



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

COMMON COUNCIL MEETING AGENDA

MAY 4, 2021
7:00 P.M.

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

The City's Vision

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

IMPORTANT NOTICE

This meeting will be held in person and by video conference. Persons wishing to participate in the meeting may attend in person or register via <http://ocwi.org/register> prior to the start of the meeting. The webinar will start at 6:50 p.m. so those that registered may log in.

The meeting will also be live streamed on the City of Oak Creek YouTube Page via <http://ocwi.org/livestream> for those that wish to view the meeting.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 4/20/2021

Recognition

4. **Council Proclamation:** Consider Council Proclamation No. 21-03 to Jennifer Latus for dedicated service to the City of Oak Creek as a member of the Celebrations Commission (by Committee of the Whole).
5. **Council Proclamation:** Consider Council Proclamation No. 21-04 to Lisa Marshall for dedicated service to the City of Oak Creek as a member of the Celebrations Commission (by Committee of the Whole).
6. **Council Proclamation:** Consider Council Proclamation No. 21-05 to Carolyn Bukiewicz for dedicated service to the City of Oak Creek as a member of the Celebrations Commission (by Committee of the Whole).

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

7. **Council Proclamation:** Consider Council Proclamation No. 21-06 to James Flatow for dedicated service to the City of Oak Creek as a member of the Celebrations Commission (by Committee of the Whole).
8. **Council Proclamation:** Consider Council Proclamation No. 21-07 to Patricia Hansen for dedicated service to the City of Oak Creek as a member of the Celebrations Commission (by Committee of the Whole).
9. **Council Proclamation:** Consider Council Proclamation No. 21-08 to Kristie Busch for dedicated service to the City of Oak Creek as a member of the Tourism Commission (by Committee of the Whole).

Informational

10. **Informational:** COVID-19 Update.

Old Business

11. **Informational:** Mayor's Aldermanic Appointments:
 - a. Small Claims Committee – 1
 - Ald. Duchniak
 - b. Library Board – 1
 - Ald. Loreck
12. **Motion:** Consider a motion to concur with the following Mayoral Aldermanic appointments:
 - a. Tourism Commission - 1
 - Ald. Gehl
 - b. Community Development Authority (CDA) -2
 - Ald. Kurkowski
 - Ald. Gehl
13. **Informational:** Common Council President Aldermanic Appointments:
 - a. Personnel & Finance Committee – 3
 - Ald. Duchniak
 - Ald. Toman (chair)
 - Ald. Gehl
 - b. License Committee – 3
 - Ald. Kurkowski (chair)
 - Ald. Duchniak
 - Ald. Gehl
 - c. Plan Commission Representatives – 2
 - Ald. Loreck
 - Ald. Guzikowski
 - d. Board of Health Representative – 1
 - Ald. Kurkowski
 - e. Emergency Management Advisory Committee Representative – 1
 - Ald. Kurkowski
 - f. Parks, Recreation and Forestry Commission – 1
 - Ald. Guzikowski

- g. Board of Public Works and Capital Assets - 3
 - Ald. Toman
 - Ald. Gehl
 - Ald. Guzikowski (chair)

New Business

- 14. **Resolution:** Consider *Resolution* No. 12243-050420, approving an Intergovernmental Cooperation Agreement between the City of Oak Creek and Oak Creek Franklin Joint School District for a Collaborative Community Education and Recreation Program (by Committee of the Whole).
- 15. **Motion:** Consider a *motion* to concur with the Mayor's appointments as follows:
 - Celebrations Commission – 3 year term to expire 4/2024
 - James Kroening, 2621 E. Forest Hill Ave.
 - Kristi Maggard, 3665 E. Briandean Ct.

TREASURER

- 16. **Informational:** Summarized Treasurer's Report on investment and banking accounts for the month ending March 31, 2021.
- 17. **Motion:** Consider a *motion* to authorize the publication and write-off of the 2019 delinquent personal property tax as per listed (by Committee of the Whole).

COMMUNITY DEVELOPMENT

- 18. **Ordinance:** Consider *Ordinance* No. 3005, amending the Official Map for a portion of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 30 (mapped, unimproved right-of-way affecting the properties at 9970, 10020 and 10040 S. 20th St.) (6th District).

LICENSE COMMITTEE

- 19. **Motion:** Consider a *motion* to grant the various license requests as listed on the 5/4/21 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

- 20. **Motion:** Consider a *motion* to approve the April 28, 2021 Vendor Summary Report in the total amount of \$468,809.48 (by Committee of the Whole).

MISCELLANEOUS

- 21. **Motion:** Consider a *motion* to convene into closed session pursuant to Wisconsin State Statutes Section 19.85, to discuss the following:
 - (a) Section 19.85(1)(e) to discuss proposed terms for a Finance Development Agreement for a portion of the property located at 9300 S. 5th Avenue, 4001 E. Lake Vista Blvd., and 4200 E. Lake Vista Blvd. (4th District).

- (b) Section 19.85(1)(e) to consider a Real Estate Purchase and Sale Agreement between Kenneth L. Ellis and the City of Oak Creek for the property at 7700 S. Ikea Way (Stand Rock Project) (2nd District).

22. **Motion:** Consider a *motion* to reconvene into open session.

23. **Resolution:** Consider Resolution No. 12242-050421, approving the Real Estate Purchase Agreement between Kenneth L. Ellis and the City of Oak Creek (2nd District).

24. **Motion:** Consider a *motion* to take action, if required.

Adjournment.

