



Common Council Chambers
8040 S. 6TH Street
Oak Creek, WI 53154
(414) 766-7000

COMMON COUNCIL MEETING AGENDA

MARCH 20, 2018

7:00 P.M.

Daniel Bukiewicz - Mayor
Steven Kurkowski - 1st District
Greg Loreck - 2nd District
Richard Duchniak - 3rd District
Michael Toman - 4th District
Kenneth Gehl - 5th District
Chris Guzikowski - 6th District

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 3/6/18

New Business

4. **Resolution:** Consider Resolution No. 11922-032018, a Resolution Authorizing the Issuance and Sale of Approximately \$8,900,000 Taxable General Obligation Refunding Bonds, Series 2018A (by Committee of the Whole).
5. **Resolution:** Consider Resolution No. 11921-032018, setting the date and time for the 2018 Board of Review (by Committee of the Whole).
6. **Motion:** Consider a motion to approve the March 14, 2018 Vendor Summary Report in the combined total amount of \$872,048.36 (by Committee of the Whole).

COMMUNITY DEVELOPMENT

7. **Resolution:** Consider Resolution No. 11923-032018, approving a Certified Survey Map for the Wisco Hotel Group, for the property at 6440 S. 13th St. (1st District).
8. **Resolution:** Consider Resolution No. 11924-032018, approving a Certified Survey Map for Dennis and Linda Counard for the properties at 3404 and 3420 E. County Line Rd. (4th District).

LICENSE COMMITTEE

9. **Motion:** Consider a motion to grant the various license requests as listed on the 3/20/18 License Committee Report (by Committee of the Whole).

MISCELLANEOUS

10. **Motion:** Consider a motion to convene into Closed Session pursuant to Wisconsin State Statutes Section 19.85(1)(c) to discuss the performance evaluation for the City Administrator.

Visit our website at www.oakcreekwi.org for the agenda and accompanying common council reports.

11. **Motion:** Consider a *motion* to reconvene into Open Session.
12. **Motion:** Consider a *motion* to take action, if required.

Adjournment.

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice



COMMON COUNCIL REPORT

Item: \$8,900,000 Taxable General Obligation Refunding Bonds, Series 2018A

Recommendation: That the Common Council approve Resolution 11922-032018 authorizing the issuance and sale of \$8,900,000 taxable general obligation refunding bonds, Series 2018A

Fiscal Impact: The long term bonds will be paid from tax increment revenue in TID 11 from the values generated by the DTS projects

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background:

On May 5, 2015, the City issued an \$8,900,000 short term taxable note in TIF 11. This note is 100% developer incentive to offset the cost of underground parking (\$3 million for Forge & Flare and \$5,300,000 Emerald Row phase 1). As is customary to our practice, we utilized short term financing until the development was built and we are recognizing the tax revenue in order to support the debt payments. Emerald Row Phase I and Forge & Flare have a combined minimum assessed value (MAV) of \$31,600,000 (with an escalator for future years). Staff has completed a financial analysis of TIF 11 utilizing 2017 data and are comfortable moving this short term debt into long term.

The City has utilized the services of Quarles & Brady as bond counsel for this issuance as well as Paul Thompson of Hutchinson, Shockley, Erley & Co. to prepare and issue all of the required documentation for these bonds. Mr. Thompson will be at the Council meeting to answer questions and provide the Council with the interest rates obtained for the sale of these bonds. Moody's Investor Service has issued an Aa2 rating on these bonds and reaffirmed the rating of Aa2 for our other outstanding bonds and notes.

Options/Alternatives: NA

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Attachments: Resolution

RESOLUTION NO. 11922-032018

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE
OF \$8,900,000* TAXABLE GENERAL OBLIGATION
REFUNDING BONDS, SERIES 2018A

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Oak Creek, Milwaukee County, Wisconsin (the "City") to raise funds to pay the cost of refinancing certain outstanding obligations of the City, to wit: Taxable General Obligation Promissory Notes, Series 2015B, dated May 19, 2015 (the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the Common Council deems it to be necessary, desirable and in the best interest of the City to refund the Refunded Obligations on their May 1, 2018 maturity date for the purpose of providing permanent financing for the projects financed by the Refunded Obligations;

WHEREAS, the City is authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation refunding bonds to refinance its outstanding obligations;

WHEREAS, due to certain provisions contained in the Internal Revenue Code of 1986, as amended, it is necessary to issue such general obligation refunding bonds on a taxable rather than tax-exempt basis; and

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to sell such taxable general obligation refunding bonds to Hutchinson, Shockey, Erley & Co. (the "Purchaser"), pursuant to the terms and conditions of its bond purchase proposal attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Sale of the Bonds. For the purpose of paying the cost of the Refunding, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of EIGHT MILLION NINE HUNDRED THOUSAND DOLLARS (\$8,900,000)* from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted and the Mayor and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. To evidence the obligation of the City, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, taxable general obligation refunding bonds aggregating the principal amount of EIGHT MILLION NINE HUNDRED THOUSAND DOLLARS (\$8,900,000)* (the "Bonds") for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

* Preliminary, subject to change.

Section 2. Terms of the Bonds. The Bonds shall be designated "Taxable General Obligation Refunding Bonds, Series 2018A"; shall be issued in the aggregate principal amount of \$8,900,000*; shall be dated April 3, 2018; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on April 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit B-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2019. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit B-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Bonds maturing on April 1, 2029 and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, 2028 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.]

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2018 through 2031 for payments due in the years 2019 through 2032 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the City

* Preliminary, subject to change.

and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Taxable General Obligation Refunding Bonds, Series 2018A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Bonds; (ii) any premium not used for the Refunding which may be received by the City above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account.

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service

Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed or for the payment of the principal of and the interest on the Bonds. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 9. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by Associated Trust Company, National Association, Green Bay, Wisconsin, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Bonds.

Section 10. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner

thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 11. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 13. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 14. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the

Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 15. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 16. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded March 20, 2018.

Kenneth Gehl
Common Council President

Daniel Bukiewicz
Mayor

ATTEST:

Catherine A. Roeske
City Clerk

Vote: Ayes: _____ Noes _____

(SEAL)

EXHIBIT A

Bond Purchase Proposal

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-1

Pricing Summary

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Bonds due on April 1, _____, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

EXHIBIT C

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
MILWAUKEE COUNTY
NO. R- _____ CITY OF OAK CREEK \$ _____
TAXABLE GENERAL OBLIGATION REFUNDING BOND, SERIES 2018A

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
April 1, _____ April 3, 2018 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the City of Oak Creek, Milwaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2019 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Associated Trust Company, National Association, Green Bay, Wisconsin (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$8,900,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purpose of paying the cost of refunding certain obligations of the City, as authorized by a resolution adopted on March 20, 2018. Said resolution is recorded in the official minutes of the Common Council for said date.

The Bonds maturing on April 1, 2029 and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, 2028 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

【The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the resolution authorizing the Bonds, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of

notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Oak Creek, Milwaukee County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF OAK CREEK
MILWAUKEE COUNTY, WISCONSIN

By: _____
Daniel Bukiewicz
Mayor

(SEAL)

By: _____
Catherine A. Roeske
City Clerk

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned resolution of the City of Oak Creek, Milwaukee County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION,
GREEN BAY, WISCONSIN

By _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)



Meeting Date: March 20, 2018

Item No. 5

COMMON COUNCIL REPORT

Item: Board of Review date and time for 2018

Recommendation: That the Common Council adopts Resolution No. 11921-032018, a resolution setting the date and time for the 2018 Board of Review.

Fiscal Impact: None.

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: Pursuant to Section 2.61(c)(1) of the Municipal Code, the first statutory meeting of the Board of Review for 2018 will be held on Monday, May 21, 2018 beginning at 5:30 p.m. At this meeting, the Board will determine 2018 meeting dates to review the 2017 Assessment Roll and hear properly filed objection cases. As the 2017 Assessment Roll is not expected to be completed on this date, the first regular meeting of the 2018 Board of Review will be held during the month of June 2018.

