



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

## COMMON COUNCIL MEETING AGENDA

APRIL 1, 2019  
7:00 P.M.

Daniel Bukiewicz - Mayor  
Steven Kurkowski - 1<sup>st</sup> District  
Greg Loreck - 2<sup>nd</sup> District  
Richard Duchniak - 3<sup>rd</sup> District  
Michael Toman - 4<sup>th</sup> District  
Kenneth Gehl - 5<sup>th</sup> District  
Chris Guzikowski - 6<sup>th</sup> 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: 3/19/19

### Recognition

4. **Resolution:** Consider Resolution No. 12049-040119, a Resolution of Appreciation to Ann E. Golombowski, retiring Police Detective (by Committee of the Whole).

### Public Hearings (beginning at 7:00 p.m.)

*Citizen input, comments and suggestions are requested on the specific item(s) identified below. Action by the Council may occur at the same meeting if so included in the agenda.*

5. **Conditional Use:** Consider a request submitted by Greg Polacheck, Summit Credit Union, for a Conditional Use Permit for a financial institution with a drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St. (1<sup>st</sup> District).
6. **Ordinance:** Consider Ordinance No. 2932, approving a Conditional Use Permit for a financial institution with a drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St. (1<sup>st</sup> District).

### Old Business

7. **Resolution:** Consider Resolution No. 12045-031919, approving a Final Subdivision Plat for Glen Crossing Addition No. 2 (aka, Phase 2) (held 4/19/19) (2<sup>nd</sup> District).

### New Business

8. **Presentation:** 2019 Annual Assessment Revaluation Process.

9. **Informational:** Summarized Treasurer's Report on investment and banking accounts for the month ending February 28, 2019.
10. **Resolution:** Consider Resolution No. 12053-040119, a Resolution Approving and Authorizing Execution of a Quit Claim Deed from the City of Oak Creek to Walden OC, LLC (2<sup>nd</sup> District).

### **DEPARTMENT OF PUBLIC WORKS**

11. **Motion:** Consider a motion to approve the purchase of a 2019 Toro Groundsmaster 7200 Mower from Reinders Inc., in the amount of \$21,002.44 (by Committee of the Whole).

### **POLICE**

12. **Motion:** Consider a motion to approve the previously approved CIP/CEP for the replacement of two (2) overhead garage doors from DoorMaster Garage Door Co., LLC, for a total cost of \$40,580 (by Committee of the Whole).

### **COMMUNITY DEVELOPMENT**

13. **Resolution:** Consider Resolution No. 12051-040119, approving a Certified Survey Map for Erica-Nicole Haris, Wispark, LLC, for the properties at 10650 S. Oakview Parkway / 280 W. Oakview Parkway and 200 W. Oakview Parkway (5<sup>th</sup> District).
14. **Resolution:** Consider Resolution No. 12050-040119, approving a Certified Survey Map for Brad Schmidt, Brad Schmidt Properties LLC, for the property at 9620 S. Shepard Ave. (3<sup>rd</sup> District).

### **LICENSE COMMITTEE**

15. **Motion:** Consider a motion to adopt the License Committee recommendations as listed on the 4/1/19 License Committee Report (by Committee of the Whole).

### **VENDOR SUMMARY**

16. **Motion:** Consider a motion to approve the March 26, 2019 Vendor Summary Report in the combined total amount of \$260,399.40 (by Committee of the Whole).

### ***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. 6<sup>th</sup> 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

RESOLUTION NO. 12049-040101  
BY: COMMITTEE AS A WHOLE

RESOLUTION OF APPRECIATION  
TO  
ANN E. GOLOMBOWSKI

WHEREAS, Ann E. Golombowski began her employment with the City of Oak Creek on February 27, 1989, as a full-time Police Officer; and

WHEREAS, during her thirty years and one month of service, Ann E. Golombowski has been an integral part of the Police Department, serving as a Patrol Officer early in her career, then rising to the rank of Detective; and

WHEREAS, Ann E. Golombowski has led the way by being the first female Police Officer hired by the Department; and

WHEREAS, Ann E. Golombowski continued to lead the way by becoming the first female promotion by the Department being promoted to the rank of Detective; and

WHEREAS, Ann E. Golombowski has been a valuable employee during her years of dedicated service with the Oak Creek Police Department, always striving to enhance the quality of life for the citizens of the City; and has been well known for her work ethic and her dedication to the Department; and

WHEREAS, Ann E. Golombowski received two (2) letters of Commendation from the Oak Creek Police Department for her assistance in two separate officer-involved shooting investigations, one in 1989 and one in 1995; and

WHEREAS, Ann E. Golombowski received nine (9) Acknowledgements, three (3) Meritorious Arrest Awards, two (2) Awards of Excellence, and six (6) Fitness Awards in recognition of her efforts and hard work as an Officer and Detective for the Oak Creek Police Department; and

WHEREAS, Ann E. Golombowski served as an Evidence Technician for several years, and through her efforts, assisted with numerous investigations being closed. Ann Golombowski was one of the founding members of the Department's Crime Prevention Unit and helped establish that successful program of partnering the Department with the Community. Ann Golombowski has also been the primary point of contact for the Department's sex offender registry as well as Probation and Parole during her time as a Detective; and

WHEREAS, Ann E. Golombowski is retiring from the Oak Creek Police Department after completing 30 years and 1 month of full-time service to the City of Oak Creek.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek, for and on behalf of the citizens of the City of Oak Creek, that sincere gratitude and appreciation be extended to Ann E. Golombowski for her years of professional, dedicated and faithful service to the City of Oak Creek and the Police Department, and that the best wishes for good health and happiness be extended to Ann E. Golombowski and her family for future years.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of the meeting and that the City Clerk is hereby directed to transmit a suitable copy thereof to Ann E. Golombowski.

Passed and adopted this 1st day of April, 2019.

\_\_\_\_\_  
President, Common Council

Approved this 1st day of April, 2019.

\_\_\_\_\_  
Mayor, City of Oak Creek

ATTEST:

\_\_\_\_\_  
City Clerk

Vote: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

TO BE PUBLISHED MARCH 6 & 13, 2019

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK COMMON COUNCIL**

**PURPOSE:** The purpose of this public hearing is to consider a request submitted by Greg Polacheck, Summit Credit Union, for a Conditional Use Permit for a financial institution with drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St.

**Hearing Date:** April 1, 2019  
**Time:** 7:00 p.m.  
**Place:** Oak Creek Civic Center (City Hall)  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Applicant:** Greg Polacheck, Summit Credit Union  
**Property Owner:** Highgate, LLC  
**Property Location(s):** 7869 S. 13<sup>th</sup> St.  
**Tax Key(s):** 784-9993-002

**Legal Description:**

Parcel 2 of a Certified Survey Map to be recorded (1.3008 ac). Part of the Southeast ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence North 00°05'47" East along the East line of said Southeast ¼ Section 65.01 feet to a point on the North line of West Drexel Avenue and the point of beginning of lands to be described; thence South 89°18'02" West along said North line 571.63 feet to a point; thence North 70°38'48" West along said North line 377.71 feet to a point on the East line of Interstate Highway 94; thence North 12°06'03" West along said East line 1156.78 feet to a point; thence North 00°03'52" East along said East line 0.15 feet to a point on the North line of the Southeast ¼ of said Southeast ¼ Section; thence North 89°13'29" East along said North line 1172.69 feet to a point on the East line of said Southeast 1/4 Section; thence South 00°05'47" West along said East line 17.74 feet to a point; thence South 89°23'47" West 198.00 feet to a point on the West line of Lot 2 of Certified Survey Map No. 7578; thence South 00°05'47" West along said West line 347.63 feet to a point on the North line of Lot 1 of Certified Survey Map No. 271; thence South 89°18'02" West along said North line 132.00 feet to a point on the West line of said Lot 1; thence South 00°05'47" West along said Lot 1 and its extension 598.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 130; thence North 89°18'02" East along said South line 330.00 feet to a point on the East line of said Southeast ¼ Section; thence South 00°05'47" West along said East line 302.24 feet to the point of beginning (7869 S. 13<sup>th</sup> St.).

The Common Council has scheduled other public hearings for April 1, 2019 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: February 27, 2019  
CITY OF OAK CREEK COMMON COUNCIL  
By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

PLEASE NOTE: 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 or write to the ADA Coordinator at the Health Department, City Hall, 8040 S. 6<sup>th</sup> St., Oak Creek, WI 53154.



# COMMON COUNCIL REPORT

- Item:** Conditional Use Permit - financial institution with drive-through facility
- Recommendation:** That the Council adopts Ordinance 2932, an ordinance to approval a Conditional Use Permit for a financial institution with drive-through facility on a portion of the property at 7869 S. 13th St.
- Fiscal Impact:** Approval will allow for the construction of a new financial institution with drive-through facility as part of a proposed mixed-use Planned Unit Development (forthcoming). Development of this property will yield positive fiscal impacts in terms of assessed value, permit fees, and impact fees (est. \$2,331). This property is not currently part of a TID, although a potential amendment to TID 12 is currently in the planning stages.
- 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, Greg Polacheck, Summit Credit Union, is requesting Conditional Use approval for a financial institution with drive-through facility on a portion of the property at 7869 S. 13th St. (Lot 2 of the CSM reviewed and approved 10-9-18). Financial institutions with drive-through facilities are Conditional Uses in the B-4, Highway Business district.

As proposed, the site would include a 3,700 gross square-foot single-story building, two (2) drive-through teller lanes, and one (1) drive-through ATM lane. Hours of operation would be as follows:

**Lobby**

Monday through Thursday 9:00 AM – 5:00 PM

Friday 9:00 AM – 6:00 PM

Saturday 9:00 AM – noon

**Lanes**

Monday through Friday 8:00 AM - 6:00 PM

Saturday 8:30 AM - 1:00 PM

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The ATM lane will be accessible 24/7. It is anticipated that 100 lobby customers and 200 drive-through customers would visit the facility daily. Per information submitted, Summit Credit Union expects a maximum of 7 employees during business hours.

Access to the site will be via the shared drive off of S. 13th St., and the shared internal access road. No access to Drexel Avenue is proposed or allowed. Minimum parking requirements for financial institutions are calculated at one (1) stall for every 150 gross square feet of customer service area, plus one (1) stall per employee at peak shift. Space for queueing of at least four (4) vehicles per drive-through lane outside of all public rights-of-way, and not blocking any parking stall, is also required. Based on the information provided, a minimum of 26 stalls are required. Concept plans show 27 stalls; therefore, the minimum parking requirements appear to be met.

Included with this report are conceptual color elevations of the proposed building for Commissioner reference. If the Conditional Use Permit is approved, site, building, landscaping, lighting, signage, and related approvals will occur at a later date.

With the above in mind and recognizing that staff will continue to work with the Applicant on formal plan submissions, staff has no objections to the proposed Conditional Use Permit request. The Plan Commission reviewed this request during their February 12 & 26, 2019 meetings. The request was recommended for approval subject to the attached Conditions and Restrictions.

**Options/Alternatives:** Council has the discretion to modify the proposed Conditions and Restrictions as part of the approval of the Conditional Use Permit.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



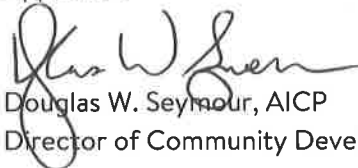
Kari Papelbon, CFM, AICP  
Planner

Fiscal Review:



Bridget M. Souffrant  
Assistant City Administrator/Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Ord. 2932

Location Map

Hearing Notice

Plan Commission meeting minutes

Letter of Intent

Conceptual Site Plan and Elevations (3 pages)

Conditions and Restrictions

ORDINANCE NO. 2932

By: \_\_\_\_\_

AN ORDINANCE TO APPROVE A CONDITIONAL USE PERMIT FOR A FINANCIAL INSTITUTION WITH DRIVE-THROUGH FACILITY ON A PORTION OF THE PROPERTY AT 7869 S. 13<sup>TH</sup> ST.

(1<sup>st</sup> Aldermanic District)

WHEREAS, GREG POLACHEK, SUMMIT CREDIT UNION, has applied for a Conditional Use Permit that would allow for a financial institution with drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St.; and

WHEREAS, the property is more precisely described as follows:

Parcel 2 of a Certified Survey Map to be recorded (1.3008 ac). Part of the Southeast ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence North 00°05'47" East along the East line of said Southeast ¼ Section 65.01 feet to a point on the North line of West Drexel Avenue and the point of beginning of lands to be described; thence South 89°18'02" West along said North line 571.63 feet to a point; thence North 70°38'48" West along said North line 377.71 feet to a point on the East line of Interstate Highway 94; thence North 12°06'03" West along said East line 1156.78 feet to a point; thence North 00°03'52" East along said East line 0.15 feet to a point on the North line of the Southeast ¼ of said Southeast ¼ Section; thence North 89°13'29" East along said North line 1172.69 feet to a point on the East line of said Southeast 1/4 Section; thence South 00°05'47" West along said East line 17.74 feet to a point; thence South 89°23'47" West 198.00 feet to a point on the West line of Lot 2 of Certified Survey Map No. 7578; thence South 00°05'47" West along said West line 347.63 feet to a point on the North line of Lot 1 of Certified Survey Map No. 271; thence South 89°18'02" West along said North line 132.00 feet to a point on the West line of said Lot 1; thence South 00°05'47" West along said Lot 1 and its extension 598.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 130; thence North 89°18'02" East along said South line 330.00 feet to a point on the East line of said Southeast ¼ Section; thence South 00°05'47" West along said East line 302.24 feet to the point of beginning (7869 S. 13<sup>th</sup> St.).

WHEREAS, the Plan Commission has reviewed this proposal and has recommended that the Conditional Use be approved; and

WHEREAS, the Common Council held a public hearing on this matter on April 1, 2019, at which time all interested parties appeared and were heard; and

WHEREAS, the Plan Commission had recommended that the application for a Conditional Use be approved and authorized subject, however, to the imposition of certain conditions and restrictions upon the design, construction, location and operation of this Conditional Use and which conditions and restrictions are incorporated by reference into the amended Conditional Use Permit; and



WHEREAS, following said public hearing and upon recommendation of approval of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the Conditional Use were approved and authorized for the lands hereinabove described, subject, however, to the imposition of certain conditions and restrictions on the design, construction, location and operation of the Conditional Use.

NOW, THEREFORE, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the Building Commissioner is hereby authorized to grant a Conditional Use Permit for a financial institution with drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St., which shall include the aforementioned conditions and restrictions.

SECTION 2: The Conditional Use is subject to the aforementioned conditions and restrictions on the design, location, construction and operation of the Conditional Use for a financial institution with drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St.

SECTION 3: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 4: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Passed and adopted this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
President, Common Council

Approved this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
Mayor

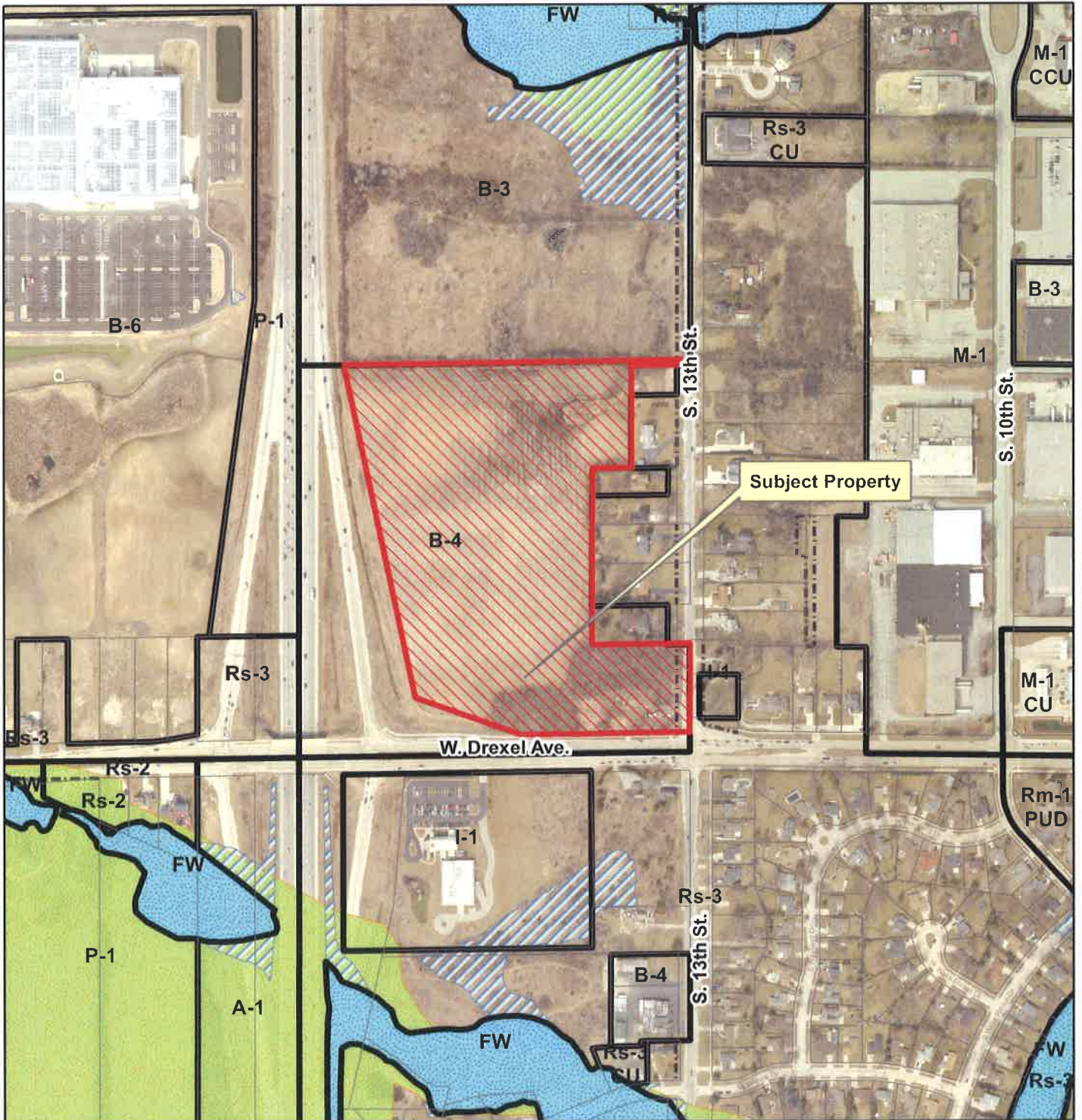
ATTEST:

\_\_\_\_\_  
City Clerk

VOTE: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

# Location Map

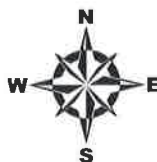
## Portion of 7869 S. 13th St.



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



Department of Community Development



Legend	
	Portion of 7869 S. 13th St.
	Officially Mapped Streets
	Floodway (2008)
	Floodplain (2008)
	Environmental Corridor

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK COMMON COUNCIL**

**PURPOSE:** The purpose of this public hearing is to consider a request submitted by Greg Polacheck, Summit Credit Union, for a Conditional Use Permit for a financial institution with drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St.