Public Notice

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

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend 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

COUNCIL PROCLAMATION NO. 21-03

TO

JENNIFER LATUS

**FOR DEDICATED SERVICE TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
CELEBRATIONS COMMISSION**

WHEREAS, Jennifer Latus was appointed to the Celebrations Commission in December, 2018, and served for one year and eight months; and

WHEREAS, Jennifer Latus resigned from the Celebrations Commission effective August, 2020; and

WHEREAS, Jennifer Latus helped to organize and participate in the yearly Summer Soulstice, the 4th of July Celebration; the yearly Halloween Trick-or-Treat event, the giving tree events and the yearly Christmas tree lighting celebration; and

WHEREAS, Jennifer Latus has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to Jennifer Latus for her dedicated service to the City of Oak Creek as a member of the Celebrations Commission.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to Jennifer Latus.

Introduced and adopted this 4th day of May, 2021.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, City of Oak Creek

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____

COUNCIL PROCLAMATION NO. 21-04

TO

LISA MARSHALL

**FOR DEDICATED SERVICE TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
CELEBRATIONS COMMISSION**

WHEREAS, Lisa Marshall was appointed to the Celebrations Commission in July, 2018, and served for two years and eight months; and

WHEREAS, Lisa Marshall resigned from the Celebrations Commission in March, 2021; and

WHEREAS, Lisa Marshall helped to organize the yearly Easter Egg Hunt and joyfully participated in the yearly Summer Soulstice, 4th of July Celebration, Halloween Trick-or-Treat event, the giving tree events and the yearly Christmas tree lighting celebration; and

WHEREAS, Lisa Marshall has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to Lisa Marshall for her dedicated service to the City of Oak Creek as a member of the Celebrations Commission.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to Lisa Marshall.

Introduced and adopted this 4th day of May, 2021.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, City of Oak Creek

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____

COUNCIL PROCLAMATION NO. 21-05

TO

CAROLYN BUKIEWICZ

**FOR DEDICATED SERVICE TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
CELEBRATIONS COMMISSION**

WHEREAS, Carolyn Bukiewicz was appointed to the Celebrations Commission in May, 2010, and served for ten years; and

WHEREAS, Carolyn Bukiewicz resigned from the Celebrations Commission in April, 2021; and

WHEREAS, in addition to serving as Chair for the Commission, Carolyn Bukiewicz helped to successfully organize countless holiday events in the City for all to enjoy; and

WHEREAS, Carolyn Bukiewicz was instrumental in organizing the yearly Easter Egg Hunt, the Summer Soulstice, the 4th of July celebration, the City's Halloween Trick-or-Treat event, various giving tree events and the yearly Christmas tree lighting celebration; and

WHEREAS, Carolyn Bukiewicz has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to Carolyn Bukiewicz for her dedicated service to the City of Oak Creek as a member of the Celebrations Commission.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to Carolyn Bukiewicz.

Introduced and adopted this 4th day of May, 2021.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, City of Oak Creek

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____

COUNCIL PROCLAMATION NO. 21-06

TO

JAMES FLATOW

**FOR DEDICATED SERVICE TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
CELEBRATIONS COMMISSION**

WHEREAS, James Flatow was appointed to the Celebrations Commission in April, 2016, and served for five years; and

WHEREAS, James Flatow resigned from the Celebrations Commission effective April, 2021; and

WHEREAS, James Flatow helped to organize, set up and participate in the yearly Summer Soulstice, the 4th of July Celebration; the yearly Halloween Trick-or-Treat event, the giving tree events and the yearly Christmas tree lighting celebration; and

WHEREAS, James Flatow has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to James Flatow for his dedicated service to the City of Oak Creek as a member of the Celebrations Commission.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to James Flatow.

Introduced and adopted this 4th day of May, 2021.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, City of Oak Creek

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____

COUNCIL PROCLAMATION NO. 21-07

TO

PATRICIA HANSEN

**FOR DEDICATED SERVICE TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
CELEBRATIONS COMMISSION**

WHEREAS, Patricia Hansen was appointed to the Celebrations Commission in July, 2019, and served for one year and nine months; and

WHEREAS, Patti Hansen resigned from the Celebrations Commission effective April, 2021; and

WHEREAS, Patti Hansen helped to organize and participate in the yearly Summer Soulstice, the 4th of July Celebration; the yearly Halloween Trick-or-Treat event, the giving tree events and the yearly Christmas tree lighting celebration; and

WHEREAS, Patti Hansen has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to Patti Hansen for her dedicated service to the City of Oak Creek as a member of the Celebrations Commission.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to Patricia Hansen.

Introduced and adopted this 4th day of May, 2021.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, City of Oak Creek

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____

COUNCIL PROCLAMATION NO. 21-08

TO

KRISTIE BUSCH

**FOR DEDICATED SERVICE TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
TOURISM COMMISSION**

WHEREAS, Kristie Busch was appointed to the Tourism Commission in November, 2016, and served for four years and five months; and

WHEREAS, Kristie Busch resigned from the Tourism Commission effective April, 2021; and

WHEREAS, Kristie Busch has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to Kristie Busch for her dedicated service to the City of Oak Creek as a member of the Tourism Commission.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to Kristie Busch.

Introduced and adopted this 4th day of May, 2021.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, City of Oak Creek

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: City/School District Community Education & Recreation Platform Intergovernmental Cooperation Agreement (ICA)

Recommendation: That the Common Council approve Resolution 12243-050420, A Resolution Approving an Intergovernmental Cooperation Agreement Between the City of Oak Creek ("City") and Oak Creek-Franklin Joint School District ("District") for a Collaborative Community Education and Recreation Program.

