, the M-1 Manufacturing District regulations, and the Conditional Use Permit granted under Resolution 12555-021725.

Design: As shown on the site plan and described in the applicant's narrative, the proposed fence will be six (6) feet tall and constructed of composite wood with steel posts. Each section of fencing will include a gate approximately 20 feet wide.

Parking: No modifications are being proposed for parking on site.

Lighting: No new or additional lighting is being proposed. Any future lighting additions will need to comply with the Municipal Code, and the owner or tenant must apply for the necessary permits before installing additional lighting on the property.

Engineering: Engineering indicated no concerns. The Applicant will comply with all regulations and requirements.

Access: No new or additional access is being proposed. The site currently has access from E. Puetz Road.

Signage: No new or additional signage is being proposed as part of this review. Any future signs must comply with the Municipal Code, and the owner or tenant will need to apply for the necessary permits before installing any additional signs on the property.

Environmental: The site does contain wetland along the eastern edge of the property. The proposed fencing does not encroach into the wetland.

Landscaping: The Applicant is proposing to plant a total 10 shrubs (Boxwood) to be planted along E. Puetz Road, five (5) shrubs on either side of the existing driveway, to further screen the shipping containers on site.

Fire Department: The Fire Department indicated no concerns. The Applicant must comply with all regulations and requirements of the City of Oak Creek Fire Department.

Review/Options/Alternatives: The Plan Commission has the discretion to either approve the plans as presented, approve them with specified conditions, or disapprove the proposal. In reviewing the request, the Commission will evaluate it in light of the City's Zoning Ordinance and any other relevant information.

The Plan Commission may only approve or approve with conditions if it is satisfied that the proposed project complies with all applicable provisions of the City's Zoning Ordinance, as well as with all adopted plans and policy documents. Any approval with conditions must specify the necessary actions to bring the application into compliance with the City's Zoning Ordinance and its adopted plans and policy documents.

The Plan Commission has the authority to modify any of the site plan review criteria outlined in Sec. 17.0804(g)(3)(a-j) of the City's Zoning Ordinance. However, such modifications require a 3/4 majority vote

of the Commissioners present at the meeting and must include supplemental design elements or improvements to compensate for any modifications to the specific standards.

If the request is not approved, the Plan Commissioners are required to provide the relevant Code Sections upon which the denial is based. This will allow the applicant to revise and resubmit the proposal accordingly.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