**Hearing Date:** April 1, 2019  
**Time:** 7:00 p.m.  
**Place:** Oak Creek Civic Center (City Hall)  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Applicant:** Greg Polacheck, Summit Credit Union  
**Property Owner:** Highgate, LLC  
**Property Location(s):** 7869 S. 13<sup>th</sup> St.  
**Tax Key(s):** 784-9993-002

**Legal Description:**

Parcel 2 of a Certified Survey Map to be recorded (1.3008 ac). Part of the Southeast ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

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The Common Council has scheduled other public hearings for April 1, 2019 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: February 27, 2019  
CITY OF OAK CREEK COMMON COUNCIL  
By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

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**EXCERPTED MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, FEBRUARY 12, 2019**

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 Siepert and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner and Zoning Administrator/Planner Pete Wagner.

**CONDITIONAL USE PERMIT  
SUMMIT CREDIT UNION  
7869 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 784-9993-002**

Planner Papelbon provided an overview of the conditional use permit for a proposed financial institution with a drive-through facility. (See staff report for details.)

Several Commissioners and the Mayor voiced their agreement that this is a good-looking building. Seeing as there were no other questions or comments, Mayor Bukiewicz called for a motion.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a financial institution with a drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St. (Lot 2 of CSM to be recorded), after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (February 26, 2019). Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:08 p.m.

ATTEST:

  
\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

2-26-19  
\_\_\_\_\_  
Date

**EXCERPTED MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, FEBRUARY 26, 2019**

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

**CONDITIONS AND RESTRICTIONS  
SUMMIT CREDIT UNION  
7869 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 784-9993-002**

Planner Papelbon provided an overview of the conditions and restrictions for this property. (See staff report for details.)

Commissioner Simmons explained that the items that engineering would be interested in do not look out of the ordinary and are included; engineering would look at them as they come in.

Mayor Bukiewicz stated that he thinks the plans are very well laid out. Mayor Bukiewicz also explained that Assistant Fire Chief Kressuk had no issues with the plan as well.

Commissioner Siepert moved that the Plan Commission recommend that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a financial institution with a drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St. (Lot 2 of CSM to be recorded), after a public hearing.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:23 p.m.

ATTEST:

  
\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

3-12-19  
\_\_\_\_\_  
Date

**Request**

Applicant is seeking Plan Commission approval for the conditional use of the property located at the future CSM Lot 2 at the parcel with tax id 7849993 for use as a single-story financial institution with drive-thru. In support of this request, the following items are attached:

- Plan Commission conditional use application.
- Notarized conditional use application.
- Site plan concept.
- Building elevations.

**Description of Intended Use**

**Financial Institution:** Operational characteristics will be those of a typical financial institution. Two drive-through teller aisles and one drive-through ATM aisle will serve credit union members from their autos. The building will have a walk-in lobby for credit union members who wish to conduct business with a teller or financial adviser, and for people wishing to become members of the credit union. The "back of house" area will contain storage, a staff break room, and other support spaces. Building size is 3,700 gross square feet (GSF) containing within a total customer service area of 2,902 GSF.

For walk-in customers, the lobby will be open from approximately 9:00 am until 5:00 pm Monday through Thursday, 9:00am – 6:00pm Friday, and 9:00 am to noon on Saturday.

The drive-through teller lanes will be open from approximately 8:00 am to 6:00 pm Monday through Friday and from 8:30 am to 1:00pm on Saturday. An ATM machine on the outer-most drive-through lane will be available at all times.

Daily Traffic Expected: 100 walk-in customers, 200 drive-through customers.

**Design Narrative**

The site and building are designed in response to Summit Credit Union's desire for a highly visible facility that reaches out to the community, while being responsive to the integrity of its contextual fabric. The massing and design composition of the building is such that it presents a pleasing face to the public realm on all four sides of the site. The design of the drive-up canopy is inextricably linked to the rest of the building in terms of design character and materials.

Floor-to-ceiling windows allow for much of the building to rely on natural daylighting. To underscore Summit's commitment to sustainability, large west facing vertical sail-shaped fabric sunshades reduce solar heat gain and glare on the west facing curtainwall of the branch and provide cool, diffuse daylighting to the interior. Please refer to the attached exterior materials sheet with photographs of the Summit Credit Union Monona branch for an idea of the building design forms and details, as well as the exterior materials and finishes on the project.

As a member-owned cooperative, Summit Credit Union believes they have an obligation to do what is best for its members, and collectively be good citizens of the community. The design and architecture of the Summit Credit Union branch clearly represents the credit union's mission and vision into the future.

**Zoning Data**

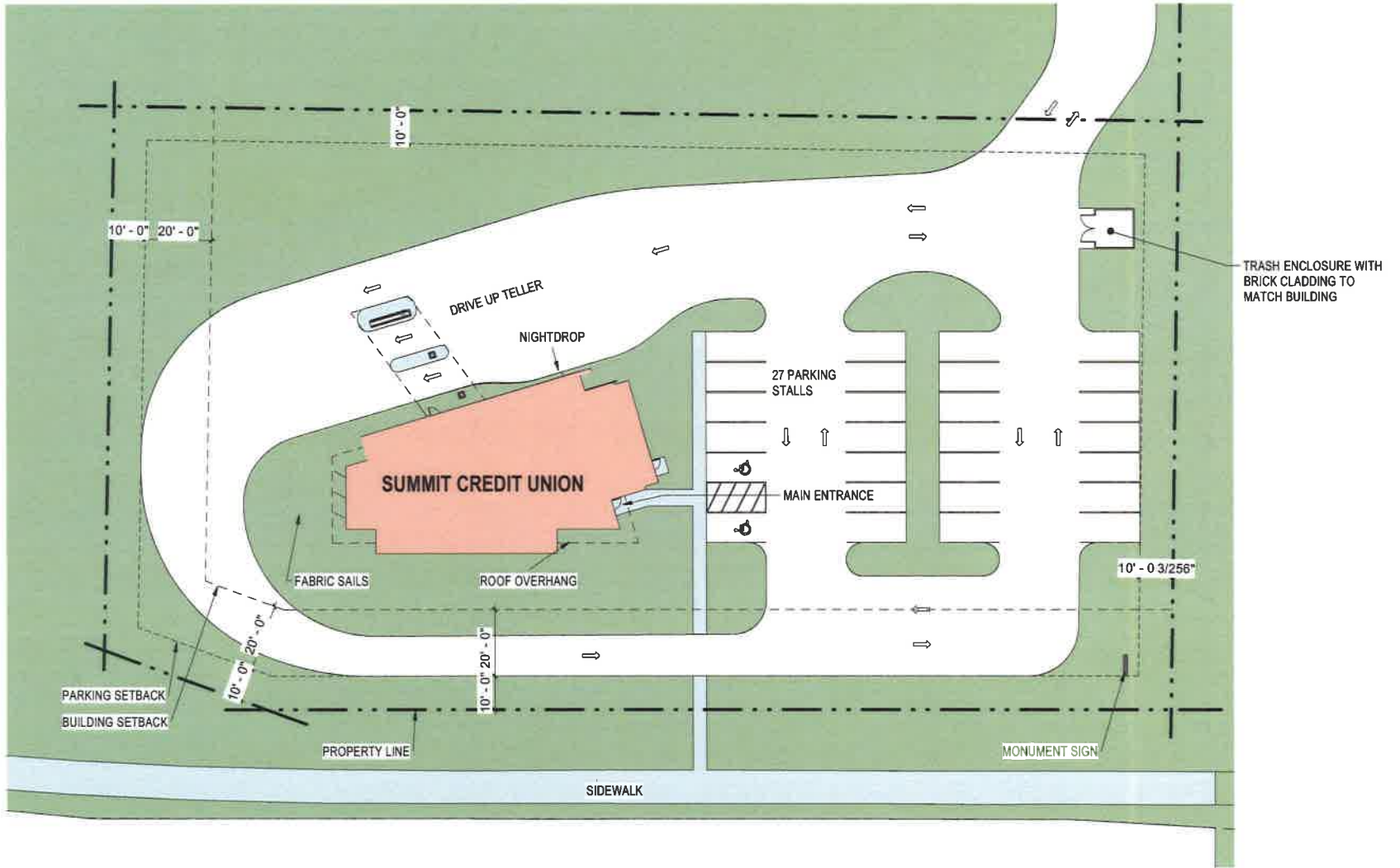
Current Zoning: B-4

Proposed Use: Single-story financial institution with detached drive-through teller facilities.

**Parking**

Employees = 7 max	7 stalls required
Customer Floor Area = 2,902 sf	2,902 gsf / 1 stall per 150 gsf = 20 stalls required

27 total parking stalls required. 27 parking stalls provided on site (including 2 handicapped accessible stalls)

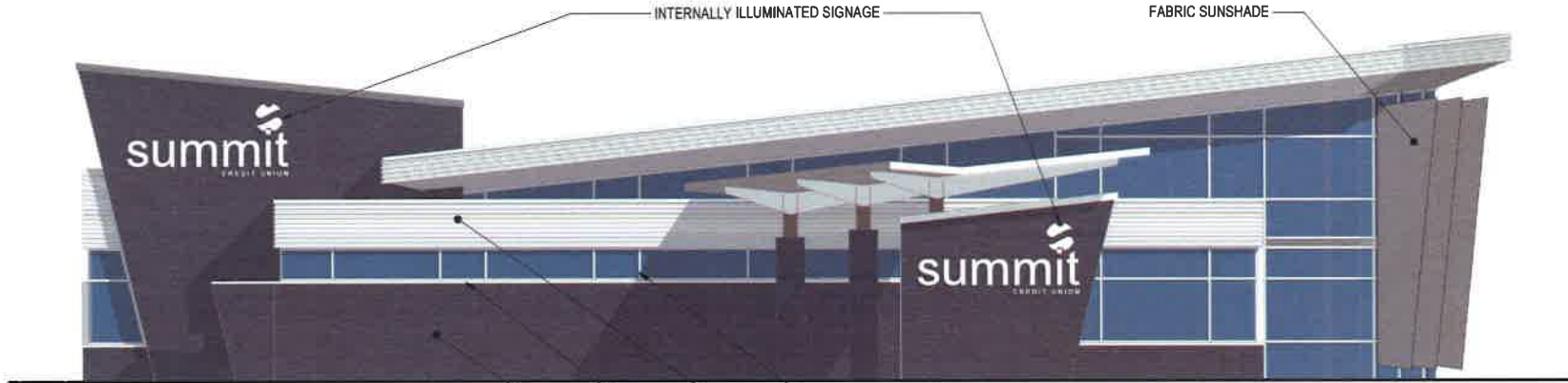


WEST DREXEL AVENUE

**1**  
**PC204**  
**CONCEPT SITE PLAN - OAK CREEK**  
 SCALE: 1" = 30'-0"







1  
PA404A

## NORTH ELEVATION

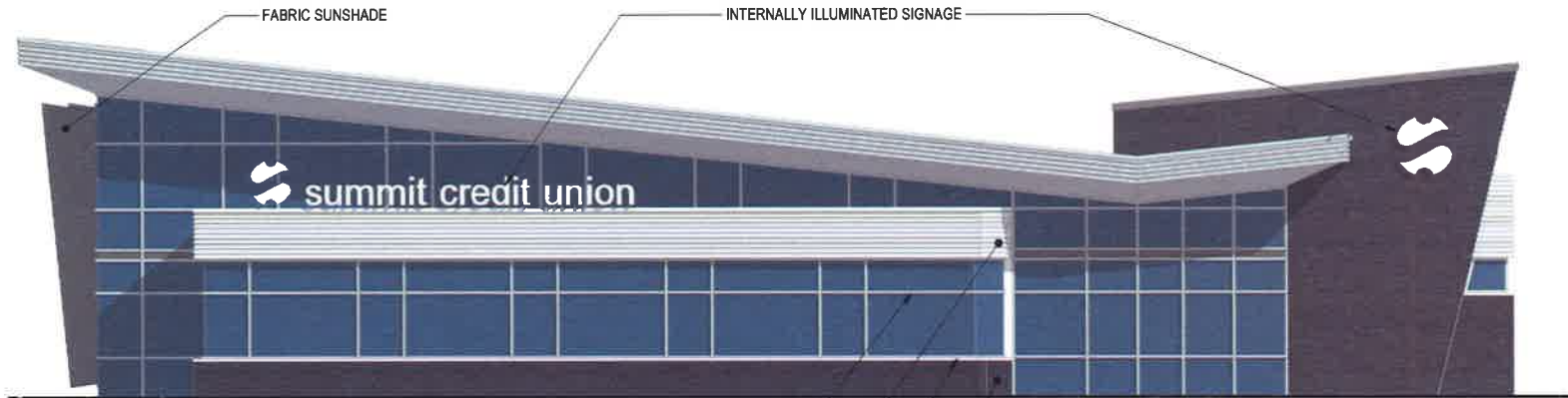
SCALE: 1/8" = 1'-0"

ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM FINISH.

SILVER METALLIC RIBBED METAL PANEL, MATCHES FINISH OF WINDOW FRAMES.

SILVER METALLIC SILL FLASHING

ENDICOTT MANGANESE IRONSPOT BRICK



2  
PA404A

## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

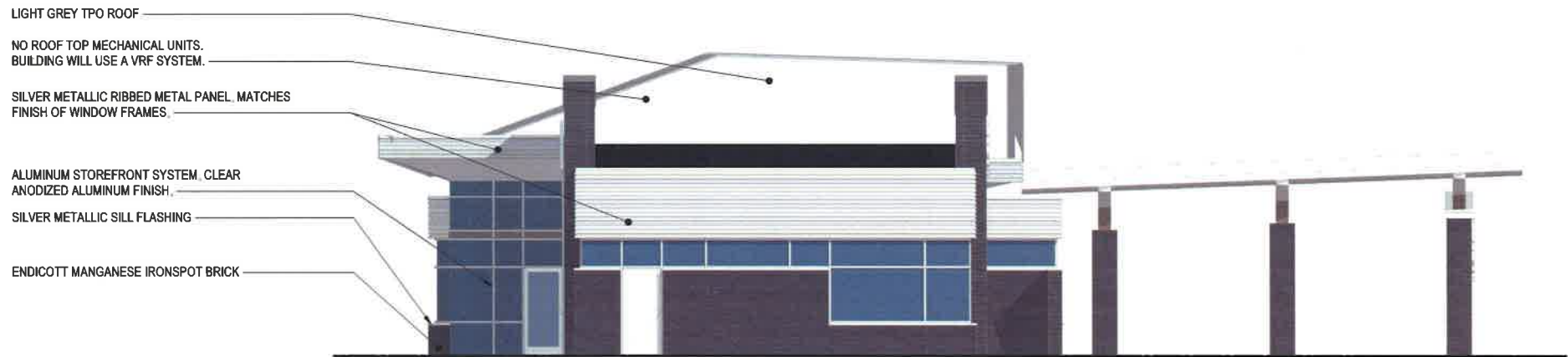
ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM FINISH.

SILVER METALLIC RIBBED METAL PANEL, MATCHES FINISH OF WINDOW FRAMES.

SILVER METALLIC SILL FLASHING

ENDICOTT MANGANESE IRONSPOT BRICK





**1 EAST ELEVATION**  
 RA404F SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
 RA404F SCALE: 1/8" = 1'-0"



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

**Applicant:** Summit Credit Union  
**Property Address:** Part of 7869 S. 13<sup>th</sup> St.  
**Tax Key Number(s):** Part of 784-9993-002  
**Conditional Use:** **Financial institution with  
drive-through facility**

**Approved by Plan Commission: 2-26-19**  
**Approved by Common Council: TBD**  
(Ord. TBD)

**1. LEGAL DESCRIPTION**

Lot 2 of a Certified Survey Map to be recorded, being part of the Southeast ¼ of the Southeast ¼ of Section 7, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee, State of Wisconsin. Cont. 1.3008 acres.

**2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS**

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

**1) General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number of employees
  - iii) Number of all parking spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

**2) Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

**3) Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

**4) Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

**5) Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

**6) Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building or occupancy permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for

approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

- E. A landscaping plan must be submitted for review and approval by the Plan Commission prior to the issuance of a building or occupancy permit. Landscaping, in accordance with the approved plan must be in place prior to the issuance of an occupancy permit.
- F. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- H. Prior to the issuance of any building permits for the lot, all Certified Survey Maps affecting the property shall be submitted for recording.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. One (1) financial institution with drive-through facility in accordance with these Conditions and Restrictions is allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code (as amended) and these Conditions and Restrictions, are also allowed on the property.
- B. Hours of operation shall be as follows:

	Lobby	Lanes*
Monday through Thursday	9:00 AM – 5:00 PM	8:00 AM – 6:00 PM
Friday	9:00 AM – 6:00 PM	8:00 AM – 6:00 PM
Saturday	9:00 AM – noon	8:30 AM – 1:00 PM

\*The ATM lane may be available 24 hours per day, 7 days per week.

- C. There shall be no more than three (3) drive-through/ATM lanes.
- D. There shall be no outdoor storage (except trash receptacles within an enclosure or enclosures approved by the Plan Commission) or display of any kind.
- E. No pole signs, pennant flags, light pole flags, permanent detached banners, or flashing/blinking signs shall be permitted as part of this development.
- F. Solid waste collection and recycling shall be the responsibility of the owner.
- G. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended) and these Conditions and Restrictions (see Section 3 above).
- B. All drive-through lanes shall provide sufficient space for at least four (4) waiting vehicles and no queuing spaces shall preclude the use of any parking spaces, nor shall any queuing take place in the public right-of-way.
- C. Access to South 13<sup>th</sup> Street (CTH V) via a shared drive in accordance with executed agreements and access management plans is subject to the review and approval of Milwaukee County. Such approval shall be provided to the City prior to the issuance of any building permits.

5. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code (as amended).