Fiscal Impact: While the main intentions of the City are to establish the best recreation platform to serve its residents, the City will realize annual levy savings. For instance, in 2022, the City will contribute \$129,212 to the District who will serve as the Joint Platform's Lead Agent. However, additionally in 2022, the City will be reimbursed for DPW maintenance activities it performs at various District sites in the amount of \$46,405. These numbers will increase annually by 2% as outlined in the ICA.

Between 2016-2019, the City financed a net levy related to recreation activities that averaged \$166,909. Year 2020 was not utilized due to the COVID-19 effect. When comparing the average levied amount with the costs and revenues outlined in the ICA, the City will realize a base annual levy reduction of approximately \$84,100.

- 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 the City's 2020-2022 Strategic Action Plan (SAP), the following goals and objectives were established under the "Inspired, Aligned, and Proactive City Leadership Critical Success Factor:

- >Evaluate, Right-size, and Better Align the City Organization
- >>Finalize a succession plan for the Recreation Department; explore Joint Community Recreation platform with OCFJSD

The City Recreation Director retired in July 2020. With that resignation came an opportunity to re-evaluate the City's recreation services and activities to determine how to best serve our residents moving forward. As the current SAP details, exploring a partnership with the District was of particular interest to the Common Council. The City and District have been in discussions since June 2020, but in the last three months have come to detailed agreement on a potential Joint Platform. The details of the relationship are outlined in the attached ICA and its exhibits. Please note in particular the Exhibit B Thought Primer (July 2020) document which serves to explain the issues with two separate recreation entities, as well as the

values and structure required for a Joint Platform. The Thought Primer document serves as the basis of the ICA before Council for consideration this evening.

In summary, the City and District were operating separate recreation platforms. This caused an unhealthy competition for the same participants and caused confusion in the community as to where to go to sign up for which programs, among other issues.

The City was interested in a shared service to better community recreation offerings, but did not want to simply divest of its recreation programming and turn it over to the District. Likewise, the District was not interested in simply absorbing the City recreation platform and its associated costs. This is truly the uniqueness of the relationship: this is an ongoing partnership where both the City and District are stakeholders financially, yet where the District serves as the Lead Agent.

Interestingly, every Milwaukee County community with the exception of Greenfield (and a small caveat for Hales Corners) enjoy recreation programming entirely administered and funded by the local school district. Further, only one community (Fox Point) provides levy support to the local school district for recreation, and that is a nominal amount (\$6,000 annually).

The Joint Platform has nothing to do with the City planning, maintaining, improving, or administering its public parks, playing fields, walking trails, etc.. Those will remain City assets and responsibilities.

The attached ICA incorporates a different long-standing MOU the parties have enjoyed regarding DPW maintenance responsibilities in exchange for City use of District facilities. Further, the attached ICA is an initial three-year term followed by successive two-year terms unless terminated by either party in accordance with MOU provisions.

Options/Alternatives: The Common Council could choose to not approve the ICA and the staff would proceed with alternative succession planning for City recreation programming. There are numerous alternative avenues the City could explore.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Attachments: Resolution 12243-050420; ICA with Exhibits; Survey of other Community Recreation Structures.

RESOLUTION NO. 12243-050421

RESOLUTION APPROVING THE INTERGOVERNMENTAL COOPERATION
AGREEMENT BETWEEN THE CITY OF OAK CREEK AND OAK CREEK-FRANKLIN
JOINT SCHOOL DISTRICT FOR A COLLABORATIVE COMMUNITY EDUCATION AND
RECREATION PROGRAM

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Intergovernmental Cooperation Agreement between the City of Oak Creek and Oak Creek-Franklin Joint School District for a Collaborative Community Education and Recreation Program be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Agreement in behalf of the City.

BE IT FURTHER RESOLVED that the City Attorney and City Administrator are hereby authorized to approve any amendments to the Agreement that do not substantially change its terms.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 4th day of May, 2021.

Passed and adopted this ____ day of _____, 2021.

Kenneth Gehl, Common Council President

Approved this ____ day of _____, 2021.

Daniel J. Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____

**INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE
CITY OF OAK CREEK AND OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
FOR A COLLABORATIVE COMMUNITY EDUCATION AND RECREATION
PROGRAM**

****Final Version- April 20, 2021****

This agreement between the City of Oak Creek (“City”) and the Oak Creek-Franklin Joint School District (“School District” or “Lead Agent”) (collectively, the “Parties”), outlines the partnering for community education and recreation programming for City residents and School District families (“Agreement”).

RECITALS

WHEREAS, community education and recreation opportunities are one of the most important services the City and School District can provide to its residents and families; and

WHEREAS, presently the City and the School District offer certain overlapping education and recreation programming opportunities; and

WHEREAS, this overlap has led to unnecessary competition for program participants, along with uncertainty as to which entity offers certain programs and how to enroll; and

WHEREAS, both the City and the School District receive and allocate funding within their respective jurisdictions for community education and recreation purposes; and

WHEREAS, the City and School District believe a partnership in community education and recreation programming for all ages will lead to efficiency in program implementation and, in turn, yield financial savings for taxpayers while also providing the most effective public service; and

WHEREAS, the City and the School District seek a collaborative and co-branded partnership to further enhance community education and recreation programming efforts (the “Joint Platform”);

NOW, THEREFORE, the parties agree to the following:

1. Recitals: The above recitals are hereby incorporated into this Agreement.
2. Parks & Recreation Commission: In support of the Joint Platform, and as a matter of efficiency, the City’s Parks & Recreation Commission shall serve as the Joint Platform’s Advisory Committee. The Parks & Recreation Commission shall be comprised of at least one (1) City alderperson representative, one (1) Board of Education representative, and a

number of other unelected citizen representatives in accordance with Wis. Stats. and City Ordinance. The general role of the Parks & Recreation Commission as it relates to the purposes of serving as the Joint Platform's Advisory Committee shall be to generally advise the City and School District regarding the strategic planning for the development of the Joint Platform in a coordinated and efficient manner, including but not limited to the following items: procuring necessary space and equipment, program creation and/or program elimination, annual program goals and objectives, and receiving tri-annual reports on the program offerings, participation, and financial status of the Joint Platform. The Commission shall have no exclusive policy authority over the Joint Platform or supervisory responsibility to oversee employees of the Lead Agent.