Options/Alternatives: None.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Catherine A. Roeske, CMC/WCMC
City Clerk

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Attachments: Resolution 11921-032018

RESOLUTION NO. 11921 -032018

RESOLUTION ESTABLISHING THE DATE AND TIME OF THE
2018 BOARD OF REVIEW

BE IT RESOLVED pursuant to Section 2.61(c)(1) of the Municipal Code, that the first statutory meeting of the Board of Review for 2017 shall be held on May 21, 2018 beginning at 5:30 p.m. This meeting will be convened to comply with Wisconsin State Statutes Section 70.47(1).

BE IF FURTHER RESOLVED pursuant to Section 70.47(3) that since the 2017 Assessment Roll is not expected to be completed by May 21, 2018, the first regular meeting of the 2018 Board of Review will be held during the month of June, 2018.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 20th day of March, 2018.

Passed and adopted this 20th day of March, 2018.

President, Common Council

Approved this 20th day of March, 2018.

Mayor, Dan Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the March 14, 2018 Vendor Summary Report in the combined total of \$872,048.36.

Fiscal Impact: Total claims paid of \$872,048.36

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: Of note are the following payments:

1. \$95,654.31 to Advanced Disposal (pg #1) for February recycling and trash pickup.
2. \$64,755.00 to Benistar (pg #2) for April Medicare supplement insurance.
3. \$19,973.50 to Buelow Vetter (pg #4) for legal services.
4. \$7,714.26 to Central Lake Armor Express (pg #4) for body armor replacements.
5. \$14,804.52 to Compass Mineral Company (pg #5) for salt inventory.
6. \$30,841.00 to Digicorp (pg #6) for IT supplies, and system recovery equipment with a 3- year annual support fee.
7. \$67,758.69 to JPM (pgs #22-33) for equipment and vehicle maintenance, travel and training, supplies, building maintenance, dues and publications, license fees, data lines, Verizon phone services, legal notices, and office supplies.
8. \$5,663.03 to Oak Creek Water & Sewer Utility (pgs #13-14) for digger's hotline and water/sewer quarterly fees.
9. \$55,100.00 to Rasch Construction & Engineering (pg #15) for Lake Vista structure construction and engineering services.
10. \$64,999.80 to Reinders, Inc. (pgs #15-16) for grandmaster lawn mower, Project #18017.
11. \$245,029.50 to R.N.O.W. Inc (pg #15) for Kenworth street sweeper, Project #18013.
12. \$7,526.82 to Securian Financial Group, Inc. (pg #17) for employee life insurance.
13. \$33,403.44 to WE Energies (pg #21) for street lighting, electricity & natural gas.

14. \$18,322.05 to Wheaton Franciscan Medical Group (pg #22) for Fire Department annual physicals and February nurse practitioner services/supplies.

15. \$8,845.36 to WI Court Fines & Surcharges (pg #22) for February's court fines.

16. \$17,511.15 to World Fuel (pg #22) for fuel inventory.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Attachments: 3/14/18 Invoice GL Distribution Report



COMMON COUNCIL REPORT

Item: Certified Survey Map - William Zanetis, Wisco Hotel Group - 6440 S. 13th St.

Recommendation: That the Council adopts Resolution No. 11923-032018, a resolution approving a Certified Survey Map for the Wisco Hotel Group, for the property at 6440 S. 13th St.

Fiscal Impact: The division of the property will create two (2) conforming commercial lots. Lot 2 is currently developed with a hotel. Lot 1 is not proposed for development at this time; however, future development will yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. This property is not currently part of a TID.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Applicant, William Zanetis, representing the Wisco Hotel Group, is requesting approval of a Certified Survey Map to divide the property at 6440 S. 13th St. into two (2) lots of conforming size. Council will note that the existing PUD (see attached) that affects the property allows for lots to be 70 feet wide instead of the required 150 feet in the B-4, Highway Business district or 200 feet in the M-1, Manufacturing district. Staff has provided comments to the Applicants with the following errors and requirements:

- The wetland delineation depicted on the map is more than 5 years old and needs to be updated.
- The floodplain reference needs to include LOMR Case No. 16-05-0269P effective September 23, 2016.
- Per the Oak Creek Water and Sewer Utility, Lot 1 cannot be served with sanitary sewer without including a small sliver of property that fronts the sewer on the east side of the property. If approved, the water service from 13th Street serving Lot 2 becomes an illegal condition as it is crossing one property to serve another.
- The signature page needs revision. The Plan Commission should have a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary. The Common Council should include a line for the Resolution Number.

In discussions with the Applicants, staff learned that the proposed CSM is being requested for financing purposes and that there are no immediate plans for development on either lot. While it has been a requirement in the past that updated wetland delineations be included on the CSM prior to recording, staff recognizes and appreciates that a delineation cannot occur until such time as environmental conditions

warrant (i.e., after spring thaw). Financing requirements do not necessarily allow for such a delay; therefore, staff has provided a condition of approval above that allows the CSM process to continue with a requirement for the map to be updated prior to any development occurring on Lot 1.

As mentioned above, this property is located within a PUD. Section 1K of the PUD Conditions and Restrictions states:

Prior to any certified survey map approval Edgerton Contractors, or its heirs or successors, shall submit a proposed site plan for their reconfigured property. This plan shall show the location of all buildings, signs, access drives, parking areas, and outdoor storage areas. A detailed plan for overall site cleanup shall also be submitted.

Staff notes that this condition related more closely to the 2009 proposal by Edgerton Contractors to develop on the easternmost parcel in the General Development Plan (see attached); however, Edgerton Contractors has since developed on Ryan Rd. Staff requested that the General Development Plan be updated to incorporate the anticipated development of Lot 1, although no new development is being proposed on that lot at this time. A copy of the conceptual development plan is included with this report. Any new development will require site, building, landscaping, lighting, and related reviews by the Plan Commission.

The Plan Commission reviewed this CSM at their meeting on March 13, 2018. After discussion of the wetlands and Water and Sewer Utility concerns, the Applicant stated that they are no longer in an extreme time constraint, and have no objection to scheduling a wetland delineation in May (or as soon as possible) and incorporating that delineation on the CSM prior to recording. The Applicant also stated that they will work with the Water and Sewer Utility to incorporate their requirements on the CSM prior to recording. With those agreements in mind, the Plan Commission recommended approval with the following conditions:

1. That the wetland delineation depicted on the map is updated and included on the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, corrections required for compliance with the Municipal Code and Wisconsin Statutes, and the following are made prior to recording:
 - a. That the map is updated to include the floodplain reference to LOMR Case No. 16-05-0269P effective September 23, 2016.
 - b. That the signature page is updated with a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary.
 - c. That the signature page is updated with the Common Council Resolution Number.

3. That the Applicant works closely with the Oak Creek Water and Sewer Utility for all water and sanitary sewer requirements, and that the map reflects the requirements prior to recording.

Options/Alternatives: Council has the discretion to modify the conditions of Certified Survey Map approval, or deny the request.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



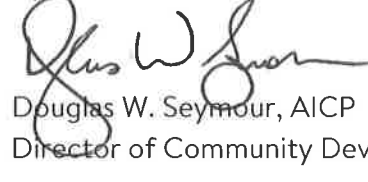
Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Resolution 11923-032018

Location Map

PUD Conditions and Restrictions

Approved General Development Plan

Certified Survey Map

Conceptual Site Plan

Plan Commission Draft Minutes (Excerpt from 3-13-18)

RESOLUTION NO. 11923-032018

BY: _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR
WILLIAM ZANETIS, WISCO HOTEL GROUP

6440 S. 13th St.
(1st Aldermanic District)

WHEREAS, the WISCO HOTEL GROUP, hereinafter referred to as the subdivider, has submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved, subject to the following conditions:

1. That the wetland delineation depicted on the map is updated and included on the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, corrections required for compliance with the Municipal Code and Wisconsin Statutes, and the following are made prior to recording:
 - a. That the map is updated to include the floodplain reference to LOMR Case No. 16-05-0269P effective September 23, 2016.
 - b. That the signature page is updated with a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary.
 - c. That the signature page is updated with the Common Council Resolution Number.
3. That the Applicant works closely with the Oak Creek Water and Sewer Utility for all water and sanitary sewer requirements, and that the map reflects the requirements prior to recording.