6. BUILDING AND PARKING SETBACKS\*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	25 ft	25 ft	15 ft
Accessory Structure(s)*	25 ft	20 ft	20 ft
Off-street Parking	10 ft	0 ft	0 ft

*\*No accessory structures shall be permitted in the front yard nor shall any structures be permitted in required buffer yards.*

7. TIME OF COMPLIANCE

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

8. OTHER REGULATIONS

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

9. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

10. REVOCATION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

11. ACKNOWLEDGEMENT

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

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

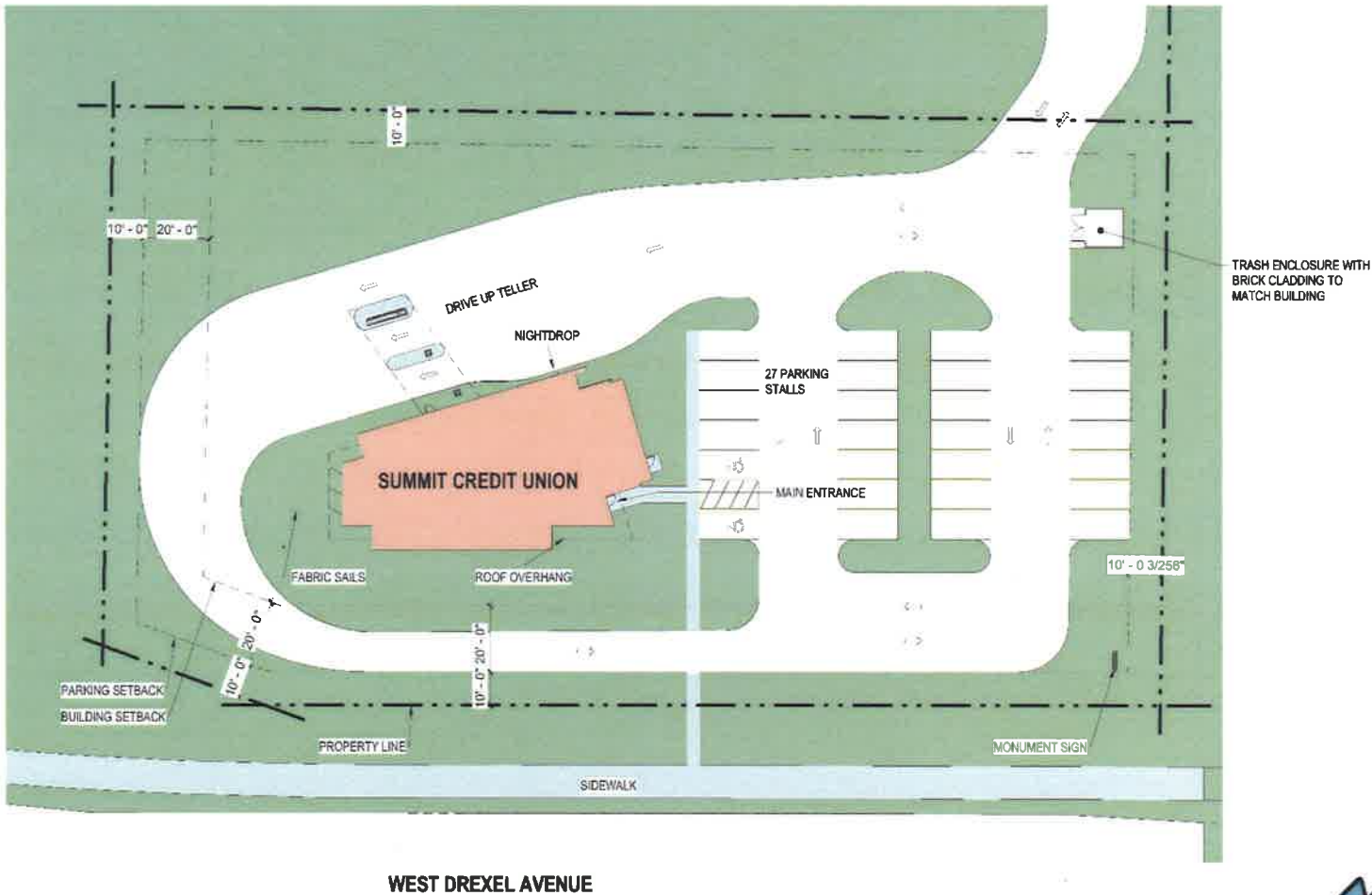
\_\_\_\_\_  
Date

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

DRAFT

**EXHIBIT A: CONCEPTUAL SITE PLAN**

(For illustrative purposes only. Detailed plans in accordance with these Conditions and Restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



WEST DREXEL AVENUE



**CONCEPT SITE PLAN - OAK CREEK**

SCALE: 1" = 30'-0"



SUMMIT CREDIT UNION - OAK CREEK BRANCH

12/7/2018

## EXHIBIT B: CONCEPTUAL ELEVATIONS

(For illustrative purposes only. Detailed plans in accordance with these Conditions and Restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

- ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM FINISH
- SILVER METALLIC RIBBED METAL PANEL MATCHES FINISH OF WINDOW FRAMES
- SILVER METALLIC SILL FLASHING
- END COTT MANGANESE IRONSPOT BRICK



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

- ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM FINISH
- SILVER METALLIC RIBBED METAL PANEL MATCHES FINISH OF WINDOW FRAMES
- SILVER METALLIC SILL FLASHING
- END COTT MANGANESE IRONSPOT BRICK



SUMMIT CREDIT UNION - OAK CREEK BRANCH



**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



SUMMIT CREDIT UNION - OAK CREEK BRANCH



## COMMON COUNCIL REPORT

- Item:** Final Subdivision Plat - Glen Crossing Addition No. 2 (aka, Phase 2) - 8459 S. Rosewood Ln. (formerly 8400 S. Nighthawk Tr.).
- Recommendation:** That the Council adopts Resolution No. 12045-031919, a resolution approving a Final Subdivision Plat for Glen Crossing Addition No. 2 (aka, Phase 2).
- Fiscal Impact:** Addition No. 2 (aka, Phase 2) will create 21 new, conforming single-family residential lots. Future development of the single-family residential lots will yield positive fiscal impacts in terms of assessed value, permit fees, and impact fees (\$3,996 per lot). 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

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**Background:** This item was held without introduction or discussion at the March 19, 2019 Common Council meeting.

The Applicant, Robert Stack, Glen Crossing, LLC, is requesting approval of a Final Subdivision Plat for the property at 8459 S. Rosewood Ln. (formerly 8400 S. Nighthawk Tr.), known as Glen Crossing Addition No. 2 (aka, Phase 2). Council will recall that this subdivision addition was to be completed in two (2) phases, the first of which was approved in August of 2018. Addition No. 1 (aka, Phase 1) contains 23 new single-family residential lots ranging in size from 12,323 square feet to 24,840 square feet. Addition No. 2 contains 21 new single-family residential lots ranging in size from 13,125 square feet to 19,826 square feet. Nighthawk Trail has been extended south to the property line, with a requirement for a temporary cul-de-sac and restriction on building until the future road extension south is constructed. Rosewood Trail has also been extended south to the property line. A new east-west road called W. Sunrise Pass connects the S. Rosewood Lane and S. Nighthawk Trail road extensions.

Public infrastructure improvements are currently nearing completion, with the exception of WE Energies' installation of utilities. Due to frozen ground conditions, the final installation is anticipated immediately after thaw. The Engineering Department has been in contact with the Applicant regarding this situation, and has indicated that the submission of written documentation detailing the agreement between the Applicant and WE Energies for the installation of utilities will be sufficient to satisfy their concerns for the outstanding requirement.

The Plan Commission reviewed the Final Subdivision Plat at their March 12, 2019 meeting, and recommended Council approval with the following conditions (included in the Resolution):

- 
1. That documentation confirming WE Energies' and Glen Crossing, LLC's agreement for the installation of utilities immediately upon thaw is provided to the Engineering Department prior to Common Council review of the Final Plat.
  2. That any 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.

As of writing this report, documentation to fulfill Condition 1 has been submitted to the Engineering Department. Therefore, the proposed Resolution reflects a single condition (#2 above).

**Options/Alternatives:** Council has the discretion to approve the Plat with conditions, modify the conditions of Final Plat Approval, or deny the request.

---

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Kari Papelbon, CFM, AICP  
Planner

Fiscal Review:



Bridget M. Souffrant  
Assistant City Administrator/Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

---

Attachments:

Resolution 12045-031919

Location Map

Glen Crossing Addition No. 2 (Phase 2) Final Plat

RESOLUTION NO. 12045-031919

BY \_\_\_\_\_

RESOLUTION APPROVING THE  
FINAL PLAT FOR THE GLEN CROSSING ADDITION NO. 2 (PHASE 2)  
SUBDIVISION

(2<sup>nd</sup> Aldermanic District)

WHEREAS, it appears that the subdivision plat submitted by ROBERT STACK, GLEN CROSSING, LLC, hereinafter referred to as the subdivider, for the subdivision known as GLEN CROSSING ADDITION NO. 2 (Phase 2), is in compliance with all statutory requirements; and

WHEREAS, letters of no objection of said subdivision by the reviewing agencies per Wisconsin Statutes and Municipal Code shall be received prior to recording; and

WHEREAS on March 12, 2019, the Oak Creek Plan Commission conditionally approved the final plat for the subdivision known as Glen Crossing Addition No. 2 (Phase 2); and,

WHEREAS, the public improvements, with the exception of the installation of WE Energies utilities, have been installed pursuant to a development agreement approved by Resolution No. 11848-081517, and those improvements, with the exception of the installation of WE Energies utilities, have been certified complete by the City Engineer, the Streets Department and the Water and Sewer Utility; and,

WHEREAS on March 12, 2019, the Oak Creek Plan Commission recommended approval of the final plat for the subdivision subject to the following conditions:

1. That documentation confirming WE Energies' and Glen Crossing, LLC's agreement for the installation of utilities immediately upon thaw is provided to the Engineering Department prior to Common Council review of the Final Plat.
2. That any 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.

WHEREAS information has been received fulfilling the recommended condition #1 above;

NOW THEREFORE, BE IT RESOLVED that the final plat for GLEN CROSSING ADDITION NO. 2 (Phase 2) is hereby approved subject to the following condition:

That any 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.

BE IT FURTHER RESOLVED that the final plat shall not be recorded until letters of no objection of said subdivision are received from the Wisconsin Department of Administration and the Milwaukee County Department of Public Works.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
President, Common Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

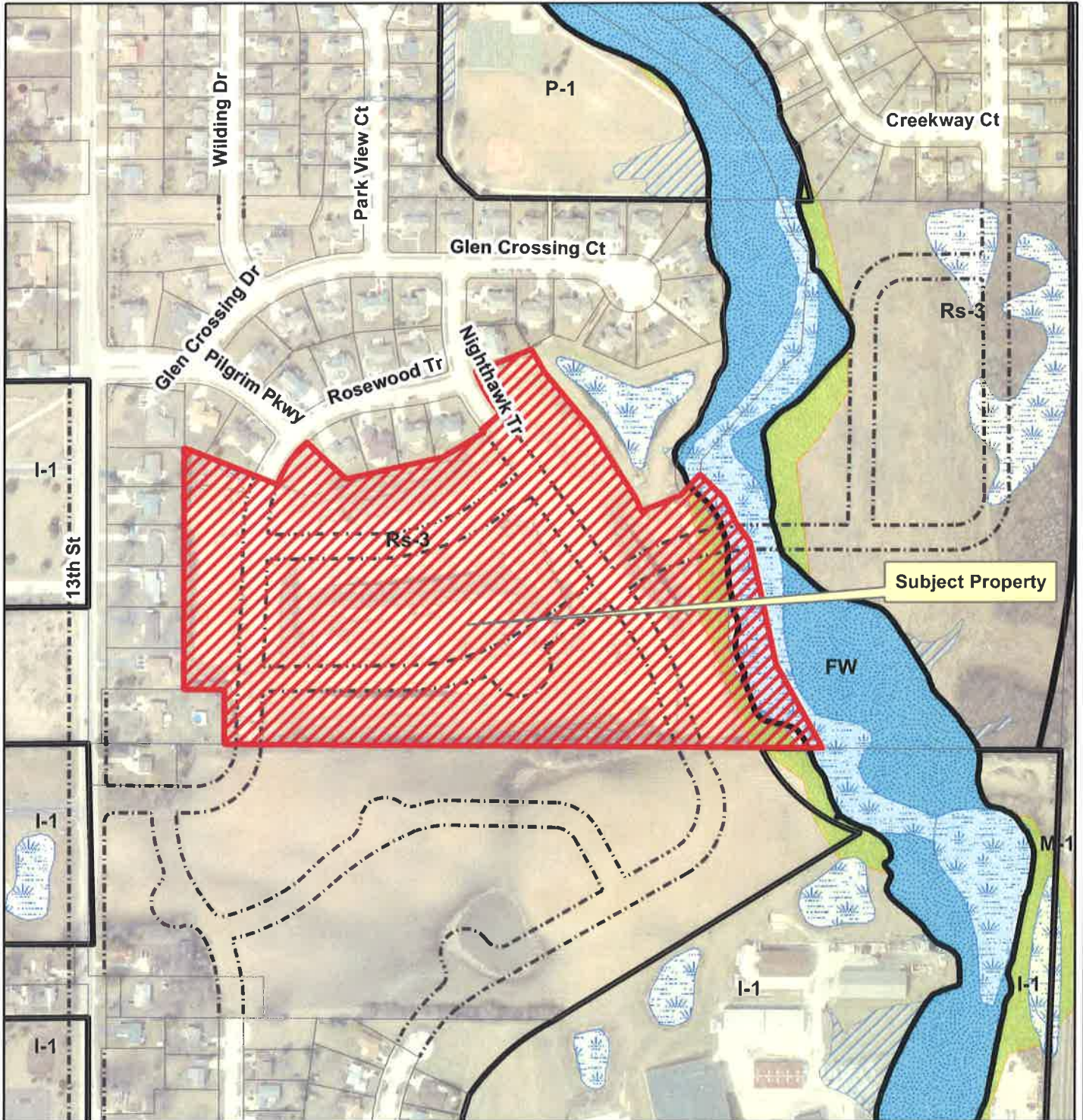
ATTEST:

\_\_\_\_\_  
City Clerk

VOTE: Ayes: \_\_\_\_ Noes: \_\_\_\_

# Location Map

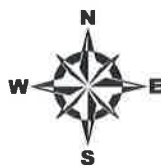
## 8400 S. Nighthawk Tr.









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



Department of Community Development



### Legend

-  8400 S. Nighthawk Tr.
-  Officially Mapped Streets
-  DNR Wetland Inventory
-  Floodplain (2008)
-  Floodway (2008)
-  Environmental Corridor

# Glen Crossing Addition No. 2

BEING A REMAPPING OF OUTLOT 6 OF GLEN CROSSING ADDITION NO. 1 LOCATED IN THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 17, T.5 N., R.22 E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WI.



HORIZONTAL DATUM BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS PUBLISHED BY SOUTHEASTERN WIS. REGIONAL PLANNING COMMISSION HAVING A REVISION DATE OF NOVEMBER 1989



SITE LOCATION MAP

CURVE TABLE									
CURVE NO.	LOT NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT	MARKER
1 - 2	62	14.50	90°00'00"	22.78'	20.51'	S 44°34'18" E	S 00°25'42" W	S 89°34'18" E	
3 - 4	TOTAL	366.09'	40°25'42"	259.23'	254.37'	N 70°12'51" E	S 89°34'18" E	N 30°20'00" E	
	65	368.09'	01°43'58"	11.35'	11.35'	N 89°32'43" E			
	67	368.09'	21°14'20"	136.45'	133.67'	N 78°02'34" E			
	68	368.09'	17°25'24"	111.93'	111.50'	N 58°42'42" E			
5 - 6	68	14.50	90°00'00"	22.78'	20.51'	N 05°00'00" E	N 40°20'00" E	N 40°20'00" W	
7 - 8	65	368.98'	09°34'20"	61.51'	61.74'	N 35°12'50" W	N 40°00'00" W	N 30°25'40" W	
9 - 10	TOTAL	282.87'	40°25'42"	206.51'	222.25'	19°42'09" E	S 40°00'00" E	S 00°25'42" W	
	69	282.87'	15°17'50"	78.14'	77.87'	N 42°21'02" E			
	70	282.87'	18°56'44"	98.77'	96.33'	15°13'48" E			
	71	282.87'	06°11'08"	31.60'	31.58'	02°38'52" E			
11 - 12	TOTAL	232.87'	40°25'42"	164.17'	180.79'	19°47'09" W	N 00°25'42" E	N 40°00'00" W	
	72	232.87'	03°54'36"	24.00'	23.99'	N 02°31'36" W			
	73	232.87'	34°51'06"	140.17'	138.08'	N 23°44'21" W			
13 - 13	73	14.50	90°00'00"	22.78'	20.51'	N 85°00'00" W	N 40°00'00" W	S 30°00'00" W	
14 - 15	TOTAL	428.09'	40°25'42"	302.06'	295.84'	S 70°12'51" W	S 50°00'00" W	N 89°34'18" W	
	74	428.09'	13°03'28"	87.58'	87.15'	S 58°31'44" W			
	75	428.09'	12°13'08"	91.29'	91.12'	S 69°10'03" W			
	76	428.09'	13°08'38"	88.21'	87.93'	S 61°50'55" W			
	77	428.09'	02°00'28"	15.00'	15.00'	S 89°25'28" W			
16 - 17	80	14.50	90°00'00"	22.78'	20.51'	S 45°25'42" W	N 89°34'18" W	S 00°25'42" W	

## LEGEND:

- ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 17, T.5 N., R.22 E., BEARING N 00°00'12" E. BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 27.
- 1-1/4" x 18" ROUND SOLID IRON REBAR, WEIGHING 4.30 LBS./FT., SET
- 1-1/4" x 18" ROUND SOLID IRON REBAR, FOUND
- IRON PIPE, FOUND - AS NOTED
- IRON PIPE, FOUND - AS NOTED
- ALL OTHER LOT CORNERS ARE MARKED BY A 1" x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT., SET
- ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED AND COMPUTED TO THE NEAREST HUNDRETH OF A FOOT.
- DISTANCES SHOWN ALONG CURVES ARE THE ARC LENGTHS.
- DEMOTER = WISCONSIN ELECTRIC COMPANY UTILITY EASEMENTS. See UTILITY EASEMENT PROVISIONS - SHEET 1 OF 2. (Easement widths vary as noted).
- WA - MAPPED WETLAND LINE

## BUILD SETBACK LINES:

- MIN. FRONT YARD = SEE NOTE BELOW
- MIN. SIDE YARD = 10 FEET
- MIN. REAR YARD = 30 FEET

Note: Front yard building setback distance shall comply with the attached minimum front yard setback as shown on this plat map. Building setback distances for lots having frontage along two streets (i.e. a corner lot), may vary the base setback to a minimum 30 feet measured from the street, right-of-way to the side of the dwelling structure.

## OUTLOT NOTE:

Outlot 4 of the subdivision plat of Glen Crossing, and all future phases of the Glen Crossing Development, shall be owned and maintained by the Glen Crossing Homeowners Association. Each individual lot owner shall have an undivided fractional ownership of Outlot 4. Milwaukee County and the City of Oak Creek shall not be liable for any fees or special assessments in the event Milwaukee County or the City of Oak Creek should become the owner of any lot in the subdivision by reason of escheat.

The Homeowners Association shall maintain said outlot in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling of said outlot is prohibited unless approved by the City of Oak Creek.

The Homeowners Association grants to the City the right (but not the responsibility) to enter upon this outlot in order to inspect, repair or restore said outlot to its intended purpose. Expenses incurred by the City for said inspection, repair or restoration of said outlot may be placed against the tax roll for said association and collected as a special charge by the City.