3. City Responsibilities:

- a. Parks & Recreation Commission: The City shall be responsible for providing appointees to the Commission in accordance with Wis. Statutes and City Ordinances.
- b. Facilities: The City shall make certain City facilities available for use to accommodate Joint Platform programs and activities, and others as identified and agreed upon. As in place of the City's own programming, the City will not charge the Joint Platform for its own use of certain City facilities, but the City will maintain responsibility of scheduling certain ball fields, pavilions, etc. and will charge other third parties fees in accordance with City policy. Nothing in this Agreement shall supersede the City's right to use, schedule, maintain, cancel usage, or otherwise administer its parks & open spaces, or its structures thereon.
- c. Financial Support for Joint Platform: The City shall annually provide a pre-determined level of financial support to the Joint Platform. The City agrees to contribute a prorated amount of \$42,226.00 toward the Joint Platform in calendar year 2021, to be invoiced within thirty (30) days of the effective date of this Agreement, and a total amount of \$129,212.00 in calendar year 2022. The calendar year 2022 amount will then be adjusted by a two percent (2%) annual inflationary increase beginning in calendar year 2023 and beyond. The obligation of the City is subject to the annual appropriation of funds by its Common Council. The School District shall utilize these funds as a further contribution toward the maintenance of existing and future program offerings and facilities used in the Joint Platform. Beginning with calendar year 2022 and annually thereafter, the School District shall invoice the City

fifty percent (50%) of the annual financial support by January 30, and the other fifty percent (50%) by June 30 each year, payable within thirty (30) days of City receiving said invoices.

- d. Incorporation of “Memorandum of Understanding-Facilities, Maintenance, and Fees” (“MOU”): This Agreement supersedes and takes the place of the longstanding MOU between the City and School District that has automatically renewed annually since December 31, 2018. This Agreement revises the Facilities Maintenance responsibilities of the City as outlined in Exhibit A.

4. School District Responsibilities:

- a. Parks & Recreation Commission: The School District shall be responsible for annually offering one elected official from the Board of Education to the Parks & Recreation Commission. The annual nomination would be offered to the Mayor and it is his/her discretion to bring the nomination forward for confirmation by the Common Council, or ask for another nomination.
- b. Lead Agent: The School District shall serve as Lead Agent of the Joint Platform, which responsibilities shall include, but are not limited to: hiring, evaluating, supervising and terminating staff; providing payroll administration and supportive services for the Joint Platform; frequently the advice of the Parks & Recreation Commission on matters related to the operation and administration of the Joint Platform; and providing an annual report to the City Common Council regarding program offerings, participation levels, registration fees, and finances of the Joint Platform.
- c. Space Procurement: The School District shall be responsible for providing and, if necessary procuring, space for programming above and beyond space readily available in City or School District facilities. Space may need to be procured such that an all-ages education and recreation platform can be implemented during the most beneficial hours of the day depending on the needs of the respective target audience.
- d. Financial Support for City Provision of Facilities Maintenance: The School District shall annually provide a pre-determined level of financial support to the City for Facilities Maintenance as described in section 3.d. above and as further described on Exhibit A. The School District agrees to contribute a prorated amount of \$15,165 to

the City toward Facilities Maintenance in calendar year 2021, to be invoiced within thirty (30) days of the effective date of this Agreement, and a total amount of \$46,405 in calendar year 2022. The calendar year 2022 amount will then be adjusted by a two percent (2%) annual inflationary increase beginning in calendar year 2023 and beyond. The obligation of the School District is subject to the annual appropriation of funds by its Board of Education. Beginning with calendar year 2022 and annually thereafter, the City shall invoice the School District fifty percent (50%) of the annual financial support by January 30, and the other fifty percent (50%) by June 30 each year, payable within thirty (30) days of School District receiving said invoices.

5. Jointly-Developed Imperatives of Implementation:

- a. A Cooperative, Co-Branded Joint Platform: Parties hereby attest that the nature of their relationship to the Joint Platform is a relational one, not transactional. The Joint Platform will always be co-branded as a City and School District public service. Parties will agree on branding and logo standards prior to launching the Joint Platform. The printed and mailed Offering Guide will continue to include a history and description of the Joint Platform, and how it is funded.
- b. Offering Guide: The Joint Platform shall continue to use a written Offering Guide with the Acorn publication circulated to all physical addresses within the City boundary. The Joint Platform shall ensure supplemental offerings circulated in another format reach the intended population regardless of their enrollment status with the School District.
- c. Inclusive Joint Platform Offerings: The Joint Platform shall offer programming and activities to all ages, with the elimination of any current program or activity being subject to City approval any time within the first eighteen (18) months of implementation (September 1, 2021- March 31, 2023). Exception will be made for clearly redundant or largely overlapping programming presently offered by both the City and School District. As a matter of efficiency, certain redundant programs do not need to be continued in parallel. Programming may also be cancelled if offered, but the required minimum participation to make the offering financial break-even is not achieved. Additionally, Parties agree to the following:
 - i. The Joint Platform will continue currently-existing Adult and Older Adult (55 years+) program opportunities, as well as seek new opportunities, to bring these age