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to the following condition:

1. That the wetland delineation depicted on the map is updated and included on the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, corrections required for compliance with the

Municipal Code and Wisconsin Statutes, and the following are made prior to recording:

- a. That the map is updated to include the floodplain reference to LOMR Case No. 16-05-0269P effective September 23, 2016.
 - b. That the signature page is updated with a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary.
 - c. That the signature page is updated with the Common Council Resolution Number.
3. That the Applicant works closely with the Oak Creek Water and Sewer Utility for all water and sanitary sewer requirements, and that the map reflects the requirements prior to recording.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 20th day of March, 2018.

Passed and adopted this 20th day of March, 2018.

President, Common Council

Approved this 20th day of March, 2018.

Mayor

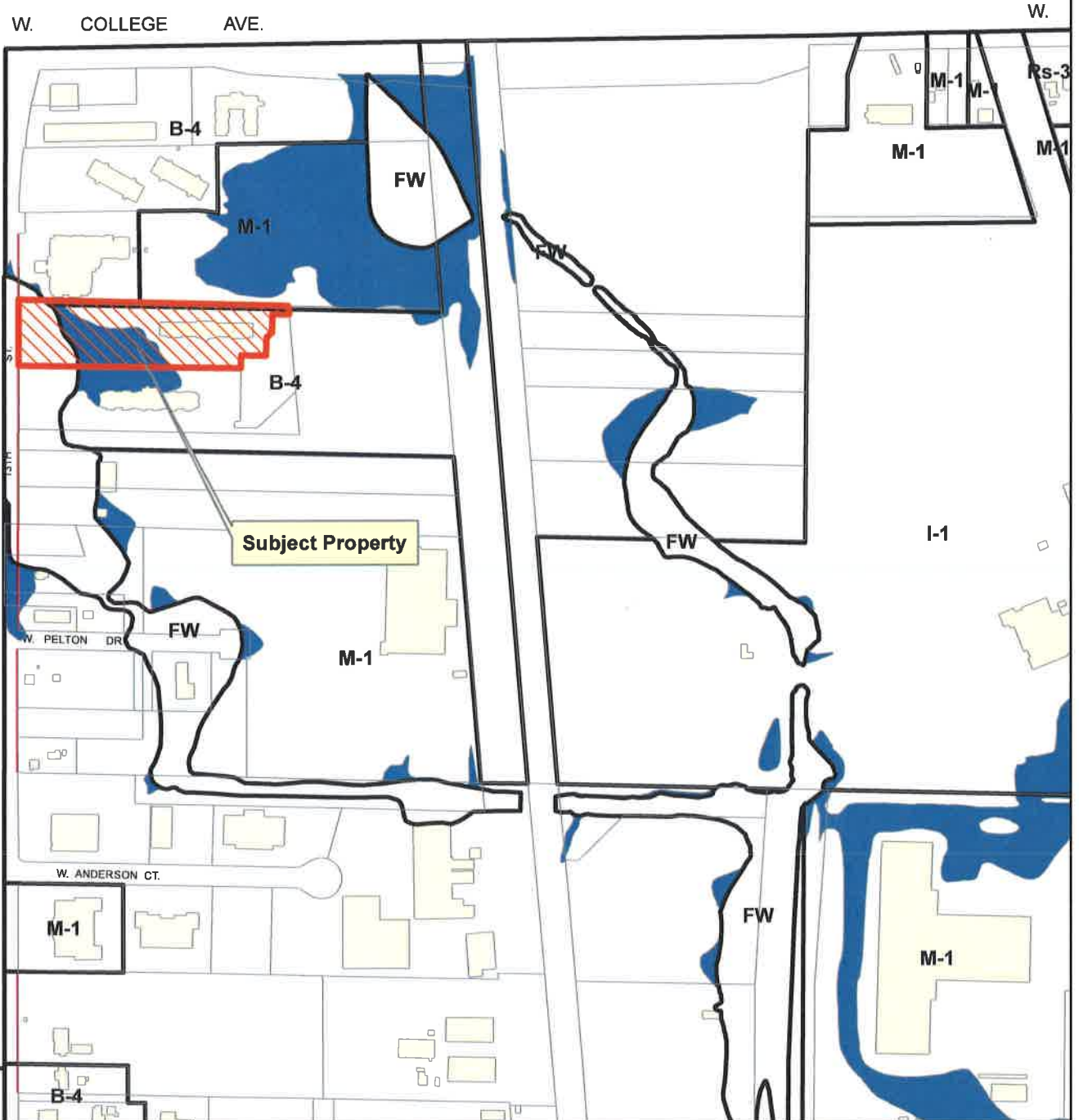
ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

Location Map

6440 S. 13th St.



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



Department of Community Development



Legend	
	6440 S. 13th St.
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	ND-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

City of Oak Creek – Planned Unit Development
Conditions and Restrictions

Applicant: Wisco Hotel Group – Oak Creek Hospitality Park/Edgerton Contractors
Property Address: 6440, 6450, 6460, and 6466 S., 13th Street and 911 W. College Avenue
Tax Key Number: 717-9990-001, 717-9988, & 717-9974-002
Approved by Plan Commission:
Approved by Common Council

LEGAL DESCRIPTION:

6440 S. 13th Street: Lot 2 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 4.170 acres. **6450 S. 13th Street:** Outlot 1 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 1.078 acres. **6460 S. 13th Street:** Lot 3 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 3.989 acres. **6466 S. 13th Street:** Lot 1 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 7.516 acres. **911 W. College Avenue:** A strip of land 155 feet in width being a part of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company's extra width corridor situated in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section 5, Township 5 North, Range 22 East, Milwaukee County, Wisconsin, more particularly described as follows: Beginning at a point on the South Line of said NW 1/4 50 feet westerly of as measured perpendicular to the aforementioned former railroads easterly most main track centerline; thence northerly along a line parallel to and 50 feet westerly of, as measured perpendicular to, said centerline 2,350 feet, more or less, to a point 160 feet southerly of, as measured perpendicular to the North Line of the aforementioned NW 1/4; thence westerly parallel to said North line 155 feet, more or less, to a point 205 feet westerly of, as measured perpendicular to, the aforementioned main track centerline; thence southerly parallel to and 205 feet westerly of, as measured perpendicular to, said centerline to the South line of said NW 1/4; thence easterly along said South Line to the point of beginning.

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. A General Development Plan (see EXHIBIT "A") for the planned unit development shall be approved by the City of Oak Creek Common Council upon recommendation of the Plan Commission. Any addition or substantive change to a planned unit development subsequent to construction and occupancy shall be considered a new and separate proposal, and shall be required to comply with all of the review and approval requirements of this district, including the requirement for submittal of development plans and the conduct of public hearings.
- B. Detailed site, building and landscaping plans shall be approved by the Plan Commission for each phase of the development.
- C. For each phase of the development, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. Strict adherence to the approved grading plan will be required of the owners during and after construction.
- D. A Development Agreement shall be completed between the owner and the City, if deemed necessary by the City Engineer, so as to ensure the construction or installation of public or other required improvements.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, sidewalk, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be

permitted; provided there is access to each of the aforementioned systems and their appurtenances.

- G. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded.
- H. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- I. The construction of streets and related utilities within public right of way adjacent to the proposed public park shall be the sole responsibility of the property owner
- J. A certified survey map (CSM) shall be submitted to the City for any land divisions or property line alterations within the boundaries of this Planned Unit Development.
- K. Prior to any certified survey map approval Edgerton Contractors, or its heirs or successors, shall submit a proposed site plan for their reconfigured property. This plan shall show the location of all buildings, signs, access drives, parking areas, and outdoor storage areas. A detailed plan for overall site cleanup shall also be submitted.