## THE UTILITY EASEMENT PROVISIONS

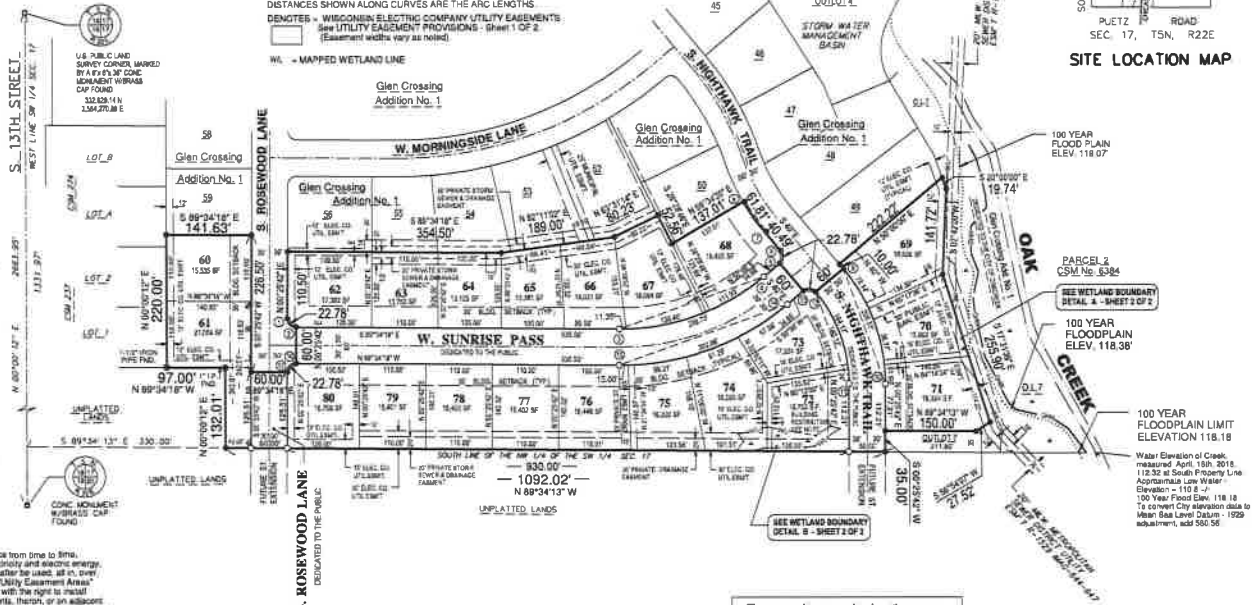
An easement for electric, natural gas, and communications service is hereby granted by

- GLEN CROSSING, LLC, Grantor, to
- WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,
- Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,
- and CHARTER COMMUNICATIONS OPERATING, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all on, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat by address and address, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots, and the right to run or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to remove or cause to have removed, the property, as nearly as it is reasonably possible, in the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Expenses shall not be placed over Grantee's facilities or on or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee's. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantee's.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

(THIS INSTRUMENT DRAFTED BY ROBERT G. FOX)



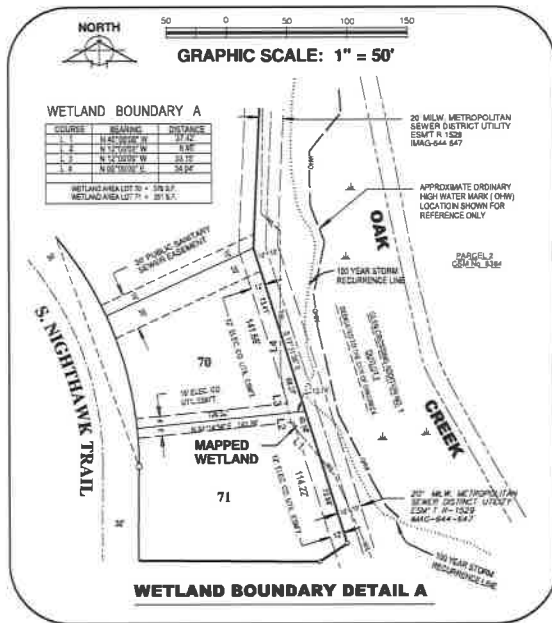
**BUILDING RESTRICTION**  
NOTE:  
NO BUILDING SHALL BE CONSTRUCTED UPON LOT 72 UNTIL S. NIGHTHAWK TRAIL IS EXTENDED AND THE TEMPORARY CUL-DE-SAC TURN-AROUND IS REMOVED.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

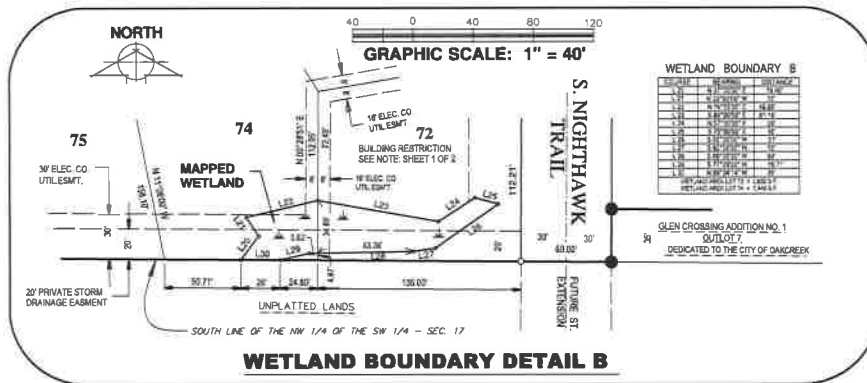
REVISED THIS 17th DAY OF JANUARY, 2019  
**Robert G. Fox** Professional Land Surveyor  
22511 Heritage Road, Suite A, Waukesha, Wisconsin 53190  
Tel. (262) 798-5880 Fax (262) 798-1991  
**SHEET 1 OF 2**

# Glen Crossing Addition No. 2

BEING A REMAPPING OF OUTLOT 6 OF GLEN CROSSING ADDITION NO. 1 LOCATED IN THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 17, T.5 N., R.22 E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WI.



WETLANDS DELINEATION BY: DAVE MEYER  
WETLAND & WATERWAY CONSULTING, LLC  
583 W23815 ARTESIAN AVE.  
BIG BEND, WI 53103  
FIELD MAPPED: JULY 28, 2016



THIS INSTRUMENT DRAFTED BY ROBERT G. FOX

## SURVEYOR'S CERTIFICATE:

I, Robert G. Fox, Registered Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Oak Creek and according to the instructions and descriptions furnished to me by the owner listed herein, I have surveyed and mapped "GLEN CROSSING ADDITION NO. 2", and that such plot correctly represents all easement boundaries and subsection of the land surveyed and that such land is a remapping of all of Outlot 6 of Glen Crossing Addition No. 1, a subdivision of public record, located in the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 17, T.5 N., R.22 E., City of Oak Creek, Milwaukee County, Wisconsin.

Lands Contain 424,147 Square Feet or 9.797 acres, more or less.

Date this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Robert G. Fox  
Professional Land Surveyor No. 5-1442

## OWNER'S CERTIFICATE OF DEDICATION:

GLEN CROSSING, LLC, a Wisconsin Limited Liability Company, as owner, hereby certifies that it has caused the land described on the plat of "GLEN CROSSING ADDITION NO. 2" to be surveyed, divided, mapped and dedicated as represented; and hereby certifies that this plat is required by Section 236-18 of the Wisconsin Statutes, to be submitted to the following agencies for approval or objection:

- APPROVING AGENCIES:  
1) City of Oak Creek  
AGENCIES WHO MAY OBJECT:  
1) Wisconsin Department of Administration, Plat Review  
2) Milwaukee County Department of Public Works

WITNESS the hand and seal of said Owners, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in the presence of:

Witness \_\_\_\_\_ Roger W. Johnson, Member

Witness \_\_\_\_\_ Robert W. Stack, Member

STATE OF WISCONSIN )  
COUNTY OF WALKESHA )  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named Roger W. Johnson, and Robert W. Stack, as members of GLEN CROSSING LLC, as owners who executed the foregoing instrument, and acknowledged the same.

NOTARY PUBLIC, STATE OF WISCONSIN  
My Commission expires \_\_\_\_\_

There are no objections in the plat with respect to Secs. 236 15, 236 16, 236 20 and 236 21(1) and (2), Wis. Stat. as provided by s. 236 13, Wis. Stat.

Certified \_\_\_\_\_ 20 \_\_\_\_\_

Department of Administration

## COMMON COUNCIL RESOLUTION:

Resolved, that the plat of "GLEN CROSSING ADDITION NO. 2" in the City of Oak Creek, and whereas Glen Crossing LLC, as owner, is hereby approved by the Common Council.

Date \_\_\_\_\_ Daniel Blaszewicz, Mayor  
City of Oak Creek

STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

I, Catherine A. Roseke, being the duly elected, qualified and acting clerk of the City of Oak Creek, Milwaukee County, do hereby certify that the Common Council of the City of Oak Creek has passed by resolution authorizing me to issue a certificate of approval of the final plat of "GLEN CROSSING ADDITION NO. 2" for Glen Crossing LLC, as owner, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the

APPROVAL WAS GRANTED AND EFFECTIVE

ON THE \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Resolution Number \_\_\_\_\_

Date \_\_\_\_\_ Catherine A. Roseke, City Clerk,  
City of Oak Creek

## CONSENT OF CORPORATE MORTGAGEE:

SPRING BANK, a corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Glen Crossing LLC, a Wisconsin Limited Liability Company, as owner.

IN WITNESS WHEREOF, the said SPRINGBANK, has caused these presents to be signed by David Schuele, President and Glenn Michaelson, Senior Vice Presidents at Brookfield, Wisconsin, and its corporate seal to be affixed here on:

this \_\_\_\_\_ day of \_\_\_\_\_, 2019

In the presence of:

Witness \_\_\_\_\_ David Schuele, President

Witness \_\_\_\_\_ Glenn Michaelson, Senior Vice President

STATE OF WISCONSIN )  
COUNTY OF WALKESHA )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named David Schuele, President, and Glenn Michaelson, Senior Vice Presidents, of the above named corporation, in the known to me the person who executed the foregoing instrument, and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as the deed of said corporation, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN

My Commission expires \_\_\_\_\_

## CERTIFICATE OF CITY TREASURER:

I, Barbara Guckemberger, being the duly elected, qualified, and acting Treasurer of the City of Oak Creek, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of

this \_\_\_\_\_ day of \_\_\_\_\_, 2019, on any lands included in the plat of "GLEN CROSSING ADDITION NO. 2".

Date \_\_\_\_\_ Barbara Guckemberger, City Treasurer  
City of Oak Creek

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

I, David Cullen, being the duly elected, qualified, and acting Treasurer of Milwaukee County, do hereby certify that the records in my office show no unpaid taxes or special assessments as of

this \_\_\_\_\_ day of \_\_\_\_\_, 2019, affecting the lands included in the plat of "GLEN CROSSING ADDITION NO. 2".

Date \_\_\_\_\_ David Cullen, County Treasurer

REVISED THIS 17th DAY OF JANUARY, 2018  
Robert G. FOX Professional Land Surveyor  
20111 Wisconsin Road, Suite A, Roseau, Wisconsin 53086  
Tel: (262) 798-0880 Fax: (262) 798-1991



## COMMON COUNCIL REPORT

**Informational:** 2019 annual assessment revaluation process

**Fiscal Impact:** The annual assessment revaluation is included in the City's assessment services contract with Tyler Technologies, Inc.

- 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:** Since 2014, city wide statistical revaluations have been conducted annually rather than once every three to four years. These annual revaluations ensure assessed values are based on current market conditions which leads to more equitable assessments for property owners.

City Assessor, Martin Kuehn and Wisconsin Appraisal Manager, Mark Link, of Tyler Technologies are here to provide information on some of the major aspects of the assessment revaluation process and to explain necessary procedures to follow should someone disagree with their assessment. They are also here to answer questions you may have in an effort to assist you with questions you may receive from the public.

Respectfully submitted:

Prepared:

Andrew J. Vickers, MPA  
City Administrator

Barbara Guckenberger, CMTW  
City Treasurer

Fiscal Review:

Choose an item.

Bridget M. Souffrant  
Assistant City Administrator/Comptroller

**Attachments:** Sample Notice of Changed Assessment; Frequently Asked Questions



City of Oak Creek, Milwaukee County  
2019 Notice of Changed Assessment – April 1, 2019

*THIS IS NOT A TAX BILL*

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

Property Owner	Parcel information
<b>JOHN PUBLIC</b> <b>JANE PUBLIC</b> <b>1234 OAK CREEK BLVD</b> <b>OAK CREEK, WI 53154</b>	<b>Parcel:</b> 715-0062-000  <b>Address:</b> 1234 OAK CREEK BLVD  <b>Legal Description:</b> OAK CREEK HILLS NW 1/4 SEC. 6-5-22 LOT 3 BLK. 4

General information	Contact information
<p><i>If you would like to discuss your assessment:</i>  <b>Open Book:</b> April 8, 2019, 1:00 p.m. – 3:00 p.m.                      OR – <u>CALL TO SCHEDULE AN APPOINTMENT FOR ANOTHER DATE, CALL 414.766.7069 BETWEEN APRIL 2, 2019 THROUGH APRIL 19, 2019 7:45 A.M. TO 3:45 P.M.</u>  <b>Board of Review:</b> June 13, 2019, 5:30 p.m.  <i>(Subject to Board of Review determination)</i>  <b>Meeting Location:</b> City Hall – Council Chambers                      8040 S. 6th Street</p>	<p><b>Assessor:</b> Martin Kuehn-Tyler Technologies, Inc.                      (414) 766-7069                      Email: <a href="mailto:assessor@oakcreekwi.org">assessor@oakcreekwi.org</a></p> <p><b>Municipal Clerk:</b> Catherine Roeske                      (414) 766-7023                      Email: <a href="mailto:croeske@oakcreekwi.org">croeske@oakcreekwi.org</a></p>

Assessment change			
General Property			PFC/MFL
Year	Land	Improvement	Total
<b>2018</b>	52800	130500	183300
<b>2019</b>	55500	129600	185100
Total assessment change			1800
Reason for change(s)			
05	REVALUATION		
Preliminary General Level of Assessment			100%
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (Sec. 74.485, Wis. Stats.).			

**Assessment Information**

Wisconsin law requires that all taxable property (except agricultural, agricultural forest, and undeveloped) is assessed at full market value as of January 1, each year. Assessments at a percentage of full market value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full market value. This is done by dividing your assessment by the general level of assessment for your municipality.

**To appeal your assessment**

**First discuss with your local assessor** – minor errors and misunderstandings can often be corrected with the assessor instead of making a formal appeal.

**To file a formal appeal** – give notice of your intent to appeal by contacting the Board of Review (BOR) clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

- For more information on the appeal process:**
- Review enclosure, "Understanding the City of Oak Creek Revaluation and Your Assessment"
  - Contact your municipal clerk above
  - Review the "Property Assessment Appeal Guide for Wisconsin Property Owners"
    - Visit [revenue.wi.gov](http://revenue.wi.gov) and search keyword "Assessment Appeal"
    - Contact the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison, WI 53708-8971 to request a copy of the guide

2019  
**UNDERSTANDING THE CITY OF OAK CREEK REVALUATION  
AND YOUR ASSESSMENT**

Answers to the most frequently asked questions

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**What is a revaluation?**

A revaluation is a complete and thorough review of all assessments. During a revaluation all assessments are examined and adjustments are made where necessary to guarantee that each property is assessed at market value. This is done to assure that taxes are distributed equitably and uniformly. The last revaluation for the City of Oak Creek was conducted in 2018.

**How will the revaluation impact my property taxes?**

Revaluation redistributes the existing property tax burden so that all property owners pay their fair share based on the market value of their property. The total amount of taxes levied is completely independent of the overall assessment. Differences in the taxes paid by individual property owners will result from assessments that change more or less than the average. Please remember that the tax levy does not change as a result of the revaluation. Tax levies are established annually by the different taxing authorities (County, City, Oak Creek-Franklin Joint School District, MATC, and MMSD).

**Can I determine what impact this revaluation will have on my property taxes?**

The exact amount of your property tax bill will not be known until December and will be based upon the tax levy established by the City, as well as the other taxing districts (MMSD, Oak Creek-Franklin Joint School Districts, MATC, and Milwaukee County).

**How does the Assessor value property?**

Wisconsin Law requires that property assessments be based on fair market value. Estimating the market value of your property is a matter of determining the price a typical buyer would pay for it in its present condition.

The Assessor maintains a massive database containing detailed information regarding each structure and parcel. It tracks the number of rooms, square footages, and many other pieces of information commonly available from building permits and from a street-side view. The Assessor also maintains a record of all property sales in the City. By using a detailed statistical computer model, the Assessor can identify properties similar to yours that have sold and use that sales data to estimate the fair market value of your property.

**What is market value?**

Market value is defined as the amount a typical, well-informed buyer would be willing to pay for a property. The seller and buyer must be unrelated, the seller must be willing, but not under pressure to sell, and the buyer must be willing, but not under any obligation to buy.

**Can the assessment on my property be changed even if the Assessor has not been inside my property?**

Yes. Existing data that is on file relating to the interior and exterior was used to establish the current assessment.

**How can my assessment change when I haven't done anything to my property?**

General economic conditions such as interest rates, inflation rates, and changes in the tax laws will influence the value of real estate. As property values change in the market place, those changes must be reflected on the assessment roll. Considering current market conditions since the last revaluation, it is possible that the value of your property has stayed the same, increased or decreased.

**Do all assessments change at the same rate?**

There are differences between individual properties and between neighborhoods. In one area the sales may indicate a substantial increase in value in a given year. In another neighborhood there may be a smaller increase in value, no change in value, or even a decrease in property values.

**How do I know if my assessment is correct?**

You should first attempt to decide for yourself what your property is worth. This can be done by looking at area sales, contacting appraisers, and comparing assessments of similar homes.

**Am I required to meet with the Assessor?**

You are not required to meet with the Assessor before appealing to the Board of Review, although it is *highly recommended*. Minor errors and misunderstandings can often be corrected by meeting with the Assessor without initiating a formal appeal.

**What should I expect if I meet with the Assessor to informally discuss my assessment?**

You should ask questions that will help you understand the assessment process and how your assessment was determined. An informal discussion with the Assessor can often resolve a problem prior to a formal hearing before the Board of Review. Ask the Assessor to show you the records for your property and to explain how your assessment was determined. Ask any questions that will help you understand the assessment process.

**What is the Board of Review?**

The Board of Review is a quasi-judicial (court-like) body whose members are City of Oak Creek residents. Its function is to decide the validity of the facts presented before it relative to the value of a property. You or your representative must provide testimony to the Board as to your objection to your assessment and prove that your property is inequitably assessed when compared to the general level of assessment within the taxation district.

**What evidence do I need to present to the Board of Review?**

State law puts the burden of proof on the property owner to show that the assessment is incorrect. Keep in mind that your evidence must be strong enough to prove that the Assessor's value is incorrect. The Board will consider only relevant testimony given at the hearing.

The best evidence for this would be a recent sale or asking price for your property, sales or asking prices for properties similar to yours, or a recent appraisal of your property (1 year). The closer in proximity and similarity the characteristics of comparable sales are to the subject property, the better the evidence.

**What happens after the Board of Review makes its decision?**

The City Clerk will give you a notice of the Board's decision at the conclusion of your hearing. If you do not agree with the Board's determination, the notice will contain information on how you may appeal the Board's decision.