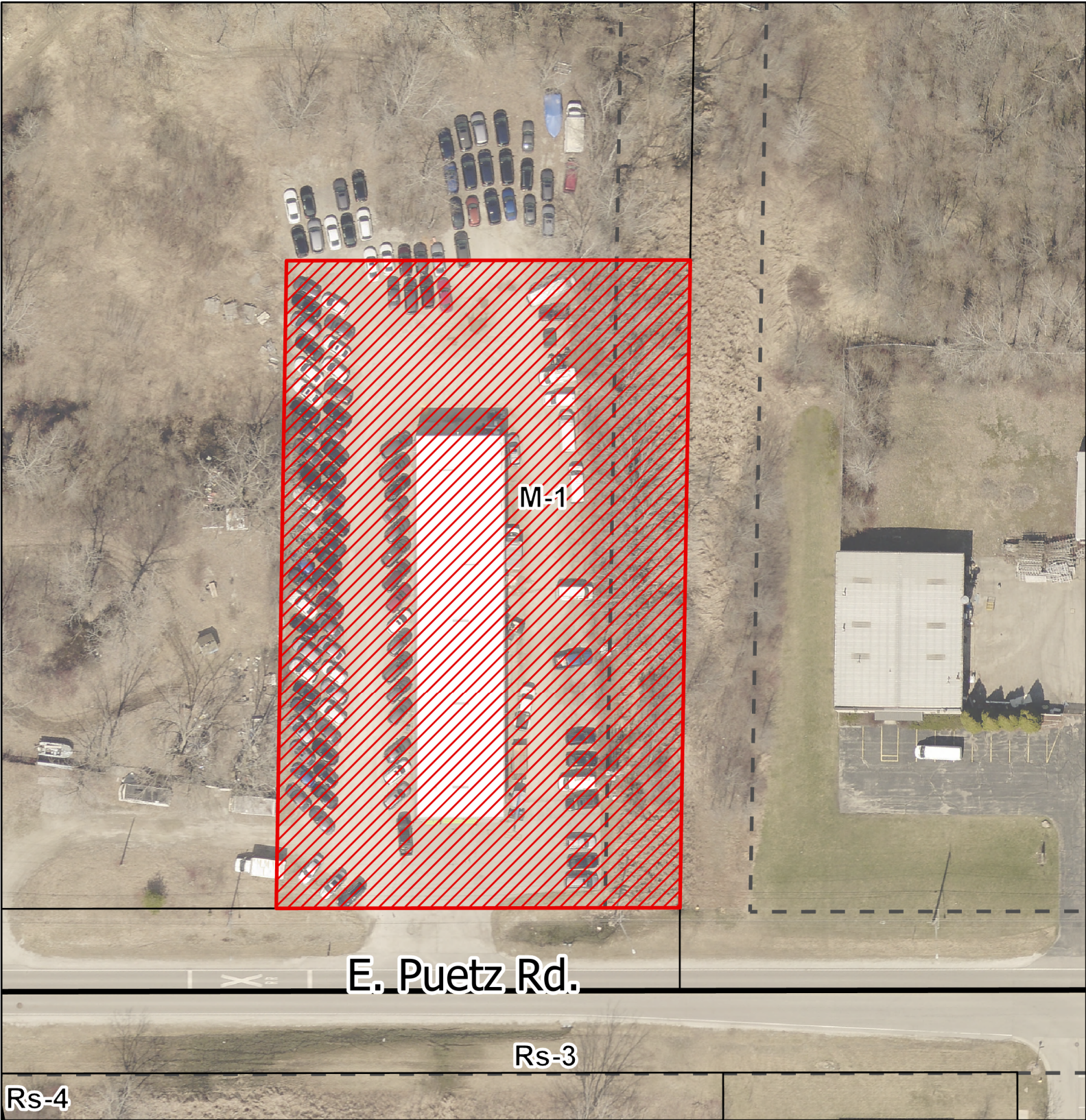
Location Map

Narrative (1 page)

Site Plan (1 page)

Location Map

3834 E. Puetz Rd.



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



-  Zoning
-  Official Street Map
-  Parcels
-  OCGIS.GIS.FloodFringe2024
-  OCGIS.GIS.Floodway2024
-  3834 E. Puetz Rd.



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

April 14, 2025

To whom this may concern,

We are applying for a site plan review for the site modification for a fence with gates. Plan Commission approval will be required prior to the issuing of permits for fence. Fence to be 6 feet in height, composite wood with steel posts.

This modification request is linked to our previous plan commission meeting:

Applicant: Khalek Building Services

Property Address: 3834 E. Puetz Rd

Tax Key Number(s): 822-9001-000

(Res. 12555-021725)