cohorts together for recreational, educational, and social offerings. The Joint Platform shall continue the Forever Young Club unless the City expressly consents, by action of a majority of the Common Council, to terminating said club;

ii. The Joint Platform will provide diverse educational and social-based program offerings, but will make certain to emphasize traditional active recreation such as sports and other physical and spiritual well-being activities;

iii. The Joint Platform shall accommodate all customers who wish to participate in programming, subject to select limitations of said participation per School District policy;

iv. The Joint Platform shall establish program and registration fees designed for the purpose of recovering the costs of the respective program, activity, and department. Fees will not be established with the goal of securing financial gain, but for the purpose of allowing viability and continuity of community recreational programming.

d. Survey: Within the first two years of the Joint Platform, the City and School District shall collaborate on the dissemination of a community preference survey to shape future programming offerings for all age groups comprising the Joint Platform.

e. Current City Recreation Staff: Parties anticipate the Joint Platform will not require the full complement of part-time employees presently employed in the City's Recreation Department. The Parties endeavor to ensure the City staff assigned to recreation functions prior to Joint Platform implementation will be provided employment opportunity elsewhere in the employ of the School District if there is not employment available in the Joint Platform programming.

6. Term: This Agreement shall commence on September 1, 2021 for an initial three-year term and shall automatically renew for additional, successive two-year terms unless either party gives written notice to the other party at least nine (9) months prior to the end of the then-current term.

7. Modification: This Agreement may be formally amended by mutual consent of the Common Council of the City of Oak Creek and the Board of Education of the Oak Creek-Franklin Joint School District.

8. Applicable Law: This Agreement shall be governed by the laws of the State of Wisconsin.

9. Severability: If a court finds any part of this Agreement unenforceable, then the remainder of this Agreement shall continue in full force and effect.
10. Indemnification: The City and the School District shall be liable for their own negligent acts, errors, and omissions. If litigation requires one party to respond for the acts, errors, or omissions of the other party, then the other party will hold the responding party harmless for any losses, damages, costs, or expenses, including, but not limited to, reasonable attorney's fees and litigation expenses.

In witness thereof, the Common Council of the **City** of Oak Creek and the Board of Education of the Oak Creek-Franklin Joint School District have **authorized** this Agreement to be signed by their appropriate officers.

[SIGNATURE PAGE FOLLOWS]

City of Oak Creek

Board of Education

By: _____
Daniel J. Bukiewicz, Mayor

By: _____
Frank Carini, BOE President

Date: _____

Date: _____

Attest: _____
Catherine A. Roeske, City Clerk
Oak Creek-Franklin Joint School District

Exhibit A

Maintenance Responsibilities
(Grounds & Outdoor Facilities)

SCHOOL DISTRICT & CITY DEPARTMENT OF PUBLIC WORKS

Site	District Requirement on City Property	City Requirement on District Property
Carollton Elementary School		
Lawn		<ul style="list-style-type: none"> • Mow entire site
Snow	<ul style="list-style-type: none"> • Plow public pedestrian walkway between E Carollton Dr and Bonnie Dr 	<ul style="list-style-type: none"> • Plow park site recreational trail
Other	<ul style="list-style-type: none"> • Maintain 3 concrete pads 	<ul style="list-style-type: none"> • Maintain tennis courts • Maintain asphalt recreational trail
Cedar Hills Elementary		
Lawn		<ul style="list-style-type: none"> • Mow entire site
Deerfield Elementary		
Lawn		<ul style="list-style-type: none"> • Mow entire site
Snow		<ul style="list-style-type: none"> • Plow the multi-use trail east of the school
Edgewood Elementary		
Lawn		<ul style="list-style-type: none"> • Mow entire site
Forest Ridge Elementary		
Lawn		<ul style="list-style-type: none"> • Mow entire site

Meadowview Elementary		
Lawn		<ul style="list-style-type: none"> ● Mow entire site
Snow		<ul style="list-style-type: none"> ● Plow park site asphalt recreation trail and sidewalk
Other		<ul style="list-style-type: none"> ● Maintain basketball court and standards ● Maintain softball field ● Maintain recreation trail
Shepard Hills Elementary		
Lawn		<ul style="list-style-type: none"> ● Mow entire site
East Middle School		
Lawn		<ul style="list-style-type: none"> ● Mow entire site
Snow		<ul style="list-style-type: none"> ● Plow recreational trail along Shepard Avenue and school site perimeter trail
Other		<ul style="list-style-type: none"> ● Maintain recreational trail along Shepard Avenue and school site perimeter trail ● Use sand pro, 1x weekly, on Lampe field during spring, summer and fall months
West Middle School		
Lawn		<ul style="list-style-type: none"> ● Mow entire site
Oak Creek HS / NGC		

Lawn		<ul style="list-style-type: none">• Mow entire site (except football and track facility)
------	--	--

ADDITIONAL NOTES:

- 1) "Mowing of entire site" includes all areas that can be reached by city riding equipment (i.e. no "handwork");
- 2) The City will identify areas the School District will need to regrade in order for mowing operations to continue;
- 3) Areas of HS/NGC may be mowed at different times as the City is required to use three different mowers to handle dissimilar areas.