**If you have further questions, please call 414-766-7069.**

## COMMON COUNCIL REPORT

- Informational:** Treasurer Report on Investment and Banking for the City of Oak Creek accounts, ending February 28, 2019.
- Fiscal Impact:** Presenting the monthly condition of the City treasury at an open meeting of the Common Council will provide additional financial data to decision makers while enhancing transparency to the public.
- 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 Treasurer Report on Investment and Banking displays the City's month end balances, to provide the Common Council and the public with the current condition of the City's treasury. Please note that some funds are allocated for specific purposes such as debt service, Tax Incremental Districts, capital improvement projects and distribution of tax collection to other taxing districts and are not available for general purpose spending. This monthly report, along with a comprehensive report, is prepared for Finance Committee meetings to assist with investment decisions and financial strategies. Below is a brief summary:

Beginning Balance	Ending Balance	Interest Earned	Increase/(Decrease)
\$60,916,124.16	\$48,465,690.76	\$112,218.03	-\$12,450,433.40

February Tax Collection \$3,026,582.40 Tax Settlement 2/20/19 to other Jurisdictions approx. \$13.5M

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Barbara Guckenberger, CMTW  
City Treasurer

Fiscal Review:



Bridget M. Souffrant  
Assistant City Administrator/Comptroller

Attachments: Treasurer Report on Investment and Banking

City of Oak Creek							
Treasurer Report on Investment and Banking							
Name of Account	Beginning Balance	Additions	Subtractions	Account Ending Balance	Actual Interest Earned	Interest Rate	Percentage of Total Invested
<b>Tri City National Bank</b>	<b>12,847,718.10</b>	<b>20,329,564.67</b>	<b>(26,872,483.70)</b>	<b>6,304,799.07</b>	<b>22,998.06</b>	<b>2.40%</b>	<b>13.01%</b>
General Fund	5,427,520.41	16,745,888.54	(16,656,900.05)	5,516,508.90			
Title 125	61,505.15	29,653.92	(25,959.85)	65,199.22			
Police Credit Card	45,605.19	22,284.70	(46,084.26)	21,805.63			
Parks & Rec Counter Credit Card	12,513.76	7,796.22	(16,882.73)	3,427.25			
Tax Payment Account #2	3,456,472.38	1,952,352.32	(5,004,615.85)	404,208.85			
Parks & Rec Online Credit Card	8,639.45	2,439.00	(5,730.12)	5,348.33			
Health Insurance	112,706.73	407,078.42	(372,893.21)	146,891.94			
Tax Payment Account	3,579,337.40	1,078,845.93	(4,600,000.00)	58,183.33			
EMS	143,417.63	83,225.62	(143,417.63)	83,225.62			
0	-	-	-	-			
<b>DANA Investment Advisors</b>	<b>5,764,131.61</b>	<b>22,088.69</b>	<b>(4,031.28)</b>	<b>5,782,189.02</b>	<b>13,808.72</b>	<b>2.63%</b>	<b>11.93%</b>
<b>BMO Global Asset Management</b>	<b>4,950,653.38</b>	<b>10,714.91</b>	<b>(3,418.97)</b>	<b>4,957,949.32</b>	<b>9,774.36</b>	<b>2.63%</b>	<b>10.23%</b>
<b>American Deposit Management (ADM)</b>	<b>27,360,702.41</b>	<b>48,383.76</b>	<b>(6,000,000.00)</b>	<b>21,409,086.17</b>	<b>48,383.76</b>	<b>2.48%</b>	<b>44.17%</b>
*ADM General Account Balance	22,589,848.15	39,307.37	(6,000,000.00)	16,629,155.52	39,307.37		
<b>Local Government Investment Pool (LGIP)</b>	<b>9,119,856.67</b>	<b>17,184.13</b>	<b>-</b>	<b>9,137,040.80</b>	<b>17,184.13</b>	<b>2.46%</b>	<b>18.85%</b>
*LGIP General Account Balance	7,147,281.20	13,467.30	-	7,160,748.50	13,467.30		
<b>**Ehlers Investment</b>	<b>873,061.99</b>	<b>1,564.39</b>	<b>-</b>	<b>874,626.38</b>	<b>68.98</b>	<b>2.2937%</b>	<b>1.80%</b>
	873,061.99	1,564.39	(133.47)	874,492.91			
<b>Total Balance</b>	<b>\$ 60,916,124.16</b>	<b>\$ 20,429,500.55</b>	<b>\$ (32,879,933.95)</b>	<b>\$ 48,465,690.76</b>	<b>\$ 112,218.03</b>		
**Ehlers balance is first shown gross of fees to balance to their monthly report; below that is shown net of fees for comparison purposes. Also, due to multiple CD's in the account, interest/dividends may not be earned monthly;							
*General Account Balance shown separately and is also part of the total account listed above; although it is used for cash flow purposes, a portion may be allocated for specific uses and may not be available for general purpose spending							
Excludes Police Forfeiture Account;							
Tri City Interest is an analyzed credit from previous month earnings;							
Additions and subtractions on investment accounts may include market adjustments for realized and unrealized gains(losses) or change in accrued income, as well as interest, management fees, deposits, transfers, returned payments or withdrawals; rates may reflect weighted average yield							
Tax Collection Deposits							
<b>Tax Payment Account #2</b>							<b>Distribution to other Taxing Jurisdictions</b>
City Deposit (Counter, Drop Box, Mail)				1,777,179.50			<i>(Tax Settlement occurs in April)</i>
Gov Tech				53,954.52			STATE
Credit Card				116,602.45			COUNTY
<b>Total Tax Payment Account #2</b>				<b>1,947,736.47</b>			MMSD
<b>Tax Payment Account</b>							SCHOOL
Tri City Payments (At Bank, Lockbox)				1,078,845.93			MATC
							UTILITY
							TOTAL DIST \$ -
<b>Total Tax Collection Deposits</b>				<b>3,026,582.40</b>			TAX REFUNDS
							CITY \$ -
Please note the City uses two bank accounts for tax collection; one for payments processed by the City (account #2) and the other for payments processed by our bank							
Prepared for Common Council; cc Finance Committee							
Barbara Guckenberger, CMTW							
City Treasurer							



## COMMON COUNCIL REPORT

Item: Quit Claim Deed to Walden OC, LLC

Recommendation: That the Common Council adopt Resolution No. 12053-040119, a Resolution Approving and Authorizing Execution of a Quit Claim Deed from the City of Oak Creek to Walden OC, LLC

Fiscal Impact: The real estate being conveyed by the City will be taxable.

- 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: In 2016, Walden OC, LLC, conveyed Parcel 1 of Certified Survey Map No. 7331 to the City. The purpose of that conveyance was to allow for the construction of IKEA Way and floodplain compensating storage. This Quit Claim Deed from the City now conveys a portion of Parcel 1 back to Walden OC, LLC for continued development, and the flood plain compensation area is being relocated along Drexel Avenue in the right of way.

Options/Alternatives: The Council could decide not to authorize the signing of this Quit Claim Deed, but that would be inconsistent with the plans for development.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Melissa L. Karls  
City Attorney

Fiscal Review:

Bridget M. Souffrant  
Assistant City Administrator/Comptroller

Reviewed:

Mike Simmons, P.E.  
City Engineer

Attachments:

- Proposed Quit Claim Deed
- Resolution No. 12053-040119

RESOLUTION NO. 12053-040119

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A  
QUIT CLAIM DEED FROM THE CITY OF OAK CREEK TO WALDEN OC, LLC  
(Creekside Crossing Development)

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Quit Claim Deed (“Deed”) from the City of Oak Creek to Walden OC, LLC is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute same on behalf of the City.

BE IT FURTHER RESOLVED that technical corrections to the Deed that are approved by the City Engineer and City Attorney are hereby authorized.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 1<sup>st</sup> day of April, 2019.

Passed and adopted this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
Common Council President Kenneth Gehl

Approved this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
Mayor Daniel J. Bukiewicz

ATTEST:

\_\_\_\_\_  
Catherine A. Roeske, City Clerk

VOTE: Ayes \_\_\_\_ Noes \_\_\_\_

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

Document Number

Document Name

**THIS DEED**, made between City of Oak Creek, Wisconsin, a Wisconsin municipal corporation  
\_\_\_\_\_  
("Grantor," whether one or more),  
and Walden OC, LLC, a Delaware limited liability company  
\_\_\_\_\_

\_\_\_\_\_  
("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Part of Lot 1 of Certified Survey Map No. 7331, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as shown on the attached addendum and containing 19,765 square feet or 0.4537 acres

**DRAFT**

Recording Area

Name and Return Address

Cherie L. Esmeier, Law Department  
720 E. Wisconsin Avenue  
Milwaukee, WI 53202

784-9012

Parcel Identification Number (PIN)

This not homestead property.  
(is) (is not)

Dated \_\_\_\_\_

\_\_\_\_\_  
\* (SEAL) \* \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\* (SEAL) \* \_\_\_\_\_ (SEAL)

**AUTHENTICATION**

**ACKNOWLEDGMENT**

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

\* \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_,  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
\_\_\_\_\_  
\_\_\_\_\_

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

\* Type name below signatures.



## COMMON COUNCIL REPORT

**Item:** Toro Groundsmaster 7200 Mower

**Recommendation:** To approve the purchase of a 2019 Toro Groundsmaster 7200 Mower from Reinders Inc. in the amount of \$21,002.44.

**Fiscal Impact:** This purchase was budgeted for in the 2019 CEP for \$27,000.

**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:** This purchase is an approved CEP item for FY 2019 and will be primarily used to mow athletic fields at various parks throughout the city. It will be purchased from Reinders through the NIPA contract. This contract offers a lower price than the Wisconsin State Contract, and the Sourcewell pricing, by \$483.43.

**Options/Alternatives:** N/A

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Ted Johnson  
Director of Public Works

Fiscal Review:



Bridget M. Souffrant  
Finance Director/Comptroller

---

**Attachments:** Reinders Quote ID: GM7200

Proposal Summary and Agreement

I am pleased to submit the attached proposal for your consideration

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the seller. All proposals and agreements are contingent on availability of product from the manufacturer. Typographical errors are subject to correction.

All prices quoted include delivery to your facility unless otherwise stated. The preceding pricing is valid for 30 days unless otherwise stated. Prices include assembly where applicable and accessibility to parts and service manuals. Timing at delivery may vary and is subject to manufacturer's availability. Purchaser is responsible for applicable taxes. All financed items will require lease documentation be returned to the finance company and approved for shipment by the lessor before delivery can be completed.

**ORDER ACCEPTANCE AGREEMENT**

By signing below, I am authorizing Reinders, Inc. to proceed with fulfilling the product order based on the quote I.D.# noted and that I have reviewed the quote in its entirety. Unless otherwise indicated I agree to accept delivery on the earliest date that this product can be shipped to our location(s). Any and all trades associated with this order will be ready for pick up at time of delivery of this order. **A 2.5% service fee will apply for all credit card transactions.**

Quote I.D. # GM7200 Accepted Equipment Delivery Date \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Mark Robel, SCPS  
Territory Manager  
Reinders, Inc.



**Count on it.**



# COMMON COUNCIL REPORT

Item: Purchase of Two High Speed Overhead Doors

Recommendation: That the Common Council approve the previously approved CIP/CEP for the replacement of Two (2) Overhead Garage Doors, for a total cost of \$40,580.

Fiscal Impact: This CIP/CEP was previously approved for \$42,680. This recommendation is \$2,100 less than the approved amount to which the vendor attributed to ordering multiple doors at one time as well as saving on shipping.

- 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: During the 2019 budget process, the Police Department received approval from the CEP Committee and the Council to replace both high speed overhead garage doors for the Police Department's fleet garage. The current doors were installed in 2003 and are the original doors from the construction of the building. The doors, which are located on the east and west entrances to the fleet garage, are the main exit and entrances and are cycled multiple times daily. The doors were rated for 100,000 lifts and are currently at 489,360 for the west door and 372,198 for the east door.


Due to the age of both doors, the excessive amount of lifts on both doors, and the inability to obtain replacement parts, the CEP/CIP for the replacement of both doors was approved for the 2019 budget.

Options/Alternatives: 1) The primary recommendation is to replace both overhead doors with the Hormann Steel Ranger 9000 from DoorMaster Garage Door Co., LLC.

Respectfully submitted:

  
 Andrew J. Vickers, MPA  
 City Administrator

Prepared:

  
 Steven J. Anderson  
 Chief of Police

Fiscal Review:

  
 Bridget M. Souffrant

Assistant City Administrator/Comptroller

Attachments: CIP Request, quote from vendor

DoorMaster Garage Door Co.  
LLC  
5441 W. Coldspring Road  
Greenfield, WI 53220 US  
steve@doormasterco.com



Estimate

WI 414-327-1218 IL 847-683-0333

ADDRESS

Oak Creek Police Dept.  
301 W. Ryan Rd.  
Oak Creek, WI 53154

ESTIMATE #

1887

DATE

08/07/2018

DATE

08/07/2018

ACTIVITY

**Quote**

Quote: East High Speed Door  
Repair or New

Repair East Overhead Door

1. Remove and haul away old barrel and spring assembly
2. Install new spring barrel with all new springs
3. Set all the limits and test door operation

Parts, Handling, labor, Shipping, Freight, and included \$14,780

New East and West High Speed Door

1. Remove and haul away old door system
2. Install a new Hörmann Steel Ranger 9000
3. This door is direct drive and has no springs to break and comes with a 5 year 500,000 cycle motor and gear box warranty
4. We will wire all the high and low voltage in also

Parts, Handling, labor, Shipping, Freight, and included \$40,580

QTY

RATE

AMOUNT

1 40,580.00 40,580.00

TOTAL

**\$40,580.00**

Accepted By

Accepted Date



**2019 CAPITAL IMPROVEMENT/EQUIPMENT PROGRAM (CIP/CEP)**

<b>Department:</b> Police Department	<b>Contact Person:</b> Chief Steven Anderson
<b>Request Title:</b> High-Speed Garage Door Replacement	
<b>General Description:</b> Purchase of two (2) Hormann Steel Ranger 9000 overhead speed doors as replacements for the existing high-speed overhead garage doors at the Police Department.	
<p><b>Justification and Intent:</b></p> <p>The existing high-speed overhead garage doors and motors at the Police Department are original to the facility since its construction in 2003. The doors, which are located on the east and west entrances to the fleet garage, are the main entrance and exit for the majority of the Police Department's fleet and, as such, are cycled multiple times each day. These originally-installed doors are rated for 100,000 lifts. As of August 29, 2018, the west garage door had 474,000 lifts and the east door had 358,026 lifts--far exceeding the rated limit.</p> <p>Over the past several years, the doors have become increasingly unreliable--experiencing a number of functional failures requiring the need for service and costly repairs. More recently, the east door/motor became disabled and in need of repair. We were advised at that time that a major component to the entire system broke and that the replacement parts were no longer available. Complete repairs were not made; however, adequate adjustments were made in an attempt to keep the door functional until a system replacement could be obtained.</p> <p>Due to the age of both doors, the excessive amount of lifts on both doors, and the inability to obtain replacement parts, the Department is recommending to replace both overhead doors/motors.</p>	
<b>Description of Alternatives:</b> The Police Department received a quote to repair the east door with procurement parts in the amount of \$13,360. However, acceptance of the quote would not guarantee fulfillment of future service needs due to the unavailability of replacement parts. The west door, with considerably more lifts, would continue operational with the hope that no additional issues are experienced rendering it completely inoperable due to the lack of replacement parts.	
<b>Description of Disposal, if Applicable:</b> The existing doors would either be removed by the company providing replacement doors, recycled, or pieced out--whichever option is most practical.	
<b>Impact on other Projects:</b> N/A	
<p><b>Cost Analysis:</b> (Quotes, estimates, breakdown of potential cost and how you arrived here)</p> <p>OPTION #1 2019--\$42,680 (replacement of both overhead garage doors)</p> <p>OPTION #2 2019 -- \$21,340 (replace east overhead garage door) 2020 -- \$21,340 (replace west overhead garage door)</p>	
<b>Annual Impact on Operating Budget:</b> (Will we have an additional reoccurring operating cost?) N/A	



## COMMON COUNCIL REPORT

**Item:** Certified Survey Map - 10650 S. Oakview Parkway / 280 W. Oakview Parkway and 200 W. Oakview Parkway

**Recommendation:** That the Council adopts Resolution No. 12051-040119, a resolution approving a Certified Survey Map for Erica-Nicole Harris, Wispark LLC, for the properties at 10650 S. Oakview Parkway / 280 W. Oakview Parkway and 200 W. Oakview Parkway.

**Fiscal Impact:** The proposed CSM will divide an existing manufacturing lot into two (2) manufacturing lots of conforming size for future development, and will slightly increase the size of an adjacent existing manufacturing lot within OakView Business Park. Development of all lots will yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. These properties are part of TID 8.

- 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 is requesting approval for a Certified Survey Map (CSM) to divide and reconfigure the properties at 10650 S. Oakview Parkway / 280 W. Oakview Parkway and 200 W. Oakview Parkway into three (3) conforming manufacturing/industrial development lots. Lots 1 and 2 will be created from the larger parcel (Lot 3 of CSM 9044); and the boundary line for Lot 3 will be moved slightly west (by 40 feet), thus increasing the size of the existing lot by just under one (1) acre. The CSM does not make mention of tree preservation areas as part of the overall PUD, particularly in the vicinity of Mardeand Park; however, the Applicant is aware of this and staff will continue to work with them to address this concern.

The Plan Commission reviewed the CSM proposal at their meeting on March 26, 2019, and recommend 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.

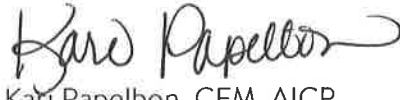
**Options/Alternatives:** Council has the discretion to modify the conditions of Certified Survey Map approval, or deny the request. Disapproval will likely result in the existing condition of the property to remain as two undeveloped manufacturing properties within OakView Business Park.

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Kari Papellon, CFM, AICP  
Planner

Fiscal Review:



Bridget M. Souffrant  
Finance Director/Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Resolution 12051-040119

Location Map

CSM 9044 (for reference)

Certified Survey Map (Sheets 1-5)

RESOLUTION NO. 12051-040119

BY: \_\_\_\_\_

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
ERICA-NICOLE HARRIS, WISPARK LLC

10650 S. OAKVIEW PARKWAY / 280 W. OAKVIEW PARKWAY AND  
200 W. OAKVIEW PARKWAY  
(5<sup>th</sup> Aldermanic District)

WHEREAS, ERICA-NICOLE HARRIS, WISPARK LLC, 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 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 conditions:

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  
1<sup>st</sup> day of April, 2019.