2. PARKING AND ACCESS

- A. Off street parking for sites within this planned unit development shall be provided based on Section 17.0403(j)(1) of the Municipal Code.
- B. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- C. Parking within this development shall be limited to those areas designated on the approved site plan.
- D. Should the hotel portion of the property be divided in the future, provisions shall be made, where appropriate, for shared parking and access between parcels.
- E. A permanent emergency access road shall be provided from the Edgerton Contractors entrance drive to the south end of the hotel property.

3. LIGHTING

All plans for outdoor street lighting shall be reviewed and approved by the Electrical Inspector.

4. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structures	25 ft.	25 ft.	10 ft.
Accessory Structure	25 ft.	5 ft.	5 ft.
Parking and Drives*	10 ft.*	0 ft.*	0 ft.*

**All parking lots, driveways, and outdoor storage areas on the eastern parcel shall meet the setbacks prescribed in Chapter 17 of the City of Oak Creek Code of Ordinances*

5. LOT DIMENSIONS

- A. The minimum lot width for this Planned Unit Development is 70 feet.

6. BUILDING HEIGHT, AREA AND STANDARDS

- A. Principal buildings shall not exceed 55 feet in height.
- B. The overall greenspace on each parcel shall be a minimum of 30 percent.
- C. Building architecture shall meet or exceed the requirements set forth in Section 17.1009 of the City of Oak Creek Code of Ordinances

6. MAINTENANCE AND OPERATION

- A. The maintenance of all common areas shall be the responsibility of a property owners association.
- B. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- C. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

7. SIGNS

- A. A planned sign program shall be submitted reviewed by the Plan Commission for this entire development, or for each phase of development if phasing is used, to set a common theme for sign construction, placement, materials, and illumination methods.
- B. Each hotel building shall be allowed two (2) wall signs. All other businesses shall be allowed one (1) wall sign.
- C. The hotel parcel shall be allowed one (1) monument sign not to exceed twenty (20) feet in height.
- D. All other signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.

8. PERMITTED USES

- A. Hotels and motels
- B. Contractor's offices, shops, and yards with outdoor storage (rear/east parcel only)
- C. All permitted uses in the B-4, Highway Business District.
- D. All permitted uses in the M-1, Manufacturing District (rear/east parcel only)
- E. Usual and customary accessory uses to the above listed permitted uses.

9. OTHER REGULATIONS

- A. Compliance with all other applicable City, State and Federal regulations not heretofore stated or referenced, is mandatory.

10. TIME OF COMPLIANCE

The developer of this planned development shall begin installing the public improvements, and related private improvements, for this development that are required in the approved development agreement within twelve (12) months from the date of the adoption of the ordinance approving this planned development zoning. All of the required public improvements for one phase must be completed prior to the start of installation for a subsequent phase. All of these public improvements, for the entire planned development, must be completed within 36 months of the adoption of the aforementioned ordinance approving this planned development.

CERTIFIED SURVEY MAP NO. _____

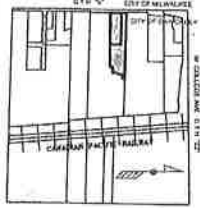
A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

SW CORNER OF THE NW 1/4 OF SEC. 5-5-22 CONC. MON. W/ BRASS CAP N 343,480.51 E 2,554,284.90

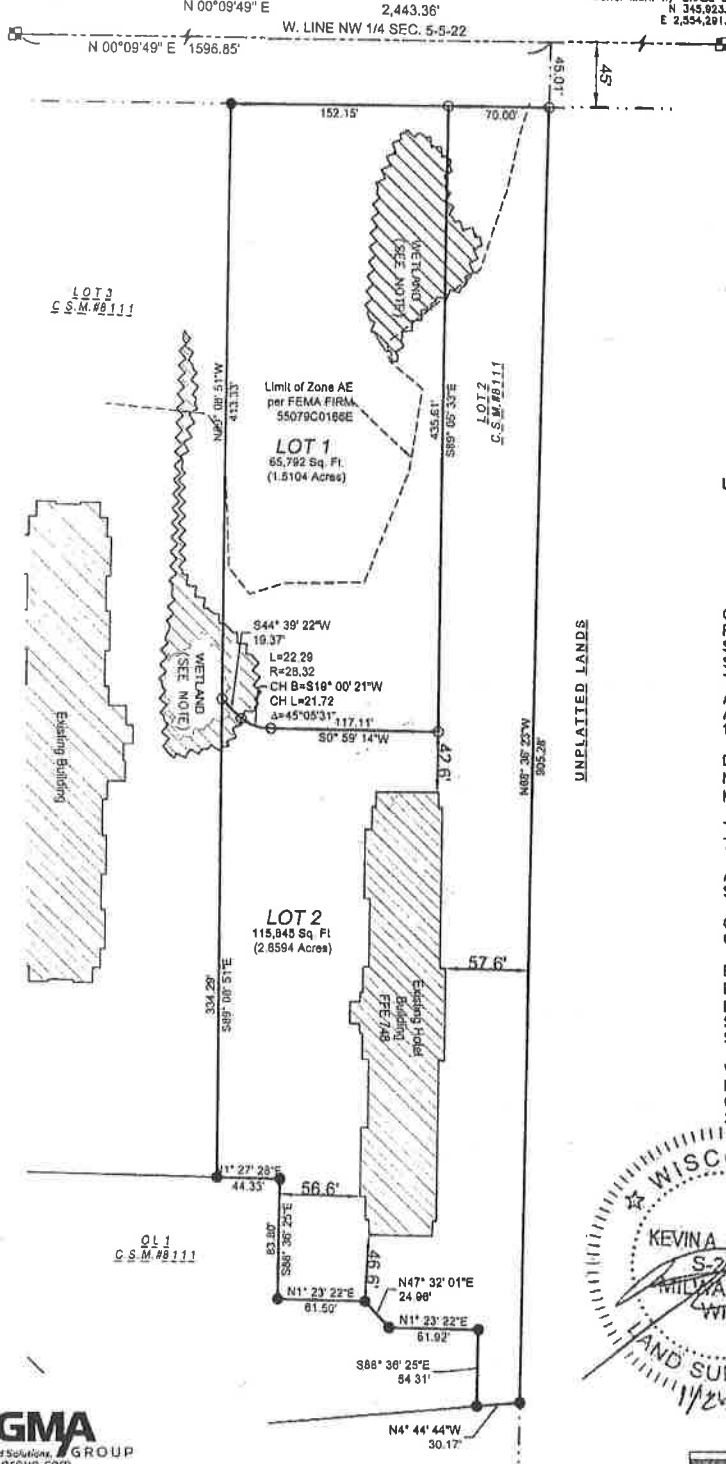
S. 13th STREET C.T.H. "V"

NW CORNER OF THE NW 1/4 OF SEC. 5-5-22 CONC. MON. W/ BRASS CAP N 345,023.70 E 2,554,281.88

LOCATION MAP NW 1/4 SEC. 5-5-22



SCALE: 1" = 2000'



LEGEND & NOTES:

- INDICATES FOUND 1" DIAM. IRON PIPE
- INDICATES SET 3/4" DIAM. REBAR

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE NW 1/4 OF SEC. 5-5-22, ASSUMED TO BEAR N 0°09'49" E, AS PUBLISHED BY SEWRPC, NAD 1927.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01'.

TAX KEY #s: 717-9010 & 717-9011

ADDRESS: 8460 & 8450 S. 13TH ST., OAK CREEK, WI

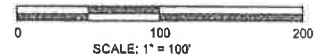
OWNERS:
OAK PRO II, LLC

EXISTING ZONING:
B-A/M-1 (PUD) HIGHWAY BUSINESS/MANUFACTURING PUD. SEE SHEET 2 OF 5 FOR SETBACKS AND EASEMENTS.

WETLANDS DELINEATED BY NATURAL RESOURCES CONSULTING, INC. ON APRIL 28, 2006.



