

PROCEEDINGS, COMMON COUNCIL MEETING  
MONDAY, FEBRUARY 17, 2020, 7:00 P.M.

CITY OF OAK CREEK  
MILWAUKEE COUNTY

1. Mayor Bukiewicz called the meeting to order at 7:00 p.m. On roll call, the following alderpersons were present: Ald. Loreck, Ald. Duchniak, Ald. Toman, Ald. Gehl, and Ald. Guzikowski (arrived at 7:15 p.m.). Ald. Kurkowski was excused.

Also present were City Attorney Melissa Karls, Police Chief Steve Anderson, Communications Coordinator Leslie Flynn, Fire Chief Michael Kressuk, Facilities Manager Richard Kulka, City Planner Kari Papelbon, Community Development Director Douglas Seymour, City Engineer/Acting Building Commissioner Michael Simmons, Assistant City Administrator / Finance Director Bridget Souffrant, City Administrator Andrew Vickers, and City Clerk Catherine Roeske.

2. The meeting began with the Pledge of Allegiance being said by all present.
3. Ald. Loreck, seconded by Ald. Duchniak, moved to approve the minutes of the 2/4/20 meeting. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; and Ald. Gehl, aye.

4. **PUBLIC HEARING HELD TO CONSIDER REQUEST FROM WALDEN OC, LLC, TO REZONE TO B-6, INTERCHANGE REGIONAL RETAIL DISTRICT AND ESTABLISH PUD ON PROPERTIES AT 1920, 1900, 1850, 1848, 1816, 1800, 1750, AND 1700 W. DREXEL AVE. AND 7700 S. IKEA WAY.**

A public hearing was held to consider a request from Walden OC, LLC, to rezone to B-6, Interchange Regional Retail District and establish a Planned Unit Development on the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. and 770 S. Ikea Way. (See item No. 5 for action on this hearing).

5. **PRESENTED AND ADOPTED: ORDINANCE NO. 2964, TO REZONE PROPERTIES AT 1920, 1900, 1850, 1848, 1816, 1800, 1750 AND 1700 W. DREXEL AVE. AND 7700 S. IKEA WAY TO B-6, INTERCHANGE REGIONAL RETAIL DISTRICT, PUD.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Ordinance No. 2964, to rezone the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. and 7700 S. Ikea Way to B-6, Interchange Regional Retail District, Planned Unit Development. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; and Ald. Gehl, aye.

6. **PUBLIC HEARING HELD TO CONSIDER REQUEST FOR AMENDMENT TO EXISTING CUP TO ALLOW STORAGE OF INVENTORY VEHICLES FOR SALE ON PROPERTY AT 561 W. COLLEGE AVE.**

A public hearing was held to consider a request for an amendment to the existing Conditional use Permit to allow storage of inventory vehicles for sale on the property at 561 W. College Ave. (See Item 7 for action on this hearing).

Ald. Guzikowski arrived at 7:15 p.m.

7. **PRESENTED AND ADOPTED: ORDINANCE NO. 2965, TO AMEND CONDITIONS AND RESTRICTIONS IN ORDINANCE NO. 2665 FOR AUTOMOBILE SERVICE AND OUTDOOR STORAGE OF RENTAL VEHICLES ON PROPERTY AT 561 W. COLLEGE AVE.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Ordinance No. 2965, to amend the Conditions and Restrictions in Ordinance No. 2665 for automobile service and outdoor storage of rental vehicles on the property at 561 W. College Ave. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

8. **HELD TO 3/3/20: ORDINANCE NO. 2963, AMENDING CHAPTER 19 OF MUNICIPAL CODE AND ADOPTING COMPREHENSIVE PLAN OF CITY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to hold action on Ordinance No. 2963, to amend Chapter 19 of the Municipal Code and to adopt the Comprehensive Plan of the City of Oak Creek to the 3/3/2020 Council meeting. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 12131-021720, APPROVING INTER-GOVERNMENTAL AGREEMENT FOR POLICE AND OTHER PROTECTION SERVICES FOR 2020 DNC IN MILWAUKEE, WI.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12131-021720, approving the intergovernmental agreement for police and other protection services for the 2020 Democratic National Convention in Milwaukee, Wisconsin. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