Passed and adopted this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
President, Common Council

Approved this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

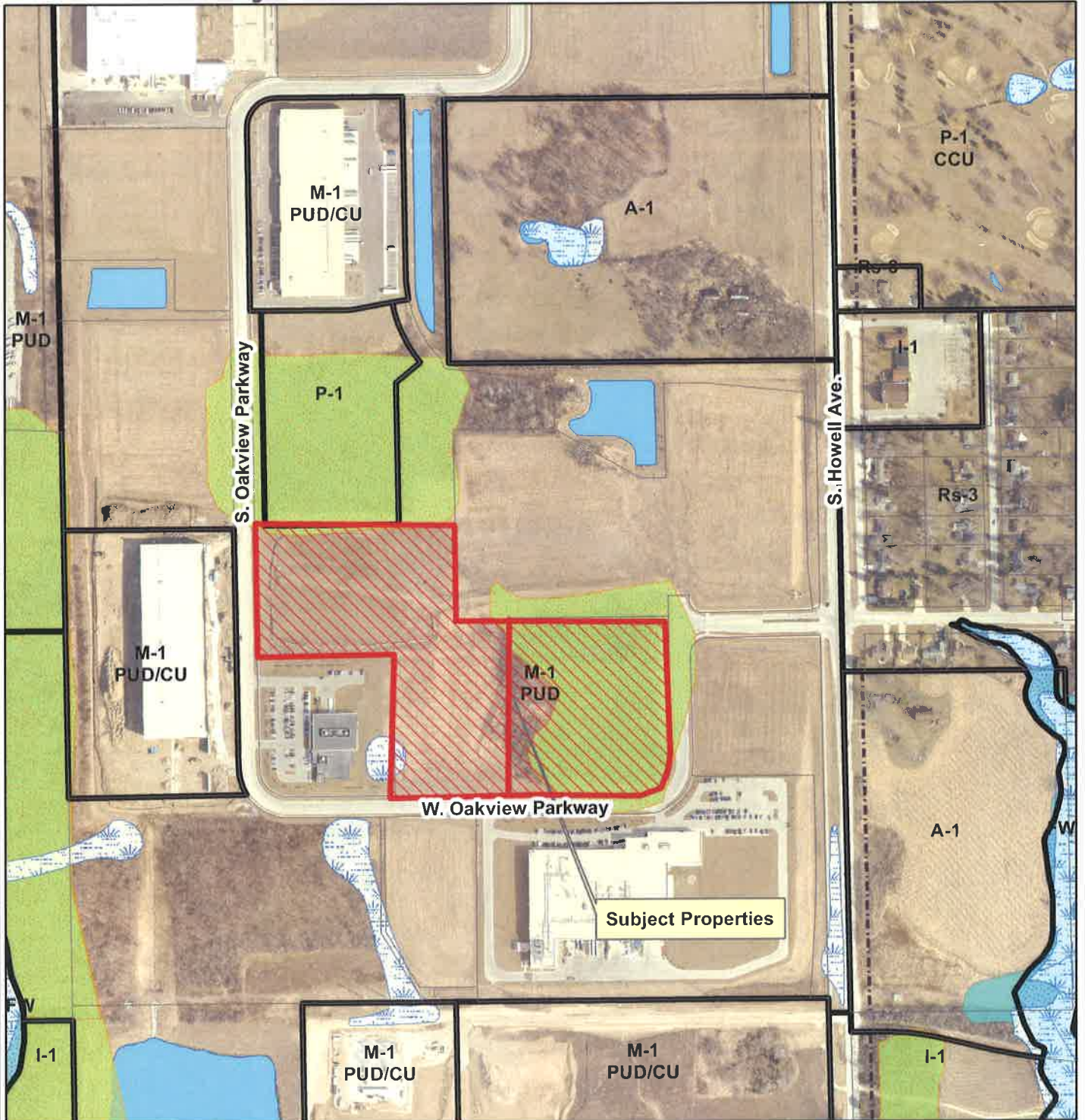
\_\_\_\_\_  
City Clerk

VOTE: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

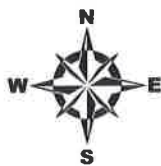


# Location Map


10650 S. Oakview Pkwy. / 280 W. Oakview Pkwy. & 200 W. Oakview Pkwy.



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



### Legend

-  DNR Wetland Inventory
-  Official Street Pattern

Department of Community Development

FOR REFERENCE

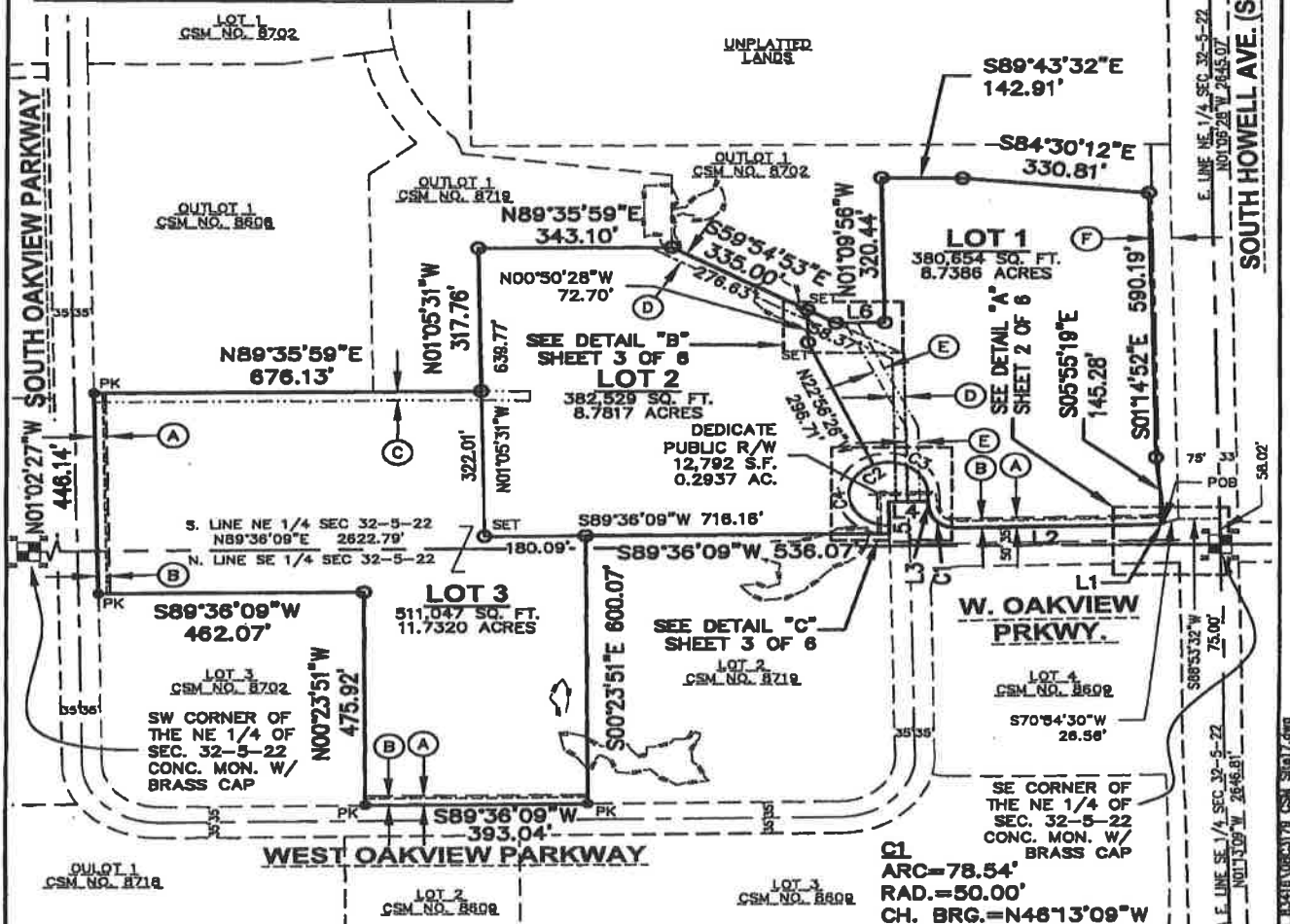
**CERTIFIED SURVEY MAP No. 9044**

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719, LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°54'30"W	10.83'
L2	S88°46'51"W	354.51'
L3	N01°13'09"W	10.00'
L4	S88°46'51"W	70.00'
L5	S01°13'09"E	70.22'
L6	N89°09'32"E	86.28'



NE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



- (A) 20' WIDE GENERAL UTILITY AND SIDEWALK/PATH EASEMENT PER CSM NO. 8608
- (B) 15' ELECTRIC AND COMMUNICATIONS DISTRIBUTION EASEMENT PER DOC. NO. 10385343
- (C) 20' SANITARY SEWER EASEMENT PER CSM NO. 8608
- (D) 20' WATER MAIN EASEMENT PER CSM NO. 8608
- (E) STORM POND, DRAINAGE AND STORM SEWER EASEMENT PER CSM NO. 8608
- (F) WISDOT ROAD RESERVATION PER CSM NO. 8608



5/20/18

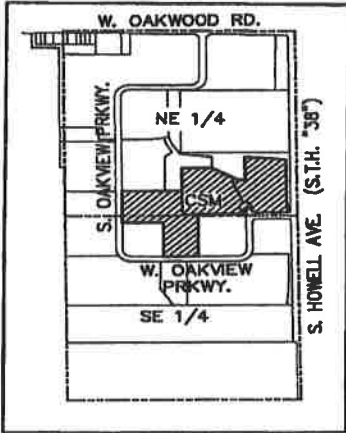
DATED THIS 20th DAY OF MAY, 2018  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 8

FOR REFERENCE

CERTIFIED SURVEY MAP No. 9044

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719, LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



VICINITY MAP  
NE 1/4 SEC. 32-5-22  
SE 1/4 SEC. 32-5-22  
SCALE: 1"=2000'

LEGEND:

- 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- PK ● PK NAIL ON PAVEMENT FOUND & ACCEPTED
- SET ○ 1"x18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.
- PKS ● PK NAIL SET ON PAVEMENT
- WETLAND, SEE NOTE BELOW SEE DETAILS ON SHEET 4 OF 6

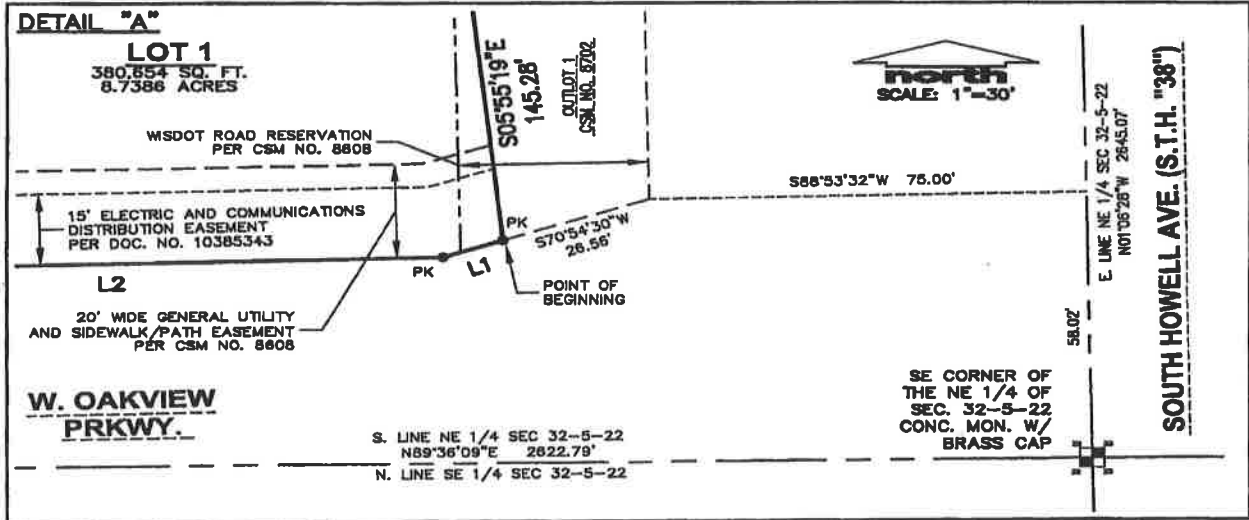
PREPARED FOR:

WISPAK LLC  
301 WEST WISCONSIN AVENUE  
SUITE 400  
MILWAUKEE, WI 53203

PREPARED BY:

**JSD** *Professional Services, Inc.*  
\* Registered \* Burleson \* Wisconsin  
MILWAUKEE REGIONAL OFFICE  
W226 N1910 DUBBE ROAD, SUITE 100  
WALKERSA, WISCONSIN 53188  
262.613.0068 PHONE / 262.613.1223 FAX

CURVE TABLE						
CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C2	R/W	329.87'	70.00'	S43°46'51"W	98.99'	270°00'00"
C3	LOT 1	138.49'	70.00'	N57°04'47.5"W	115.87'	111°43'17"
C4	LOT 2	193.37'	70.00'	S12°04'47.5"E	137.49'	158°16'43"



NOTES:

CERTIFIED SURVEY MAP NO. 8719 RECORDED ON AUGUST 31, 2015 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. 10404590.

WETLAND LOCATIONS BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 11, 2017 AS PREPARED BY DAVE MEYER, WETLAND & WATERWAY CONSULTING, LLC.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 01°06'28" WEST.

PROJECT CONVERSION FACTOR: GRID/0.99994301 = GROUND  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

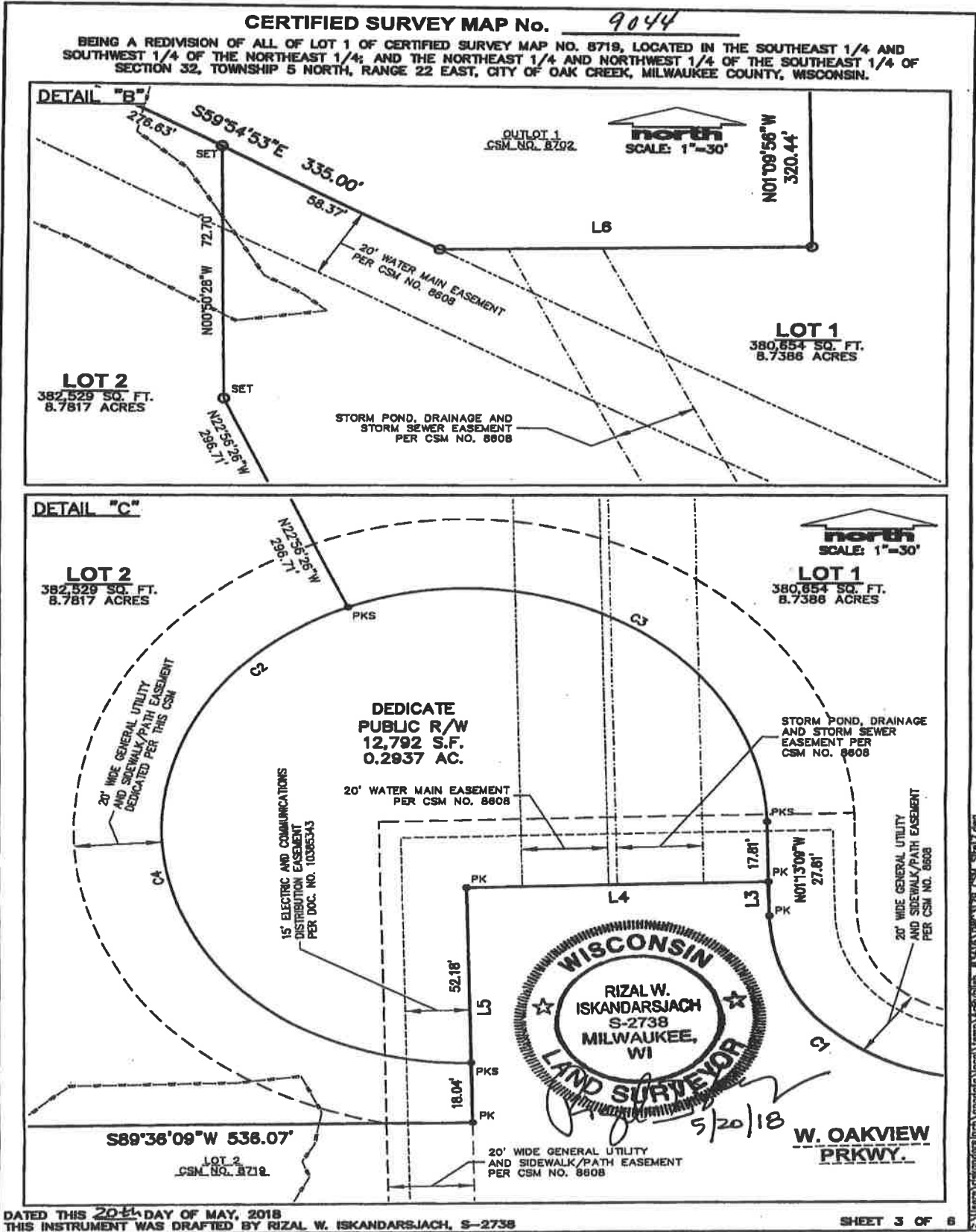
ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS 20<sup>th</sup> DAY OF MAY, 2018  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



FOR REFERENCE

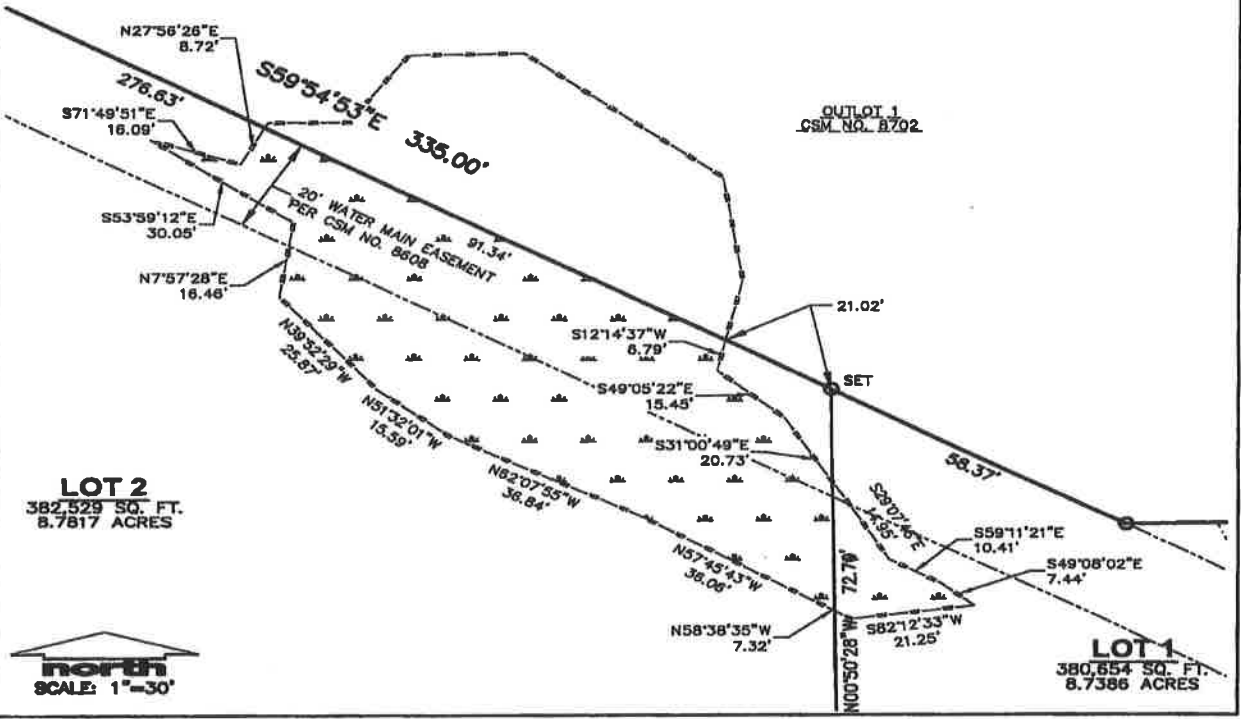


FOR REFERENCE

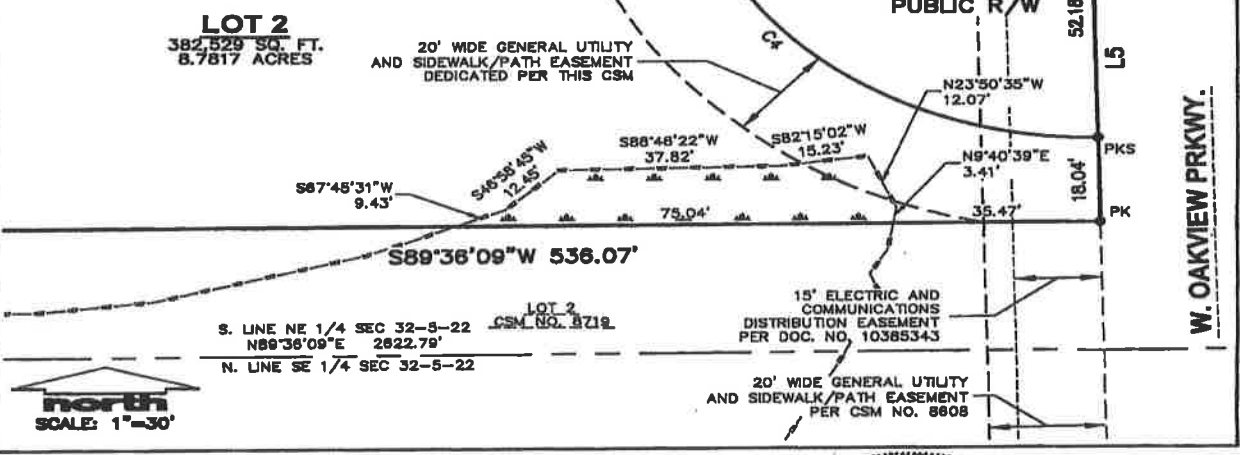
**CERTIFIED SURVEY MAP No. 9044**

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719, LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**WETLAND DETAIL**