GRAPHIC SCALE



Sheet 1 of 4

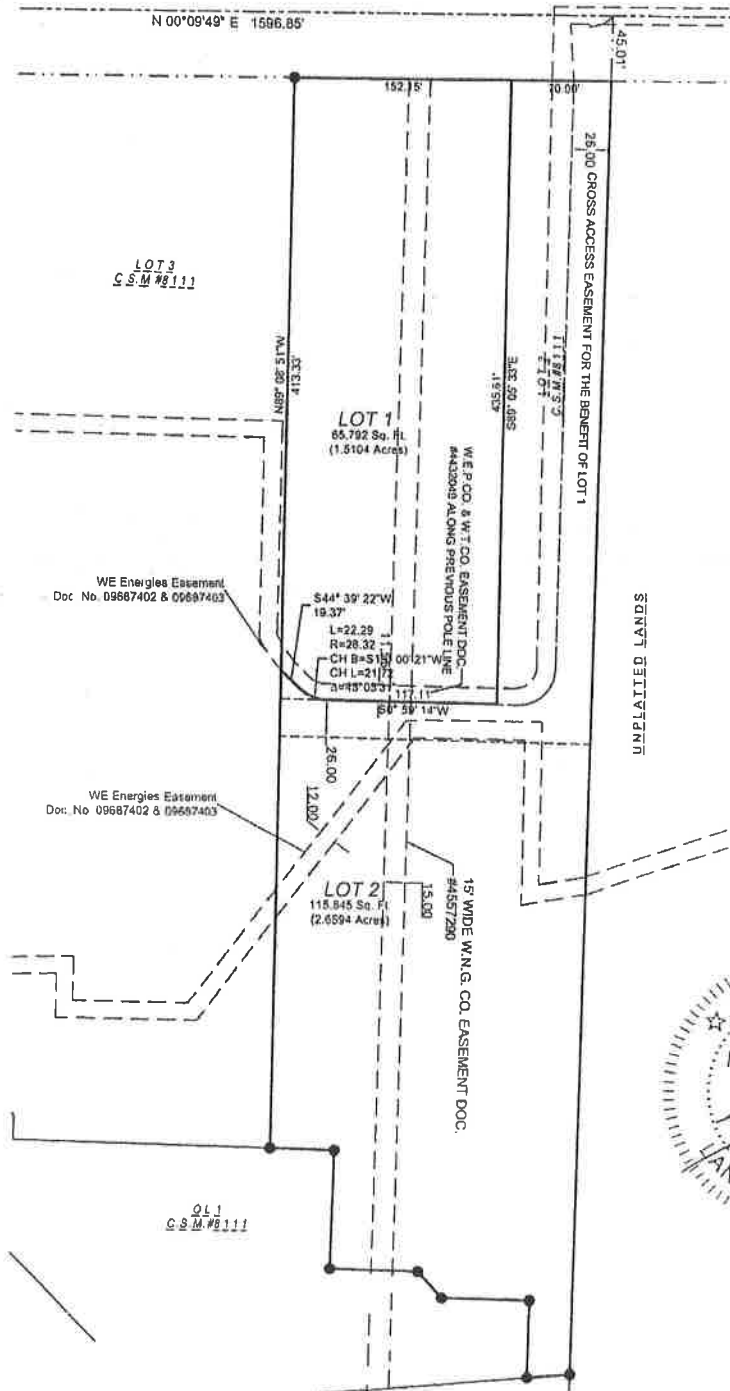
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17333 DRAFTED BY KAS 1-28-18

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

EASEMENTS & SETBACKS S. 13th STREET C.T.H. "V"

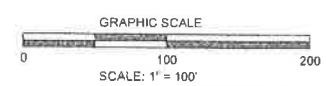
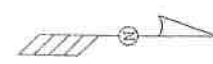


SETBACKS FOR EXISTING ZONING:

B-A/M-1 (PUD) HIGHWAY BUSINESS/MANUFACTURING PUD.

FOR PRINCIPAL STRUCTURE:
25' FRONT & REAR YARDS
10' SIDE YARD

FOR ACCESSORY STRUCTURE:
25' FRONT YARD
5' SIDE & REAR YARDS



THE SIGMA GROUP
Single Survey, Survey Solutions & GROUP
www.thesignagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17333 DRAFTED BY KAS 1-29-18

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional, hereby certify that I have surveyed, divided and mapped this Certified Survey Map, being a redivision of Lot 2 of Certified Survey Map No. 8111, located in part of the fractional Northwest 1/4 of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as:

Commencing at the Southwest corner of said Northwest 1/4 of Section 5, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, State of Wisconsin; thence N 00°09'49" E, 1596.85 feet along the west line of said 1/4 section; thence S 88°36'25" E, 45.01 feet to the east line of South 13th Street, also being the Northwest corner of said Lot 2 and to the point of beginning; thence continuing S 88°36'25" E, 905.26 feet along the north line of said Lot 2; thence S 04°44'44" E, 30.17 feet along the easterly line of said Lot 2; thence N 88°36'25" W, 54.31 feet along the south line of said Lot 2; thence S 1°23'22" W, 61.92 feet along the east line of said Lot 2; thence S 47°32'01" W, 24.96 feet along said east line; thence S 1°23'22" W, 61.50 feet along said south line; thence N 88°36'25" W, 83.80 feet along said south line; thence S 1°27'28" W, 44.33 feet along said east line; thence N 89°08'51" W along said south line, 747.62 feet to the east right of way line of South 13th Street; thence N 00°09'49" E along said east line, 222.15 feet to the point of beginning.

Said parcel contains 181,637 sq. ft. or 4.16981 acres of land, more or less.

I further certify that I have made such survey and land division by the direction of the owners of said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of it. I further certify that I have fully complied with the provisions of Chapter 236.34 and Chapter 14 of the City of Oak Creek Municipal Code.


Kevin A. Slottke, P.L.S. 2503
Date 1/29/18

CITY OF OAK CREEK PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek on this _____ day of _____, 2018.

Daniel Bukiewicz, Mayor Date Member Date

CITY OF OAK CREEK COMMON COUNCIL APPROVAL

This Certified Survey Map, having been approved by the Plan Commission being the same, is hereby approved and accepted by the Common Council of the City of Oak Creek on this _____ day of _____, 2018.

Daniel Bukiewicz, Mayor Date Catherine A. Roeske, Clerk Date

THE SIGMA GROUP
Single Source. Smart Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

Oak Pro II, LLC a Wisconsin limited liability company, as owner, does hereby certify that said owner caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map.

Oak Pro II, LLC, a Wisconsin limited liability company, as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Oak Creek

WITNESS the hand and seal of said owner this 30 day of January, 2018


William Zanetis, Member/Manager

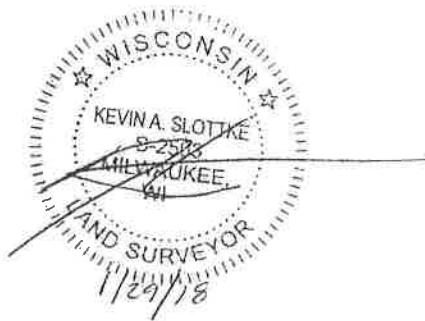
STATE OF WISCONSIN)
:SS
_____ COUNTY)