10. **PRESENTED AND ADOPTED: RESOLUTION NO. 12132-021720, APPROVING INTER-GOVERNMENTAL AGREEMENT FOR FIRE AND OTHER PROTECTION SERVICES FOR 2020 DNC IN MILWAUKEE, WI.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12132-021720, approving the intergovernmental agreement for fire and other protection services for the 2020 Democratic National Convention in Milwaukee, Wisconsin. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

11. **COUNCIL APPROVES PURCHASE OF TRANE TRACER SC CONTROL SERVICE SYSTEM UPGRADE FOR FIRE STATION 3 IN AMOUNT OF \$115,865.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the purchase of the Trane Tracer SC control system upgrade for Fire Station 3 in the amount of \$115,865.00. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

12. **PRESENTED AND ADOPTED: RESOLUTION NO. 12133-021720, APPROVING CSM SUBMITTED BY JOHN THOMSEN, HIGHGATE, LLC, FOR PROPERTY AT 7869 S. 13<sup>TH</sup> ST.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 12133-021720, approving a Certified Survey Map submitted by John Thomsen, Highgate, LLC, for the property at 7869 S. 13<sup>th</sup> St. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

**13. PRESENTED AND ADOPTED: RESOLUTION NO. 12130-021720, SUPPORTING SUBMISSION OF APPLICATION FOR 2020-2024 TAP AWARD CYCLE UNDER SAFE ROUTES TO SCHOOL (SRTS) CATEGORY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12130-021720, supporting the submission of application for 2020-2024 Transportation Alternative Program (TAP) award cycle under the Safe Routes to School (SRTS) category. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

**14. LICENSE COMMITTEE.**

Ald. Duchniak, seconded by Ald. Loreck, moved to grant the various license requests as listed on the 2/17/20 License Committee Report.

Grant an Operator's license to:

- |                                    |  |
|------------------------------------|--|
| * Cielo A. Griego (Meijer)         | * Joshua J. Schacht (Buffalo Wild Wings) |
| * Beth L. Opalewski (Jim Dandy's)  | * Christine Pelzek (Kwik Trip)           |
| * Tanya J. Bielinski (Jim Dandy's) | * Elijah M. Rivera (Buffalo Wild Wings)  |

Grant a 2020 Secondhand Jewelry Dealer license to Julie A. Turner, Ruby & Jewels, 8811 Charmaine Cr. with release of license subject to final department approvals.

On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

**15. COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the February 11, 2020 Vendor Summary Report in the combined total amount of \$479,797.27. (Of this total, \$19,444.65 impacts the 2019 fiscal year. The remaining amount, \$460,352.62 impacts the 2020 fiscal year). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

**16. COUNCIL CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene into Closed Session at 8:16 p.m., pursuant to Wisconsin State Statutes, Section 19.85(1)(g) to discuss potential litigation regarding cost recovery action for environmental remediation on property owned by the City at 9006 South 5<sup>th</sup> Avenue. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

**17. COUNCIL RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Toman, moved to reconvene into Open Session at 8:43 p.m. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **COUNCIL AUTHORIZES MURPHY & PRACHTHAUSER TO FILE LAWSUIT FOR COST RECOVERY ACTION REGARDING PROPERTY AT 9006 SOUTH 5<sup>TH</sup> AVENUE.**

Ald. Gehl, seconded by Ald. Toman, moved to authorize Murphy & Prachthausser to file a lawsuit for cost recovery under Chapter 2.92 Wisconsin Statutes, regarding the property at 9006 South 5<sup>th</sup> Avenue. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

**ADJOURNMENT.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adjourn the meeting at 8:45 p.m. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

ATTEST:

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

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