**WETLAND DETAIL**



DATED THIS 20th DAY OF MAY, 2018  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 4 OF 8

FOR REFERENCE

CERTIFIED SURVEY MAP No. 9044

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719, LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

State of Wisconsin )  
 ) SS  
 Milwaukee County )

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a redivision of all of Lot 1 of Certified Survey Map No. 8719, located in the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4; and Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 32, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence North 01°06'28" West along the east line of said Northeast 1/4 section, 58.02 feet; thence South 88°53'32" West, 75.00 feet to the west line of South Howell Avenue (State Trunk Highway "38") and a southeast corner of Outlot 1 of Certified Survey Map No. 8702; thence South 70°54'30" West along the south line of said Outlot 1 and along the northerly line of West Oakview Parkway, 26.56 feet to a southwest corner of said Outlot 1 and the point of beginning;

Thence continuing South 70°54'30" West along said northerly line, 10.83 feet; thence South 88°46'51" West along said northerly line, 354.51 feet to a point of curve; thence northwesterly 78.54 feet along said northerly line and along the arc of said curve to the right whose radius is 50.00 feet and whose chord bears North 46°13'09" West, 70.71 feet to a point of tangency; thence North 01°13'09" West along said northerly line, 10.00 feet; thence South 88°46'51" West along said northerly line, 70.00 feet to the westerly line of said West Oakview Parkway; thence South 01°13'09" East along said westerly line, 70.22 feet to the northeast corner of Lot 2 of said Certified Survey Map No. 8719; thence South 89°36'09" West along the north line of said Lot 2, 536.07 feet to the northwest corner of said Lot 2; thence South 00°23'51" East along the west line of said Lot 2, 600.07 feet to the southwest corner of said Lot 2 and the northerly line of said West Oakview Parkway; thence South 89°36'09" West along said northerly line, 393.04 feet to the southeast corner of Lot 3 of said Certified Survey Map No. 8702; thence North 00°23'51" West along the east line of said Lot 3, 475.92 feet to the northeast corner of said Lot 3; thence South 89°36'09" West along the north line of said Lot 3, 462.07 feet to the northwest corner of said Lot 3 and the east line of South Oakview Parkway; thence North 01°02'27" West along said east line, 446.14 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 8608; thence North 89°35'59" East along the south line of said Outlot 1 and then along the south line of Outlot 1 of Certified Survey Map No. 8719, 676.13 feet to the southeast corner of Outlot 1 said Certified Survey Map No. 8719; thence North 01°05'31" West along the east line of said Outlot 1, 317.76 feet to the southeasterly corner of said Outlot 1; thence North 89°35'59" East along the south line of said Outlot 1, 343.10 feet to a southeast corner of said Outlot 1; thence South 59°54'53" East along the southerly line of Outlot 1 of said Certified Survey Map No. 8702, 335.00 feet; thence North 89°09'32" East along said southerly line, 86.28 feet; thence North 01°09'56" West along said southerly line, 320.44 feet; thence South 89°43'32" East along said southerly line, 142.91 feet; thence South 84°30'12" East along said southerly line, 330.81 feet to the westerly line of said Outlot 1; thence South 01°14'52" East along said westerly line, 590.19 feet; thence South 05°55'19" East along said westerly line, 145.28 feet to point of beginning.

Containing in all 1,287,019 square feet (29.5459 acres) of land, more or less.


All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of WISPARK LLC, a Wisconsin limited liability company, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps in surveying, dividing and mapping the same.

DATED THIS 20<sup>th</sup> DAY OF MAY, 2018

  
 Rizal W. Iskandarsjach, P.L.S.  
 Professional Land Surveyor, S-2738



C:\Users\iskandarsjach\Documents\Map\Map\Public\3-0418\0418\0418\_0517.dwg

FOR REFERENCE

**CERTIFIED SURVEY MAP No. 9044**

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719, LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**OWNERS' CERTIFICATES**

WISPARK LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

WISPARK LLC

Scott J. Lauber  
Scott J. Lauber, President

May 29, 2018  
Date

State of Wisconsin )  
Milwaukee County ) SS

Personally came before me this 29 day of May, 2018, the above named Scott J. Lauber, the President of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

Susan L. Waryala (sign)  
Susan L. Waryala (print)  
Notary Public, Milwaukee County, Wisconsin  
My Commission Expires 2/2/2021



**PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this 24<sup>th</sup> day of April, 2018.

Daniel J. Bukiewicz  
Dan Bukiewicz, Chairman 6/1/18  
Date

Douglas Seymour  
Douglas Seymour, Secretary 6/1/18  
Date

**COMMON COUNCIL APPROVAL**

This Certified Survey Map is approved and public right-of-way dedication is accepted by the Common Council of the City of Oak Creek, on this 1<sup>st</sup> day of MAY, 2018, by Resolution Number 11938-050118.

Daniel J. Bukiewicz  
Dan Bukiewicz, Mayor 6/1/18  
Date

Catherine Roeske  
Catherine Roeske, City Clerk 6/1/18  
Date

DOC. # 10786045

RECORDED:  
06/18/2018 08:45 AM  
JOHN LA FAVE  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00



DATED THIS 20<sup>th</sup> DAY OF MAY, 2018  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 6 OF 6

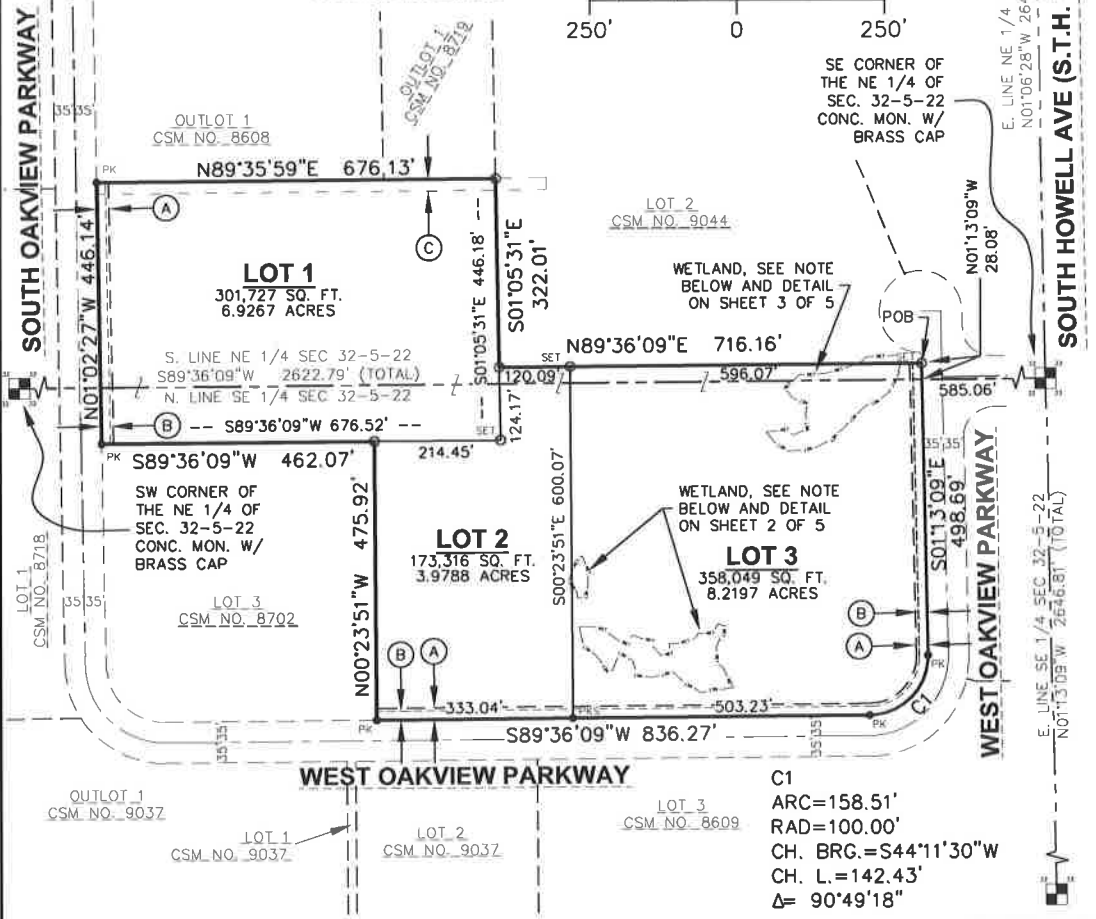
**CERTIFIED SURVEY MAP No.**

BEING A REDIVISION OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9044, A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8719, A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8702; LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

- (A) 20' WIDE GENERAL UTILITY AND SIDEWALK/PATH EASEMENT PER CSM NO. 8608 (DOC. NO. 10364225)
- (B) 15' ELECTRIC AND COMMUNICATIONS DISTRIBUTION EASEMENT PER DOC. NO. 10385343
- (C) 20' SANITARY SEWER EASEMENT PER CSM NO. 8608 (DOC. NO. 10364225)

**PREPARED FOR:**  
 WISPARK LLC  
 231 W. MICHIGAN ST.  
 P423  
 MILWAUKEE, WI 53203

**PREPARED BY:**  
  
 JSD PROFESSIONAL SERVICES, INC.  
 1025 W. WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE REGIONAL OFFICE  
 1025 W. WISCONSIN AVENUE, SUITE 100  
 WAUKESHA, WISCONSIN 53188  
 262.513.0668 PHONE | 262.513.1232 FAX



C1  
 ARC=158.51'  
 RAD=100.00'  
 CH. BRG.=S44°11'30"W  
 CH. L.=142.43'  
 Δ= 90°49'18"

**NOTES:**

CERTIFIED SURVEY MAP NO. 9044 RECORDED ON JUNE 6, 2018 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. NO. 10786045.  
 CERTIFIED SURVEY MAP NO. 8719 RECORDED ON AUGUST 31, 2015 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. NO. 10494590.  
 CERTIFIED SURVEY MAP NO. 8702 RECORDED ON JUNE 15, 2015 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. NO. 10470264.  
 WETLAND LOCATION BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 11, 2017 AS PREPARED BY DAVE MEYER, WETLAND & WATERWAY CONSULTING, LLC.  
 THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

**BEARING BASIS:**

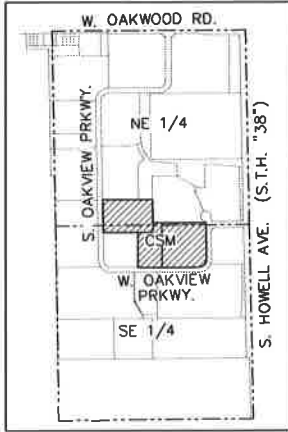
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 01°06'28" WEST.  
 PROJECT CONVERSION FACTOR: GRID/0.99994301 = GROUND  
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
 ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.  
 ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.  
 DATED THIS \_\_\_\_ DAY OF MARCH, 2019  
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

J:\JSD Projects\0803179 Oak Creek BP\dwg\0803179 CSM Site21.dwg



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9044, A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8719, A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8702; LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

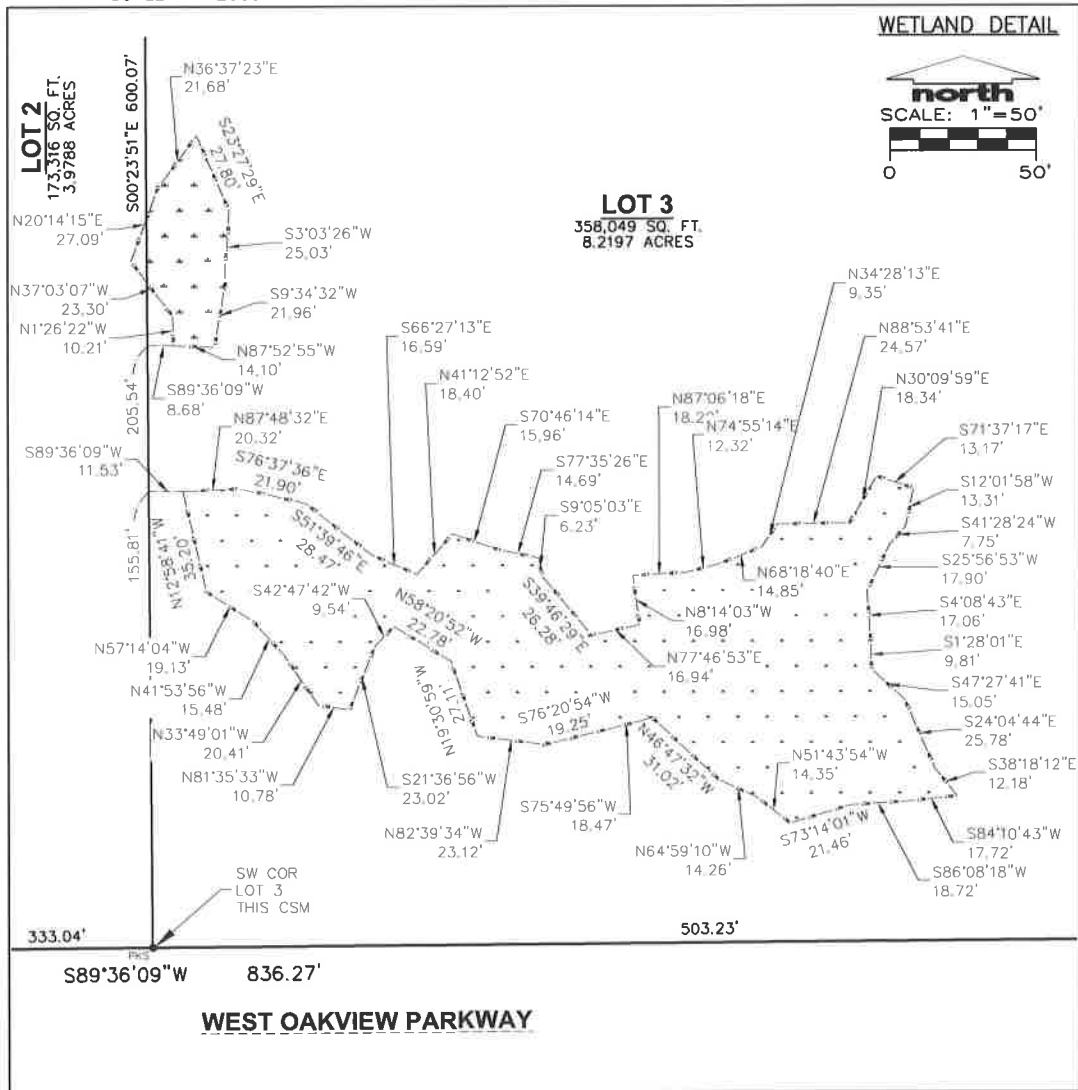


**VICINITY MAP**

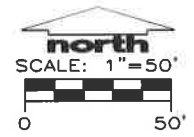
NE 1/4 & SE 1/4 SEC. 32-5-22  
SCALE: 1"=2000'

**LEGEND:**

- 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- PK ● PK NAIL ON PAVEMENT FOUND & ACCEPTED
- SET ○ 1"x18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.
- PKS ● PK NAIL SET ON PAVEMENT
- - - DELINEATED WETLAND



**WETLAND DETAIL**



J:\USD Projects\08C3179 Oak Creek BP\Gmg\08C3179 CSM Site21.dwg

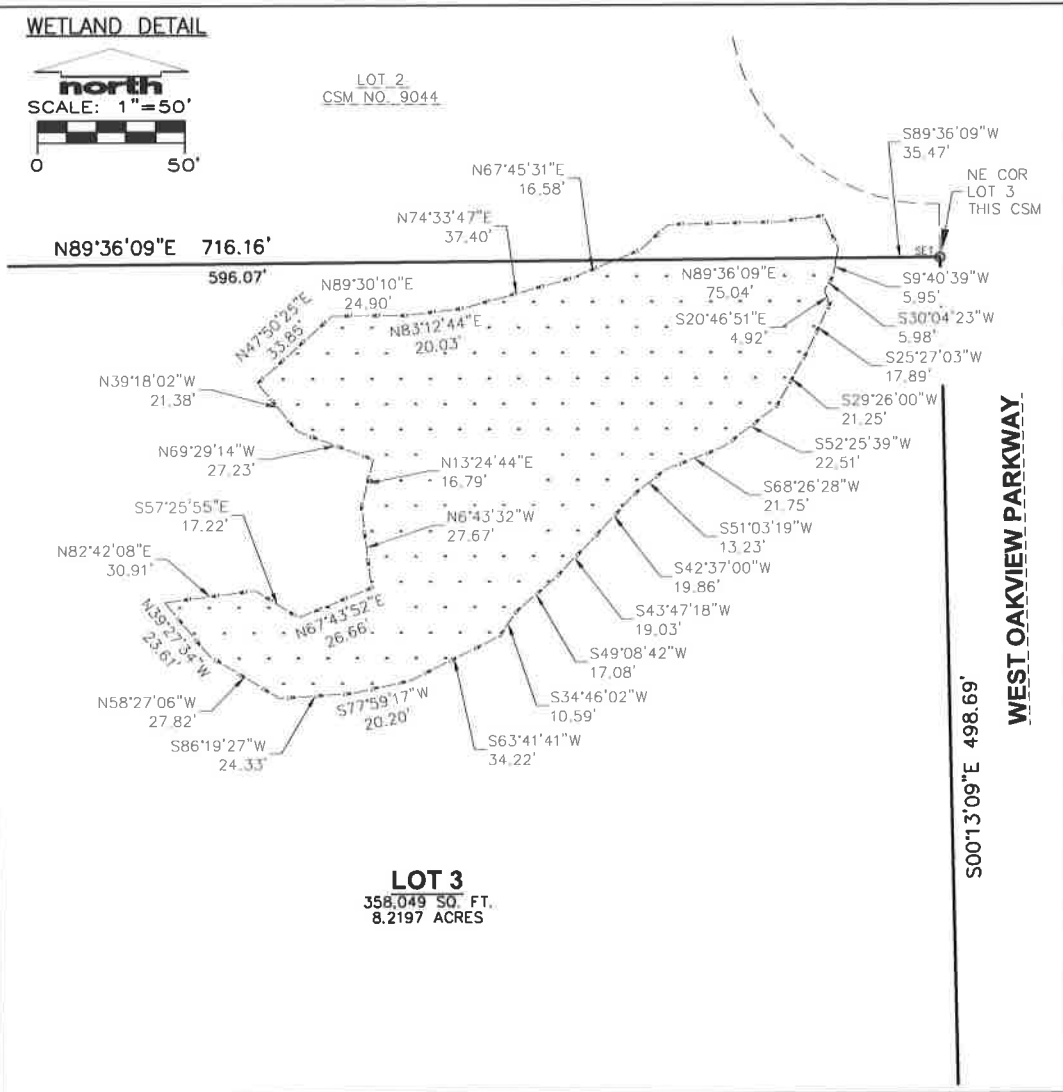
**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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**WETLAND DETAIL**



LOT 2  
CSM NO. 9044



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9044, A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8719, A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8702; LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

State of Wisconsin )  
                          ) SS  
Milwaukee County )

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a redivision of all of Lot 3 of Certified Survey Map No. 9044, a redivision of all of Lot 1 of Certified Survey Map No. 8719; and all of Lot 2 of Certified Survey Map No. 8719, being a redivision of Lot 2 of Certified Survey Map No. 8702; located in the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4; and Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 32, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence South 89°36'09" West along the south line of said Northeast 1/4 section, 585.06 feet to the westerly line of West Oakview Parkway; thence North 01°13'09" West along said westerly line, 28.08 feet to the southeast corner of Lot 2 of Certified Survey Map 9044 and the point of beginning;

Thence South 01°13'09" East along said westerly line, 498.69 feet to a point of curve; thence southwesterly 158.51 feet along the northerly line of said West Oakview Parkway and along the arc of said curve to the right whose radius is 100.00 feet and whose chord bears South 44°11'30" West, 142.43 feet; thence South 89°36'09" West along said northerly line, 836.27 feet to the southeast corner of Lot 3 of Certified Survey Map No. 8702; thence North 00°23'51" West along the east line of said Lot 3, 475.92 feet to the northeast corner of said Lot 3; thence South 89°36'09" West along the north line of said Lot 3, 462.07 feet to the northwest corner of said Lot 3 and the easterly line of South Oakview Parkway; thence North 01°02'27" West along said easterly line, 446.14 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 8608; thence North 89°35'59" East along the south line of said Outlot 1 and then along the south line of Outlot 1 of said Certified Survey Map No. 8719, 676.13 feet to the southeast corner of said Outlot 1 and the west line of Lot 2 of said Certified Survey Map No. 9044; thence South 01°05'31" East along the west line of said Lot 2, 322.01 feet to the southwest corner of said Lot 2; thence North 89°36'09" East along the south line of said Lot 2, 716.16 feet to point of beginning.