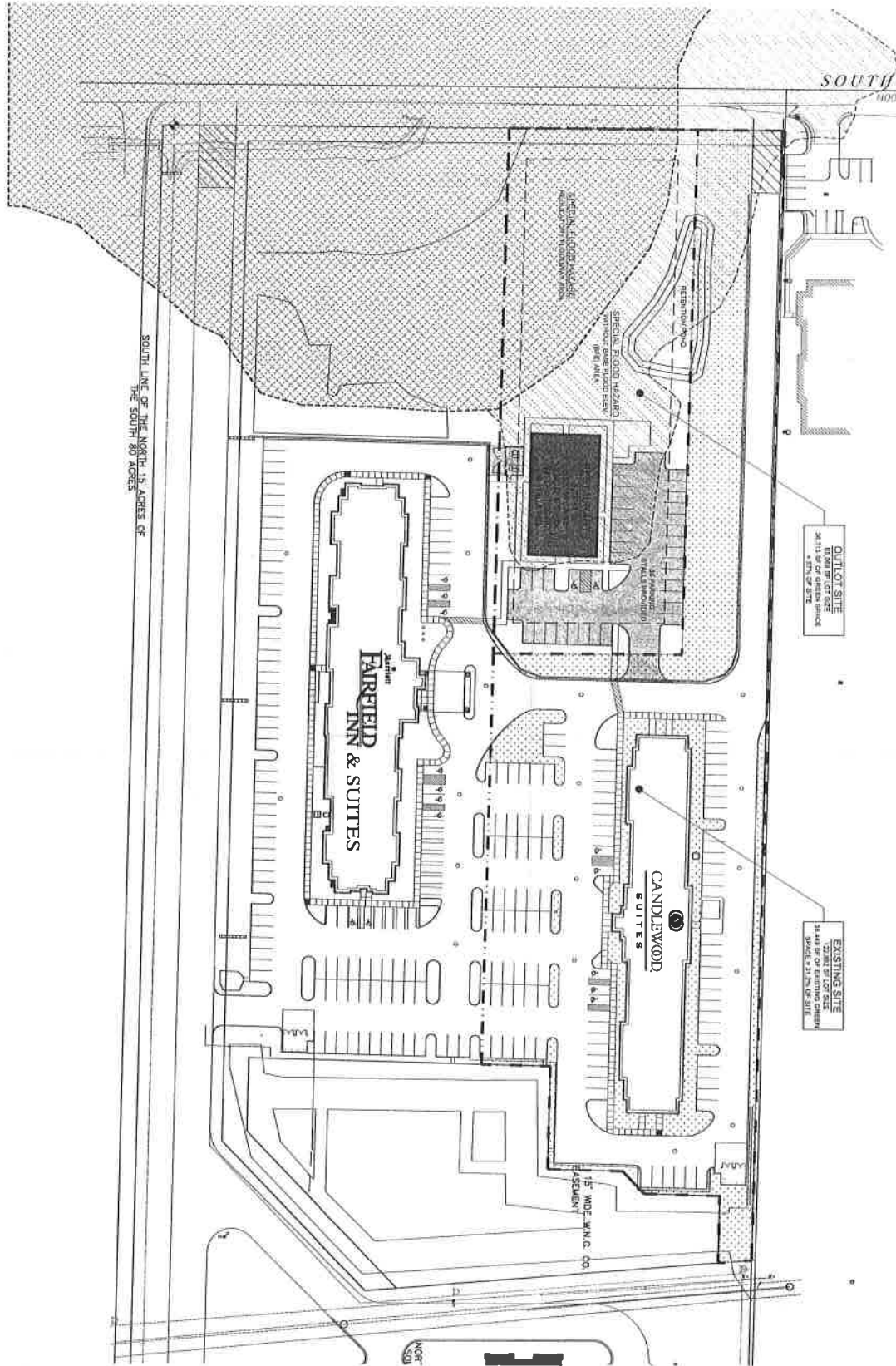
PERSONALLY came before me this 30 day of January, 2018, **William Zanetis**, Member/Manager of Oak Pro II, LLC, a limited liability company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(SEAL) Notary Public, State of Wisconsin



My Commission Expires 06/03/2019





SOUTH LINE OF THE NORTH 15 ACRES OF THE SOUTH 80 ACRES

OUTLOT SITE
 24,113 sq ft of green space
 4.7% of site

EXISTING SITE
 24,844 sq ft of existing green space
 21.7% of site

FAIRFIELD INN & SUITES

CANDLEWOOD SUITES

15' WIDE HWY.C. DR. PARKWAY

N

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

DATE	2017.41
SHEET	C1.0

NEW PROJECT FOR:
RESTAURANT OUTLOT
 SOUTH 13TH STREET
 OAK CREEK WI 53154

OWNER:
WISCO HOTEL GROUP
 1109 COURIER DRIVE
 MADISON, WI 53717

MADISON, INC.
 25 SOUTH MAIN STREET
 FOND DU LAC, WISCONSIN 54601
 1.761.616.1100

PRELIMINARY SHEET DATES

**EXCERPTED DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 13, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Commissioner Carrillo, Alderman Loreck, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

**CERTIFIED SURVEY MAP
WISCO HOTEL GROUP
6440 S. 13TH ST.
TAX KEY NO. 717-9009-000**

Planner Papelbon provided an overview of the certified survey map permit request (see staff report for details).

Todd Winkler, President and CEO of Wisco Hotel Group, explained that Wisco refinanced the hotel together with a package of other hotels. It was a rather large deal and was put in a bond. Knowing that there is a little bit of land that could someday hold a retail establishment on that site, they wanted to separate that from the loan that was being made. They currently have no plans for that lot, but when they do, they will come back before the Plan Commission to make it happen. This CSM is merely a request to get this piece of land off the books of the bank.

Commissioner Siefert asked Mr. Winkler if he has spoken with the OC Water and Sewer Utility and discussed this plan or what has to be done. Mr. Winkler responded that they have not yet, but they understand that things have to be done at some point. They own all the land around it, so easements will not be an issue.

Commissioner Hanna asked if this is going to be a conditional approval based on lot 1. Mr. Winkler responded that they are requesting that the CSM be approved and any development be based on the Plan Commission's approval. This will be a freestanding site.

Commissioner Johnston added that they are creating a lot that could end up not being developed with this layout, without illegal connections to the sewer. There is also no wetland delineation done on this property, which is a requirement of CSMs. Commissioner Johnston stated that there is a lot of information that is being assumed for this CSM as this may not even be a buildable lot with the floodplain and wetland that is on it. Commissioner Johnston stated he would be more comfortable if this were to be called an outlot.

Mr. Winkler stated that if they kept this lot as part of the bond and they want to develop it later, the ability to get it released from the bond is very complicated. This is why they want it released prior to the bond. It is packaged with 12 hotels for financing purposes and they want to separate this lot from that package. Mayor Bukiewicz asked if it makes a difference if it is labeled an outlot or a lot. Mr. Winkler responded that he did not think so.

Mayor Bukiewicz asked about the wetland delineation. Planner Papelbon responded that historically the City has required that the wetlands are delineated and depicted on the map prior to recording. While staff is aware this CSM is being requested for financial purposes, there was a suggestion made in the report that Lot No. 1 could be considered an outlot until such time as the development would occur, then they could come back and ask for that lot to be changed. There is still going to be a requirement that whenever the wetlands get delineated, the map has to be updated anyway. If the Plan Commission is more comfortable saying that Lot No. 1 has to

be an outlot, that is up to the Plan Commission's discretion. The wetland delineation can be done at a later date. Mr. Winkler stated that the month of May is when they can start delineating wetlands. Mr. Winkler agreed to delay this until they get it delineated. Planner Papelbon stated that condition No. 1 can be changed to say:

1. That the wetland delineation is depicted on the map prior to recording.

Commissioner Johnston stated he is fine with the wetlands, but an illegal connection for the water line is being created with Lot No. 2, unless there is some kind of sliver of land to accommodate that water service so that it comes through. The lateral cannot cross a property line, so it has to be a contiguous strip of land to get to the main. Commissioner Johnston added that the lateral coming off of 13th Street is toward the south end of the property.

Planner Papelbon stated that Condition No. 3 states that says the applicant will work closely with the Water and Sewer Utility for the requirements, but that it has to be reflected on the map prior to recording.

Commissioner Loreck motioned that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by William Zanetis, Wisco Hotel Group, for the property at 6440 S. 13th St. be approved, with the following conditions:

1. That the wetland delineation depicted on the map is updated and included on the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, corrections required for compliance with the Municipal Code and Wisconsin Statutes, and the following are made prior to recording:
 - a. That the map is updated to include the floodplain reference to LOMR Case No. 16-05-0269P effective September 23, 2016.
 - b. That the signature page is updated with a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary.
 - c. That the signature page is updated with the Common Council Resolution Number.
3. That the Applicant works closely with the Oak Creek Water and Sewer Utility for all water and sanitary sewer requirements, and that the map reflects the requirements prior to recording.

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

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 7 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

March 14, 2018

Date



COMMON COUNCIL REPORT

Item: Minor Land Division/Certified Survey Map - Dennis and Linda Counard - 3404 & 3420 E. County Line Rd.