OAKCREEK
— WELCOME —



EXHIBIT B

THOUGHT PRIMER ON A COLLABORATIVE CITY/SCHOOL DISTRICT COMMUNITY RECREATION PLATFORM

July 2020

- The community has become confused as to which entity offers which programming, where to register, and there exists overlap of program offerings. The current situation is one of competition for the school-aged constituency;
- The City and School District believe a joint recreation platform will experience efficiency in program implementation and, in turn, will yield financial savings for taxpayers;
- The City seeks a collaborative and co-branded partnership with the School District to continue and enhance recreation programming (“Oak Creek Community Education and Recreation”). City does not seek a total divestment (financially or decision-making) of a City recreation program via the School District simply assuming community recreation services;
- There must be some joint level of representation for determining program offerings and fees. City envisions an advisory committee consisting School Board members, Common Council members, respective staff, and with some citizens-at-large representation. The parties may utilize the existing Parks, Rec & Forestry Committee, but that may require a change in the City’s ordinances to effect the representation envisioned;
- Joint programming would need to accommodate all ages. There is a specific objective in City’s Strategic Action Plan to grow opportunities for older adults to recreate/socialize (i.e. a “cradle to grave” recreation platform);
- Joint Programming should resemble a balance of “education” and traditional “recreation” such as sports and other physical well-being;
- Community recreation would need to accommodate population in home-school or private school arrangements. Similarly, it is understood that “residents” for the purposes of establishing program fees, necessarily include the residents of Franklin that comprise the OCFJSD, which equate to something less than 5% of student enrollment;
- Parties acknowledge the existing City recreation staff are tremendous assets in making the new joint platform successful. Where possible, parties would like to retain certain existing part-time personnel (currently in the City Rec Department) as SD employees, but it is understood the roles may necessarily change in scope, and

that not all positions will be needed. Parties also desire to continue to utilize the many City program “instructors” to the maximum extent practical;

- Various City parks/facilities and City Hall could accommodate certain programs in a joint platform as they presently do;
- Parties should incorporate the details of the current MOU (revisions under consideration) to capture facilities maintenance components or at minimum finalize this at the same time under a separate agreement;
- Responsibilities of the City: (to be discussed)
 - Provide appointees to the joint advisory committee;
 - Provide a pre-determined level of levy support to joint program;
 - Make City facilities available for use to accommodate joint programs and activities;
 - Others as identified and agreed upon.
- Responsibilities of the School District: (to be discussed)
 - Provide appointees to the joint advisory committee;
 - Serve as Lead Agent of joint program responsible for hiring, evaluating, supervising and terminating staff, and provide payroll administration and services for the joint program;
 - Seek, on at least a quarterly basis, the advice of the joint advisory committee on matters related to the operation and administration of the joint program;
 - Provide an annual report to the City Common Council as programs/activities offered, participation in, and finances of, the joint program;
 - Others as identified and agreed upon.

DISCLAIMER: This initial brainstorming of potential framework has not been discussed with the OC Common Council, and should not constitute a formal endorsement by the governing body. For discussion purposes only.

	Municipality	School	City	MISC.	Direct Levy Support?
M i l w a u k e e C o u n t y	S. Milwaukee	x		Provides \$22,000 for senior programs, but not to school district	NO LEVY NO LEVY TO SCHOOL DISTRICT
	Franklin	x			NO LEVY
	Wauwatosa	x			NO LEVY
	West Allis	x		(Partners with West Milwaukee)	NO LEVY
	Glendale	x		Nicolet Recreation Dept.	NO LEVY
	Shorewood	x			NO LEVY
	Cudahy	x			NO LEVY
	Fox Point	x		Nicolet Recreation Dept., \$6,000 contribution to LaX club	YES
	Whitefish Bay	x			NO LEVY
	River Hills	x		Nicolet Recreation Dept.	NO LEVY
	Bayside	x		Nicolet Recreation Dept.	NO LEVY
	Greendale	x			NO LEVY
St. Francis	x			NO LEVY	
	Greenfield		x	Only run four children's programs per year	
	Hales Corners		x		
A r o u n d t h e S t a t e	Sheboygan	x			NO LEVY
	Menomonee Falls	x			NO LEVY
	Lake Mills	x			NO LEVY
	Madison	x			NO LEVY
	McFarland	x			NO LEVY
	Oshkosh	x			NO LEVY
	Sauk Prairie	x			YES
	Sheboygan	x			NO LEVY
	Fond du Lac	x	x	City appears to focus on seniors	YES
	Brookfield		x		
	New Berlin		x		
	Wausau	n/a	N/A	Marathon County	
	Beloit		x		
	Sun Prairie		x		
	Chippewa		x		
	Altoona		x		
	Eau Claire		x		
	Mt Pleasant		x		
	Racine		x		
	Sturtevant	n/a	N/A	Through City of Racine	
Wind Point	n/a	N/A	Through City of Racine		
Union Grove		x			
Waukesha		x			
Brookfield		x			
La Crosse		x			

COMMON COUNCIL REPORT

- Item:** Publication and Write-off of the 2019 Delinquent Personal Property Tax.
- Recommendation:** That the Common Council authorize the publication and write-off of the 2019 delinquent personal property tax as reported by the City Treasurer.
- Fiscal Impact:** Enhance collection efforts and reflect an accurate position of the current receivables in the City's Financial Statements according to Generally Accepted Accounting Principles and Auditing Standards.
- 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 City's Policy on the Handling of Delinquent Personal Property Tax directs the Treasurer to notice the delinquent personal property tax accounts in the City's official newspaper, showing the taxpayer's name and/or business name, address, the delinquent principal amount plus interest. It further directs that the Treasurer shall prepare a list of names and amounts of delinquent personal property for which the likelihood of collection appears remote, which shall be written off the City's books.