Containing in all 833,092 square feet (19.1252 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of Wispark LLC, a Wisconsin limited liability company, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps in surveying, dividing and mapping the same.

DATED THIS \_\_\_\_\_ DAY OF MARCH, 2019

\_\_\_\_\_  
Rizal W. Iskandarsjach, P.L.S.  
Professional Land Surveyor, S-2738

J:\USD Projects\0803179 Oak Creek BP\0803179 CSU Sit21.dwg

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9044, A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8719; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8719, A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8702; LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**OWNERS' CERTIFICATES**

Wispark LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

Wispark LLC

\_\_\_\_\_ Scott J. Lauber, President \_\_\_\_\_ Date

State of Wisconsin )  
                                  ) SS  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, the above named Scott J. Lauber, the President of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

\_\_\_\_\_  
\_\_\_\_\_ (sign)  
\_\_\_\_\_ (print)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_ Dan Bukiewicz, Chairman \_\_\_\_\_ Date

\_\_\_\_\_ Douglas Seymour, Secretary \_\_\_\_\_ Date

**COMMON COUNCIL APPROVAL**

This Certified Survey Map is approved by the Common Council of the City of Oak Creek, on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Resolution Number \_\_\_\_\_.

\_\_\_\_\_ Dan Bukiewicz, Mayor \_\_\_\_\_ Date

\_\_\_\_\_ Catherine Roeske, City Clerk \_\_\_\_\_ Date

J:\ISD Projects\08C3178 Oak Creek BP\dmg\08C3178 CSM Site21.dwg

## COMMON COUNCIL REPORT

**Item:** Certified Survey Map - 9620 S. Shepard Ave.

**Recommendation:** That the Council adopts Resolution No. 12050-040119, a resolution approving a Certified Survey Map for Brad Schmidt, Brad Schmidt Properties LLC, for the property at 9620 S. Shepard Ave.

**Fiscal Impact:** The proposed division will result in two (2) single family residential lots. Lot 1 will retain the existing single-family home. Lot 2 will be developed with a new single family residential dwelling for sale. Development of Lot 2 will yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. Renovation of the existing home on Lot 1 will also yield positive fiscal impacts in terms of assessed value and permit 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 (and current property owner) is requesting approval of a Certified Survey Map (CSM) to divide the property at 9620 S. Shepard Ave. into two (2) conforming single-family residential lots. Each lot will be 0.35 acres post-division, and Lot 1 will retain the existing dwelling. Utility laterals will need to be installed, and a grading plan submitted, for Lot 2. Additionally, staff has noted that the existing home on Lot 1 experiences drainage issues. It is recommended that a private system to address this issue is installed.

Council will note that the CSM includes a 30-foot-wide road reservation along S. Wintergreen Drive per CSM 1047. This reservation is not the same as a dedication, nor does it appear on the Official Map. After discussion with the Engineering Department, it was determined that this road reservation is no longer needed. Therefore, the CSM may be revised to remove the reservation.

The Plan Commission reviewed the CSM proposal at their meeting on March 26, 2019, and recommend approval with the following conditions:

1. That the 30-foot-wide future road reservation along South Wintergreen Drive is removed from the map prior to recording.
2. 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. Disapproval will likely result in the existing condition of the property to remain as one developed single family residential lot.

---

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 12050-040119

Location Map

Certified Survey Map (Sheets 1-3)

RESOLUTION NO. 12050-040119

BY: \_\_\_\_\_

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
BRAD SCHMIDT, BRAD SCHMIDT PROPERTIES LLC

9620 S. Shepard Avenue  
(3<sup>rd</sup> Aldermanic District)

WHEREAS, BRAD SCHMIDT, BRAD SCHMIDT PROPERTIES LLC, 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 30-foot-wide future road reservation along South Wintergreen Drive is removed from the map prior to recording.
2. 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 conditions:

1. That the 30-foot-wide future road reservation along South Wintergreen Drive is removed from the map prior to recording.
2. 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 1<sup>st</sup> day of April, 2019.

Passed and adopted this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_  
President, Common Council

Approved this 1<sup>st</sup> day of April, 2019.

\_\_\_\_\_

ATTEST:

Mayor

\_\_\_\_\_  
City Clerk

VOTE: Ayes \_\_\_\_\_ Noes \_\_\_\_\_



# Location Map

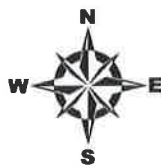
## 9620 S. Shepard Ave.





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



Department of Community Development



### Legend

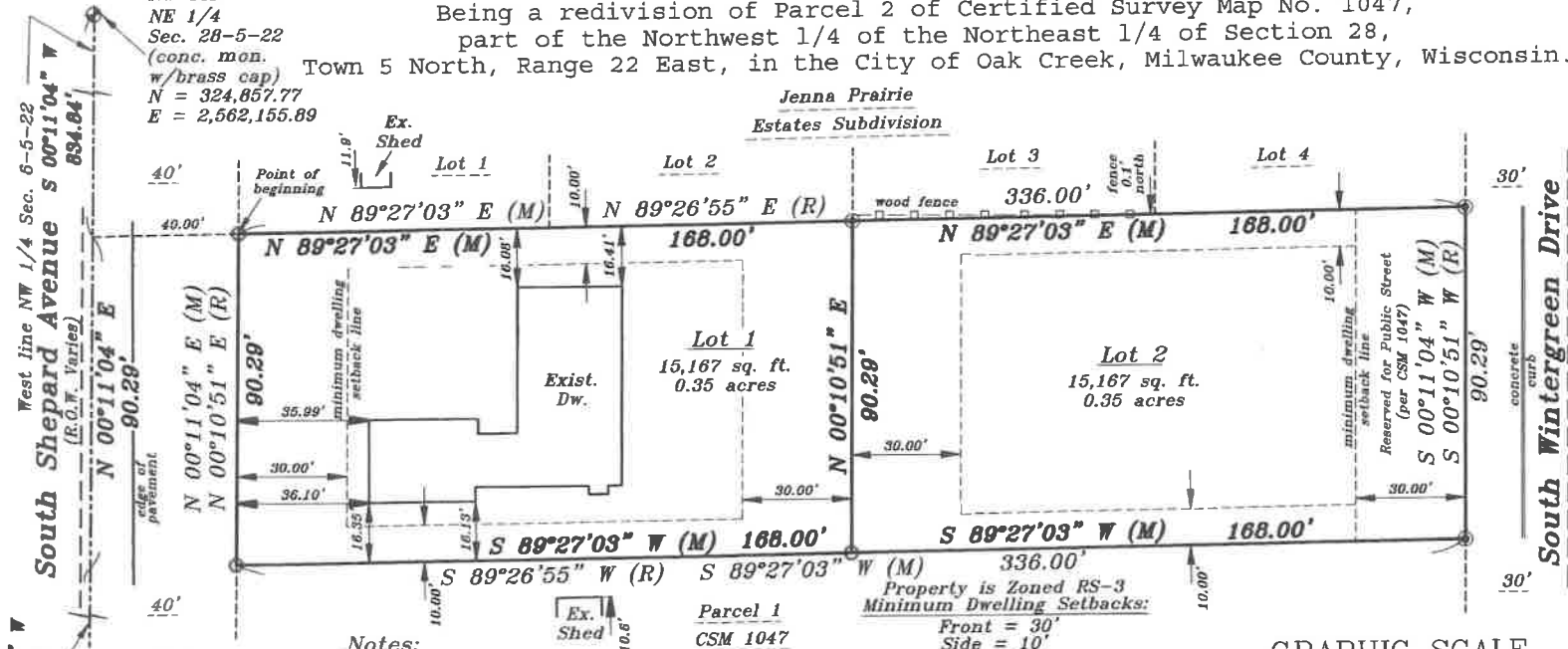
-  9620 S. Shepard Ave.
-  Environmental Corridor
-  Officially Mapped Streets

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

NW Cor.  
NE 1/4  
Sec. 28-5-22  
(conc. mon.  
w/brass cap)  
N = 324,857.77  
E = 2,562,155.89

Being a redivision of Parcel 2 of Certified Survey Map No. 1047,  
part of the Northwest 1/4 of the Northeast 1/4 of Section 28,  
Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Jenna Prairie  
Estates Subdivision



West line NW 1/4 Sec. 6-5-22  
South Shepard Avenue S 00°11'04" W  
(R.O.W. Varies) 834.04'  
N 00°11'04" E 90.29'  
N 00°11'04" E (M) 90.29'  
N 00°10'51" E (R) 90.29'  
S 00°11'04" W 1716.69'

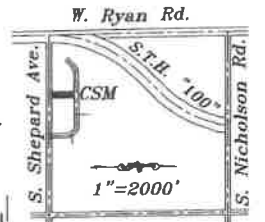
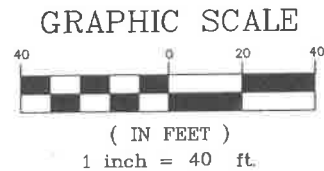
SW Cor.  
NE 1/4  
Sec. 28-5-22  
(conc. mon.  
w/brass cap)  
N = 322,216.11  
E = 2,562,147.39

- Notes:**
- ⊙ Denotes 1" iron pipe found and accepted.
  - Denotes 1"x24" iron pipe, 1.13 lbs/lin. ft. set.

(M)-Measured bearing  
(R)-Recorded bearing(per CSM 1047)

Parcel 1  
CSM 1047  
Property is Zoned RS-3  
Minimum Dwelling Setbacks:  
Front = 30'  
Side = 10'  
Rear = 30'

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27)(Jan. 2017) with the West line of the NE 1/4 of Sec. 28-5-22 having an assumed bearing of N 0°11'04" E.



E. Fitzsimmons Rd.  
Vicinity Map  
NE 1/4 Sec. 28-5-22

North

Scale: 1"=40'



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a Redivision of Parcel 2 of Certified Survey Map NO. 1047, part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 2 of Certified Survey Map No. 1047, part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded & described as follows:

Commencing at the Northwest corner of said Northeast 1/4; thence S00°11'04"W along the West line of said Northeast 1/4, 834.84 feet; thence N89°27'03"E, 40.00 feet to a point on the east right-of-way line of South Shepard Avenue and the point of beginning; thence continuing N89°27'03"E, 336.00 feet; thence S00°11'04"W, 90.29 feet; thence S89°27'03"W, 336.00 feet; thence N00°11'04"E, 90.29 feet to the point of beginning.

Said lands containing 30,334 square feet (0.70 acres).

That I have made such survey, land division and map by the direction of Bradley Schmidt, owner 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 State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same.

February 14, 2019  
Date



\_\_\_\_\_  
Dennis C. Sauer  
Professional Land Surveyor S-2421



PREPARED FOR:  
Bradley Schmidt  
810 East Oakwood Road  
Oak Creek, WI 53154

PREPARED BY: Dennis C Sauer  
Metropolitan Survey Service, Inc.  
9415 W Forest Home Ave, #202  
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a Redivision of Parcel 2 of Certified Survey Map NO. 1047, part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Bradley Schmidt, as owner, do hereby certify that I have 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 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Bradley Schmidt, Owner

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Bradley Schmidt, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public-State of Wisconsin  
My Commission Expires: \_\_\_\_\_

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Daniel J Bukiewicz, Chairman  
City of Oak Creek

\_\_\_\_\_  
Douglas W. Seymour, Corresponding  
Secretary, City of Oak Creek

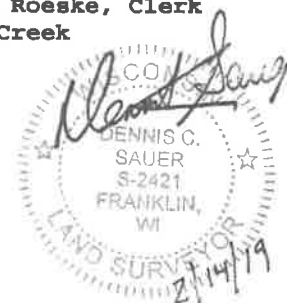
COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Daniel J Bukiewicz, Mayor  
City of Oak Creek

\_\_\_\_\_  
Catherine A. Roeske, Clerk  
City of Oak Creek

THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. S-2421





## COMMON COUNCIL REPORT

**Item:** License Committee Report

**Recommendation:** That the Common Council grant the various license requests as listed on the 4/1/19 License Committee Report.

**Fiscal Impact:** License fees in the amount of \$1,750 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

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### Background:

The License Committee met on 3/26/19. Recommendations are as follows:

1. Grant an Operator's license to Jennifer K. K. Smith, 2100 Georgia Ave., Racine (Sidetracked).
2. Grant a Special Event permit to Carolyn Bukiewicz for the Oak Creek Celebration Commission Community Easter Egg Hunt event to be held on April 13, 2019.
3. Grant a Special Event permit to Anastasia J. Sagan for the Oak Creek East Middle School Stand Out in OC event to be held on May 4, 2019.
4. Grant a Special Event permit to Brooke Stewart for the Chick-fil-A Leader Academy and FBLA Run/Walk event to be held on May 11, 2019.
5. Grant a Special Event permit to Kristin Craig, City of Oak Creek Tourism Commission for the Food Truck Tour events to be held in Drexel Town Square on May 22, June 26, July 17, August 28, and September 25, 2019.
6. Grant a Special Event permit to Kristin Craig, City of Oak Creek Tourism Commission for the Oak Creek Beer Garden #1 to be held at Abendschein Park on June 6-9, 2019.
7. Grant a Special Event permit to Kristin Craig, City of Oak Creek Tourism Commission for the Outdoor Movie Night events to be held in Drexel Town Square on June 28, July 26, and August 16, 2019.
8. Grant a Special Event permit to Kristin Craig, City of Oak Creek Tourism Commission for the Dog Days at Drexel event to be held in Drexel Town Square on July 12 and 13, 2019.

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9. Grant a Special Event permit to Kristin Craig, City of Oak Creek Tourism Commission for the Oak Creek Beer Garden #2 to be held at Lake Vista Park on August 8-11, 2019.

10. Grant a Special Event permit to Marta Bianchini, Cubanitas, for a Cuban Day Festival to be held in Drexel Town Square on June 23, 2019.

11. Grant a Special Event permit to Cheryl Anchondo, Harvest Community Church, for the Concert on the Square event to be held in Drexel Town Square on August 4, 2019.

The following items were received after the License Committee met. Tentative recommendations are as follows (favorable background reports received):

12. Grant an Operator's license to:

- \* Christopher T. Ranallo, 3729 15<sup>th</sup> St., Kenosha (Meijer)
- \* Kenneth T. Johnson, 3739 S. Packard Ave., St. Francis (South Shore Cinemas)
- \* Antonia Leon, 8739 S. Oak Park Dr., Oak Creek (Gary's Beer & Liquor)
- \* Erica R. Christensen, 11100 W. Janesville Rd., Hales Corners (Legion)
- \* Brian M. Moczynski, 1321 W. Daniel Ln., Oak Creek (Gary's Beer & Liquor)
- \* Sarah K. Grudich, 9737 S. Shepard Ave., Oak Creek (Sidetracked)
- \* Melissa Venancio-Leonard, 6228 S. Creekside Dr., Cudahy (Aldi)
- \* Charlene M. Kritch, 1020 E. Waterford Ave., Milwaukee (Water Street Brewery)
- \* Richard D. Schutte, 2954 W. Briarwood Dr., Franklin (South Shore Cinemas)
- \* Genesis M. Gomez, 827 W. Holt Ave., Milwaukee (Meijer)
- \* Christopher D. Jacobi, 8813 Vista Dr., Caledonia (Walgreens)

13. Grant a Change of Agent to Mega Marts, LLC dba Pick 'n Save #348, 6462 S. 27<sup>th</sup> St., from Matthew Meyer to Jennifer Holmes, 2415 S. 27<sup>th</sup> St., Oak Creek.

14. Grant an Amusement Operator and Amusement Devices license to Bruce C. Dentice, Sam's Amusement Company, 930 Washington Rd., Kenosha.

15. Grant an extension of premise to Marc Bianchini, Cubanitas, extending their alcohol license premise into Drexel Town Square for their Cuban Day Festival to be held in Drexel Town Square on June 23, 2019.

**Options/Alternatives:** None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



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 cursive.

Bridget M. Souffrant

Assistant City Administrator/Comptroller

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Attachments: None



## COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the March 26, 2019 Vendor Summary Report in the total of \$260,399.40.

Fiscal Impact: Total claims paid of \$260,399.40.

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. \$66,700.98 to Benistar (pg #3) for Medicare supplement insurance.
2. \$12,214.78 to Compass Mineral Company (pg #6) for salt inventory.
3. \$8,810.49 to Houseal Lavigne Associates (pg #11) for comprehensive plan and zoning code update, Project #17001.
4. \$10,720.56 to Superior Vision (pgs #21-22) for January through March vision insurance.
5. \$34,662.26 to WE Energies (pgs #23-24) for street lighting, electricity & natural gas.
6. \$11,748.67 to WI Court Fines & Surcharges (pg #24) for February court fines.

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:

Bridget M. Souffrant  
Assistant City Administrator/Comptroller



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Attachments: 3/26/19 Invoice GL Distribution Report