Recommendation: That the Council adopts Resolution No. 11924-032018, a resolution approving a Certified Survey Map for Dennis and Linda Counard for the properties at 3404 & 3420 E. County Line Rd.

Fiscal Impact: The consolidation of the properties will create one (1) conforming single-family residential/agricultural lot. The proposed lot is currently developed with a single-family residential home and associated outbuildings. With the exception of an additional outbuilding, which will yield positive fiscal impact in terms of building permit fees, no new development is proposed. This property is not currently part of a TID.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Applicants, Dennis and Linda Counard, are requesting approval of a Certified Survey Map (Minor Land Division request) to combine the adjacent properties at 3404 and 3420 E. County Line Rd. into one (1) lot of conforming size. Wetlands, floodway, and flood fringe boundaries are depicted on the map. No new development is proposed at this time; however, any new development must comply with all required setbacks and Codes.

The Plan Commission reviewed this CSM at their meeting on March 13, 2018, and recommended approval with the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Options/Alternatives: Council has the discretion to modify the conditions of Certified Survey Map approval, or deny the request.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Resolution 11924-032018

Location Map

Certified Survey Map

RESOLUTION NO. 11924-032018

BY: _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR
DENNIS AND LINDA COUNARD

3404 and 3420 E. County Line Rd.
(4th Aldermanic District)

WHEREAS, DENNIS AND LINDA COUNARD, hereinafter referred to as the subdividers, have submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved, subject to the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 20th day of March, 2018.

Passed and adopted this 20th day of March, 2018.

President, Common Council

Approved this 20th day of March, 2018.

Mayor

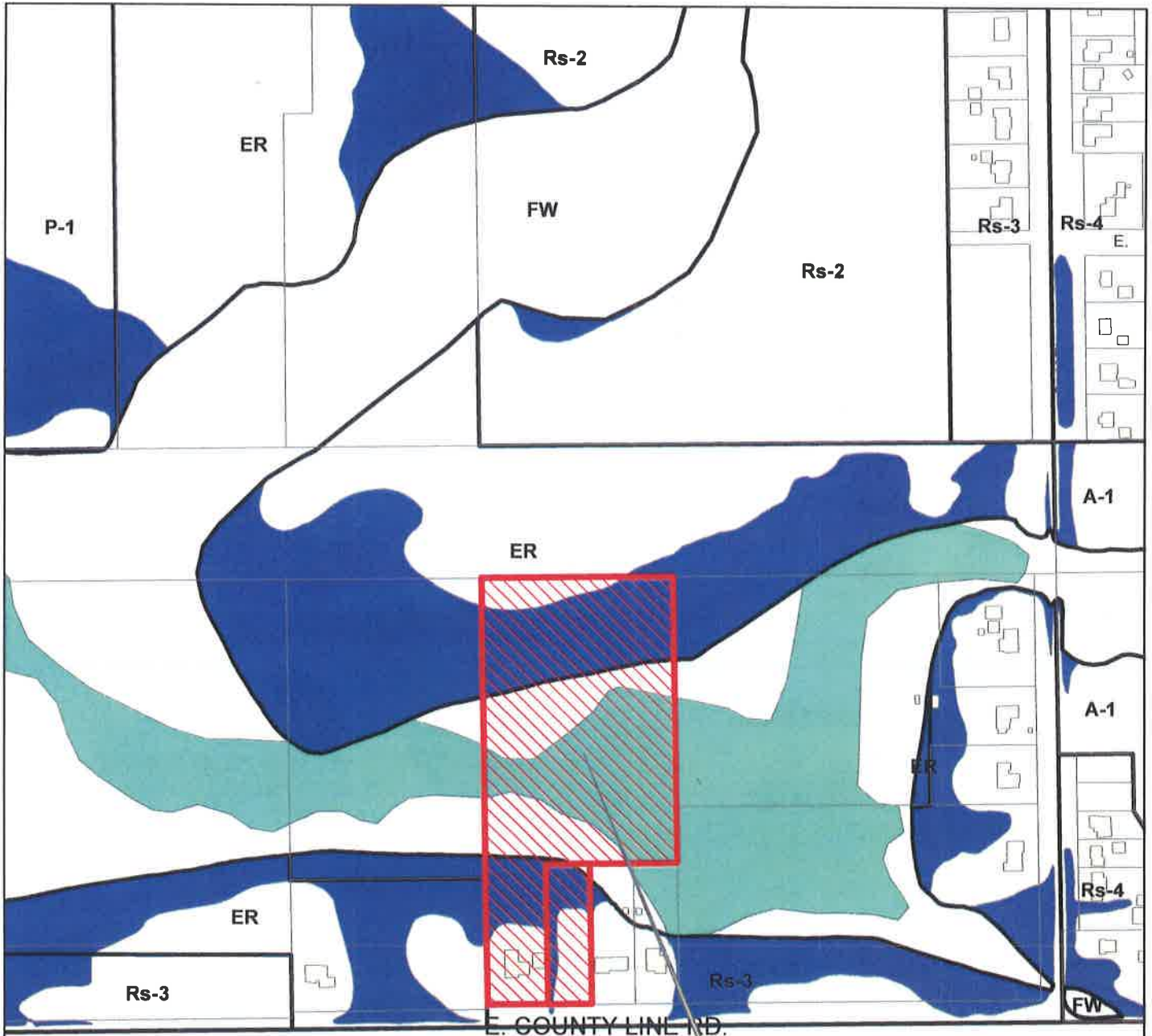
ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

Location Map

3404 & 3420 E. County Line Rd.



Subject Properties

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

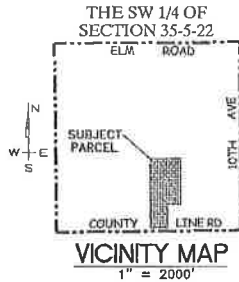


Legend		Zoning Overlays	
	3420 E. County Rd.		3404 E. County Line Rd.
	FF-Flood Fringe		Lakeland Overlay
	C-1-Shoreland Wetland		NO-Mixed Use Neighborhood
	Lakeland Overlay		OO-Mixed Use Office
	NO-Mixed Use Neighborhood		RR-Regional Retail

Department of Community Development

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



WETLAND AREA 1 LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°40'03"E	34.32'
L2	N56°20'18"E	41.90'
L3	N88°35'55"E	34.42'
L4	N77°03'21"E	71.77'
L5	N29°20'33"E	31.57'
L6	N60°48'17"E	23.59'
L7	N58°52'26"E	45.42'
L8	N34°15'30"E	50.25'
L9	N17°12'49"E	28.29'
L10	N19°50'46"E	37.04'
L11	S21°35'35"E	30.18'
L12	N60°28'45"E	23.97'
L13	N87°55'48"E	67.65'
L14	S89°06'19"E	30.94'
L15	S80°27'04"E	5.68'