The publication process is meant to notify those businesses who have outstanding tax obligations to the City and as an additional effort to collect. The accounts are also written-off the City's books to reflect an accurate position in the Financial Statements. All other collection efforts will continue as allowed by law.

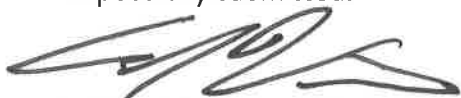
The 2019 delinquent personal property tax publication and write-off is detailed on the attached reports as summarized below:

\$15,772.18 to be approved for publication in the City's official newspaper. Accounts with prior year delinquencies are indicated as "Multiple Year's". Any not allowable by law to be published are noted and subtracted from the total. This list will be posted on the City's website until August 1st.

\$8,417.06 to be approved to be written-off from the City's general account.

Options/Alternatives: The Common Council could deny the publication and/or write-off of the 2019 delinquent personal property tax and the City portion would remain on the books as a current receivable.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Barbara Guckenberger, CMTW
City Treasurer

Fiscal Review:

Approved:

Maxwell Gagin

Maxwell Gagin, MPA

Assistant City Administrator / Comptroller

Attachments: 2019 Delinquent List for publication and write-off; Tax Program (GCS) Report of 2019 Personal Property Tax.

CITY OF OAK CREEK
WRITE-OFF AND PUBLICATION

2019 DELINQUENT PERSONAL PROPERTY

PERSONAL PROPERTY ADDRESS	NAME AND	City Portion of Principal Only WRITE-OFF AMOUNT	Principal Amount Only CHARGED BACK	Total Due for May		MULTIPLE YEARS
				Including Interest & Penalty AMOUNT	PUBLISH	
Absolute Clean 7760 S 6th St		\$ 18.12	\$ 36.04	\$ 67.16	X	X
Animal Wellness Center of Oak Creek 9142 S Chicago Rd		\$ 433.28		\$ 537.26	X	
Attn: DBA: Applebees #270 Apple Hospitality Group 7135 S 13th Street Old Owner		\$ 728.40	\$ 1,448.86	\$ 2,699.80	X	
Ascentium Capital LLC Various		\$ 32.57	\$ 64.77	\$ 120.70	X	
Association Executives Group LLC 7044 S 13th St		\$ 88.82		\$ 110.14	X	
AST Logistics 10020 S Reinhart Dr		\$ 4.66		\$ 5.78	under \$10	X
Autumn Oaks 1110 W Oakwood Rd		\$ 45.49		\$ 56.41	X	X
B & W Heating & Cooling 9473 S Chicago Rd		\$ 36.83		\$ 45.67	X	X
Bellagio Salon 2400 W Ryan Rd #2		\$ 207.99	\$ 413.76	\$ 770.97	X	
Bentley's Pet Stuff 7940 S 6th St Ste 103		\$ 712.75		\$ 883.81	X	X
Scott A Brothen, AIA DBA Tailored Places, LTD 980 E Drexel Ave		\$ 21.75	\$ 43.25	\$ 80.60	X	X
CGI 7760 S 6th St #200		\$ 7.27	\$ 14.41	\$ 26.88	X	X
Cornerstone of Oak Creek 155 W Sunnyview Dr		\$ 110.90	\$ 220.56	\$ 411.01	X	
Creative Woodworking 7760 S 6th Street		\$ 14.50	\$ 28.82	\$ 53.72	X	
Defender Security Company 7071 S 13th St Ste 207		\$ 36.23	\$ 72.09	\$ 134.32	X	
Drawing Board Studio 8624 S Market Pl		\$ 7.27	\$ 14.41	\$ 26.88	X	X
Express Cleaners 2345 W Ryan Rd Ste B		\$ 36.98	\$ 73.52	\$ 137.02	X	X
Frankies Restaurant & Catering 924 E Rawson Ave		\$ 63.78	\$ 126.87	\$ 236.40	X	
H&R Block Tax Group Inc. 8880 S Howell Ave Ste 70		\$ 8.69	\$ 17.31	\$ 32.24	X	
Hush of Kenosha LLC		\$ 33.34	\$ 66.32	\$ 123.58	X	