Conditional Use(s): Outdoor storage, permanent

Recommended by Plan Commission: 1-14-25

Rec. Approved by Common Council: 2-17-25

****Please see attached site plan for more details.**

12/23/2024 3:13:56 PM

KHALEK BUILDING SERVICES

SITE PLAN

3834 E Puetz Ave
Oak Creek WI 53154



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

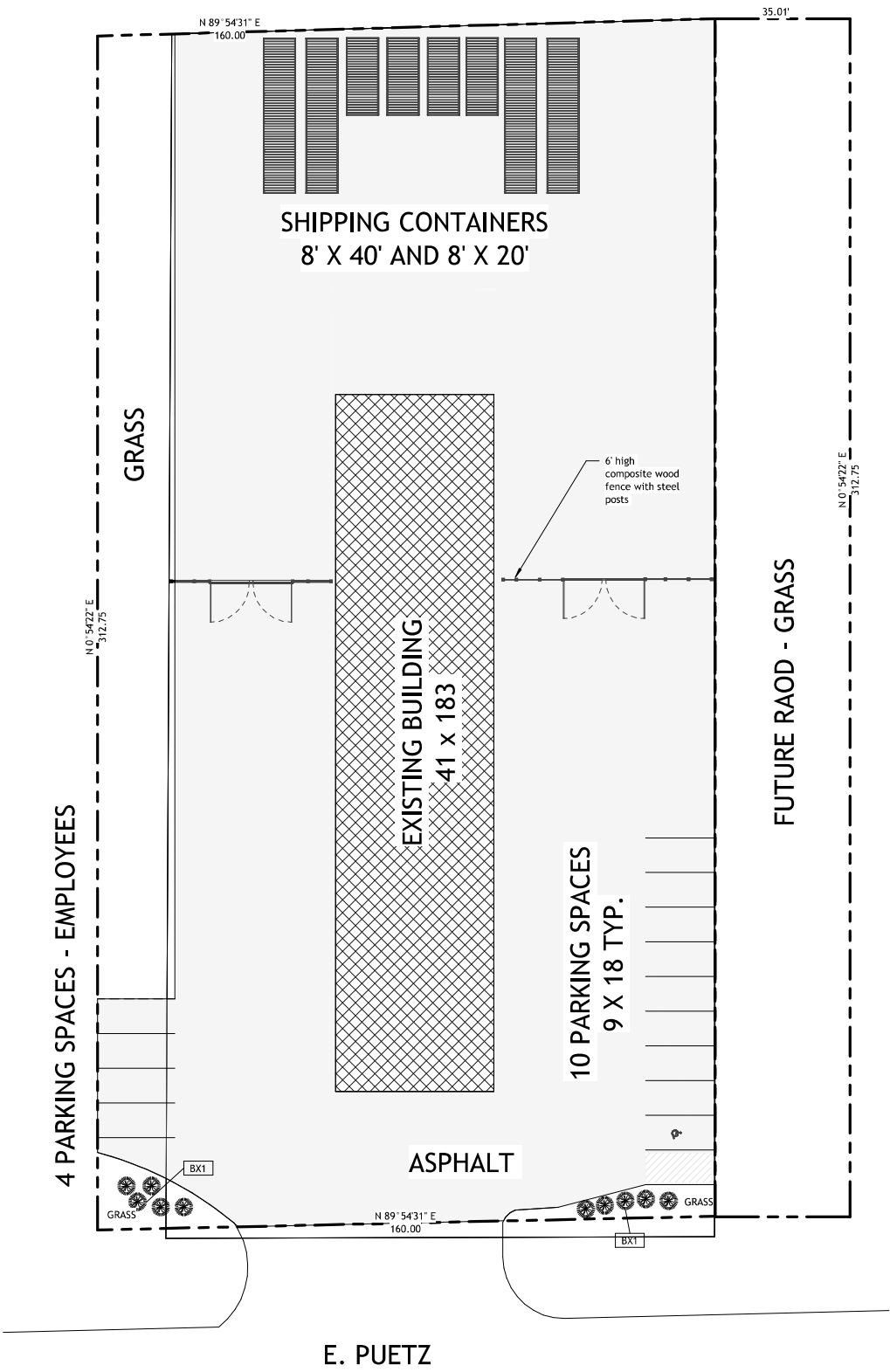
SITE
A101

LOT DATA :

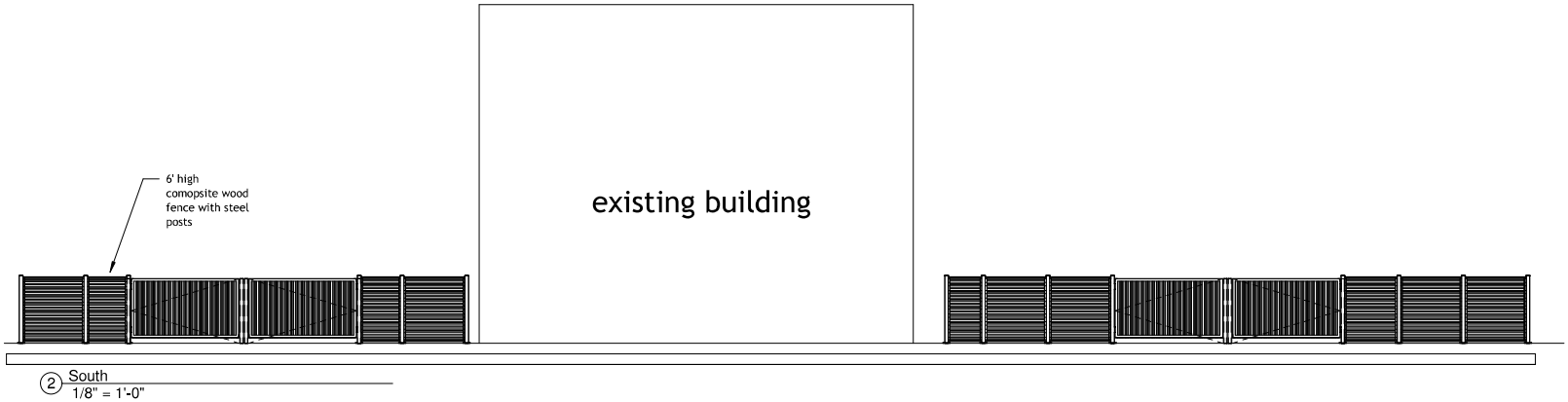
LOT SIZE : 49630 SQ.FT
TOTAL PAVED AREA : 36400 SQ.FT
TOTAL GRASS AREA : 13230 SQ.FT
BUILDING SIZE : 7503 SQ,FT
BUINESS TYPE : GENERAL SERVICE - 2500 SQ.FT
WAREHOUSE : 4700 SQ,FT
REQUIRED # OF PARKING - OFFICE @ 300 = 9
PARKING SPACES
REQUIRED # OF PARKING - WAREHOUSE @ 1500
= 3 PARKING SPACES
TOTA #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

Planting Schedule

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



① Site
1" = 20'-0"



② South
1/8" = 1'-0"