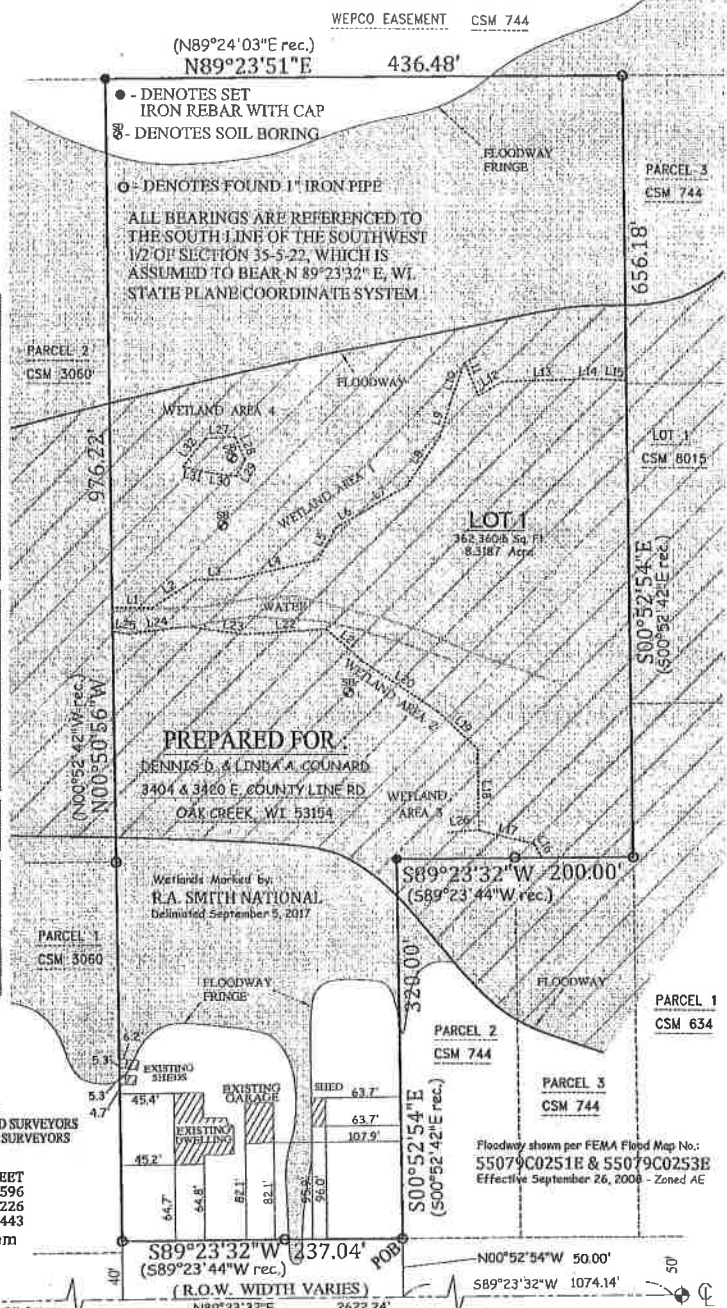
WETLAND AREA 2 LINE TABLE		
LINE	BEARING	LENGTH
L16	N30°25'46"W	13.59'
L17	N76°02'43"W	48.13'
L18	N00°50'47"W	68.37'
L19	N46°24'44"W	45.58'
L20	N56°44'50"W	77.72'
L21	N48°31'48"W	40.43'
L22	S86°23'18"W	68.77'
L23	N82°39'27"W	49.76'
L24	S82°41'06"W	48.09'
L25	N82°50'20"W	14.60'

WETLAND AREA 3 LINE TABLE		
LINE	BEARING	LENGTH
L26	N85°11'32"E	26.33'

WETLAND AREA 4 LINE TABLE		
LINE	BEARING	LENGTH
L27	N87°01'29"E	24.58'
L28	S24°31'23"E	21.25'
L29	S29°19'16"W	15.72'
L30	N82°30'49"W	24.66'
L31	N76°46'41"W	21.14'
L32	N39°12'47"E	30.62'

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

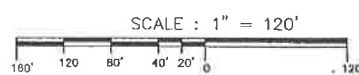
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com



The SW Corner of the SW 1/4 of Section 35-5-22 SEWRPC Concrete Monument with Cap
N : 314,338.48
E : 2,570,113.92

The SE Corner of the SW 1/4 of Section 35-5-22 SEWRPC Concrete Monument with Cap
N : 314,366.31
E : 2,572,735.87

COUNTY LINE ROAD



MARC C. PASSARELLI, P.L.S. # 2817

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a Redivision of Parcel 1 of Certified Survey Map No. 428, recorded as Document No. 4198379 at the Milwaukee County Register of Deeds on August 10, 1965 and of Parcel 1 of Certified Survey Map No. 744, recorded as Document No. 4349771 at the Milwaukee County Register of Deeds on October 10, 1967, all being a part of the Southeast ¼ of the Southwest ¼ of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, and being more particularly described as follows: Commencing at the Southeast corner of the Southwest ¼ of said Section 35; thence South 89° 23' 32" West, 1074.14 feet; thence North 00° 52' 54" West, 50.00 feet to the Southeast corner of Parcel 1 of Certified Survey Map No. 744, also being the point of beginning of the lands to be described; thence South 89° 23' 32" West along the North right-of-way line of County Line Road, 237.04 feet to the Southwest corner of Certified Survey Map No. 428; thence North 00° 50' 56" West, 976.22 feet to the Northwest corner of Certified Survey Map No. 428; thence North 89° 23' 51" East, 436.48 feet to the Northeast corner of Certified Survey Map No. 428; thence South 00° 52' 54" East, 656.18 feet; thence South 89° 23' 32" West, 200.00 feet to the Northeast corner of Certified Survey Map No. 744; thence South 00° 52' 54" East, 320.00 feet to the point of beginning.

That I have made such survey, land division and map by the direction of Dennis D. and Linda A. Counard, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same.

Dated this 16th day of January, 2018

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

Dennis D. and Linda A. Counard , as owners, do hereby certify that they caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Municipal Code of the City of Oak Creek.

In Witness whereof, Dennis D. and Linda A. Counard , at _____, Wisconsin, on this _____ day of _____, 2018.

Dennis D. Counard

Linda A. Counard

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

Personally came before me this _____ day of _____, 2018, the above named Dennis D. and Linda A. Counard, owners, to me known to be the persons who executed the foregoing instrument.

Notary Public, State of Wisconsin
My Commission expires _____

CONSENT OF MORTGAGEE:

Old National Bank, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing, mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of Dennis D. and Linda A. Counard, owners.

In Witness Whereof, Old National Bank, has caused these presents to be signed by _____, its _____, at _____, this _____ day of _____, 2018.

In the Presence of :

Old National Bank:

Representative

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

Personally came before me this _____ day of _____, 2010, the above named _____, of the above named Old National Bank, to me known to be the person who executed the foregoing Instrument and to me known to be such _____ of said Bank and acknowledged that he executed the foregoing instrument as such officer as the deed of said Bank by its authority.

Notary Public, State of Wisconsin
My Commission expires _____

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2018.

Daniel Bukiewicz, Chairman

Douglas Seymour, Secretary

COMMON COUNCIL APPROVAL

Approved and Accepted by the Common Council of the City of Oak Creek in accordance with Resolution Number _____, adopted on the _____ day of _____, 2018.

Daniel Bukiewicz, Mayor

Catherine A. Roeske, City Clerk



Meeting Date: March 20, 2018

Item No. 9

COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 3/20/18 License Committee Report.

Fiscal Impact: License fees in the amount of \$1,245.00 were collected.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The License Committee did not meet prior to the 3/20/18 council meeting. Tentative recommendations are as follows:

1. Grant an Operator's license to:
 - * Michelle R. Schmidt, 4269 W. College Ave., Milwaukee (Kwik Trip)
 - * Anne M. Calteux, 3708 W. Dory Dr., Franklin (Kwik Trip)
 - * Alyssa L. Glass, 3263 S. 27th St., Franksville (Kwik Trip)
 - * Damian L. Broadnax, 2544 N. Frederick Ave., Milwaukee (Southshore Cinema)
 - * Ashley M. Boyce, 4829 W. College Ave., Greendale (Kwik Trip)
 - * Samantha J. Pawlicki, 1236 S. 74th St., West Allis (Sidetracked)
 - * Otto S. Stoellinger, 4442 W. Sherwood Dr., Franklin (Meijer)
 - * Kyle R. Barribeau, 2113 W. Wisconsin Ave., Milwaukee (Comfort Suites)
 - * Jennifer L. Boucher, 818 Hawthorne Ave., South Milwaukee (Kwik Trip)
 - * Denise D. Lackowski, 1326 E. Connie Ln., Oak Creek (Kwik Trip)
 - * Jennifer L. Boetcher, 413 Michigan Ave., South Milwaukee (Sidetracked)
 - * Angelica L. Salas, 236 Harrison St., Racine (Pineapple Café)

Options/Alternatives: None

Respectfully submitted:

Prepared:

Andrew J. Vickers, MPA
City Administrator

Christa J. Miller, CMC/WCMC
Deputy City Clerk

Fiscal Review:

A handwritten signature in black ink, appearing to read "Bridget M. Souffrant". The signature is stylized and overlaps the printed name below it.

Bridget M. Souffrant
Finance Director/Comptroller

Attachments: None