CITY OF OAK CREEK
WRITE-OFF AND PUBLICATION

2019 DELINQUENT PERSONAL PROPERTY

PERSONAL PROPERTY ADDRESS	NAME AND	City Portion of Principal Only WRITE-OFF AMOUNT	Principal Amount Only CHARGED BACK	Total Due for May		MULTIPLE YEARS
				Including Interest & Penalty AMOUNT	PUBLISH	
DBA Fanatic's Sports Bar 7126 S 27th St						
JP Morgan Chase Bank NA 7980 S Howell Ave		\$ 3,893.06		\$ 4,827.39	X	
Margarita City 8201 S Howell Ave Ste 700		\$ 255.83	\$ 508.91	\$ 948.28	X	
Matthews of Oak Creek 7550 S 13th St		\$ 5.12		\$ 6.35	under \$10	X
Melissa's Dog Grooming 8648 S Market Pl		\$ 7.27	\$ 14.41	\$ 26.88	X	
Mobilution LLC DBA Metro PCS 6508 S 27th St Ste 2		\$ 147.32		\$ 182.68	X	
Nova Gyms Oak Creek LLC 6508 S 27th St Ste 10		\$ 422.46		\$ 523.85	X	X
Orange Leaf 160 W Town Square Way Ste 400		\$ 78.28	\$ 155.69	\$ 290.13	X	
Prodigy Salons 8880 S Howell Ave Ste 1100		\$ 150.02	\$ 298.42	\$ 556.07	X	X
David Schmitz DBA Schmitz Vending Company 300 E Oak St		\$ 23.20	\$ 46.14	\$ 85.98	X	
Sportcuts 8621 S Howell Ave		\$ 10.88	\$ 21.62	\$ 40.30	X	X
Star Nails - 27th St c/o Anthony Phuoc Nguyen 6508 S 27th St Ste 4		\$ 422.46		\$ 523.85	X	X
Stummy's Burgers & Subs 6508 S 27th St Ste 3		\$ 79.71	\$ 158.58	\$ 295.48	X	
The Snack Factory 10020 S Reinhart Dr		\$ 36.23	\$ 72.09	\$ 134.32	X	X
Unity Fitness and Training 9823 S 13th St		\$ 3.07	\$ 6.12	\$ 11.40	X	X
Vertical Works, Inc 3834 E Puetz Rd		\$ 195.70	\$ 389.24	\$ 725.33	X	X
Waltco Inc - TID 4 330 E Mahn Ct Ste 100		\$ 36.83		\$ 45.67	X	
DELINQUENT TOTAL		\$ 8,417.06	\$ 4,312.21	\$ 15,784.31		
Bankruptcies/Receiverships/Corrections				\$ -		
Under \$10				\$ 12.13		
DELINQUENT PUBLICATION TOTAL				\$ 15,772.18		
Outstanding Total City Portion of Principal for Write Offs (no Interest & Penalty)				\$ 8,417.06		
Outstanding Total other Taxing Jurisdictions (Charged Back)				\$ 4,312.21		
Outstanding Total Principal Portion (no Interest & Penalty)				\$ 12,729.27		

THE OPTIONS BELOW WERE USED FOR THIS REPORT:

2019 for Write Off and Publication

Property Type	Personal Property
Tax Years	2019
Municipalities	265 - CITY OF OAK CREEK
Start a new page for each municipality	Yes
Exclude current year amounts is municipality is not settled	No
Limit to District	No
Balance Type	Properties with Delinquent
Print Property Details	Yes
Owner/Address information to use	Name and Address on record for each year
Print Subtotal for Owner/Address	No
Print Interest and Penalty Due	Yes, using Interest/Penalty Date of 05/31/2021
Print Other Charges	Yes
Limited to Payments Dated on or before	No
Sort by	Municipality, Owner Name, Parcel #, Tax Year
Exclude property for year with flag(s)	(None)

Report Showing Delinquent 2019 Personal Property Tax

Outstanding Total with May 2021 Int + Penalty for Publication

\$15,772.18

CP = City Portion CB = Charged Back MY = Multiple Years

MILWAUKEE
 PERSONAL PROPERTY TAX YEAR SUMMARY
 265 - CITY OF OAK CREEK

REPORT #: TAXYRSUMLST
 RUN DATE: 04/27/2021
 RUN TIME: 10:08:41 AM
 PAGE: 2

PROPERTY NUMBER ALT. PROPERTY NUMBER	OWNER NAME & ADDRESS	TAX YEAR	-----GENERAL-----		-----SPECIALS-----			MAY 2021 INT & PEN	OTHER CHARGES	TOTAL
			BALANCE	BC	BALANCE	BC	OTH			
9999003600 <i>my</i>	ABSOLUTE CLEAN 7760 S 6TH ST OAK CREEK WI 53154	2019 TOTAL	54.16 54.16	D	0.00 0.00	N N	N	13.00 13.00	0.00 0.00	67.16 67.16
					<i>CP = 18.12</i>					<i>CB = 36.04</i>
9999002150	ANIMAL WELLNESS CENTER OF OAK CREEK 9142 S CHICAGO RD OAK CREEK WI 53154	2019 TOTAL	433.28 433.28	D	0.00 0.00	N N	N	103.98 103.98	0.00 0.00	537.26 537.26
9999024600 <i>New owner for 2020</i>	ATTN: DBA: APPLEBEES #270 APPLE HOSPITALITY GROUP 2120 PEWAUKEE RD STE 200 WAUKESHA WI 53188	2019 TOTAL	2,177.26 2,177.26	D	0.00 0.00	N N	N	522.54 522.54	0.00 0.00	2,699.80 2,699.80
					<i>CP = 728.40</i>					<i>CB = 1448.86</i>
9999029200	ASCENTIUM CAPITAL LLC C/O ADVANCED PROPERTY TAX COMPLIANCE 1611 N INTERSTATE 35E STE 428 CARROLLTON TX 75006-8616	2019 TOTAL	97.34 97.34	D	0.00 0.00	N N	N	23.36 23.36	0.00 0.00	120.70 120.70
					<i>CP = 32.57</i>					<i>CB = 64.77</i>
9999029470	ASSOCIATION EXECUTIVES GROUP LLC 7044 S 13TH ST OAK CREEK WI 53154	2019 TOTAL	88.82 88.82	D	0.00 0.00	N N	N	21.32 21.32	0.00 0.00	110.14 110.14
9999010025 <i>my</i>	AST LOGISTICS <i>less than \$10</i> P.O. BOX 66 OAK CREEK WI 53154	2019 TOTAL	4.66 4.66	D	0.00 0.00	N N	N	1.12 1.12	0.00 0.00	5.78 5.78
9999035000 <i>my</i>	AUTUMN OAKS 1110 W OAKWOOD RD OAK CREEK WI 53154	2019 TOTAL	45.49 45.49	D	0.00 0.00	N N	N	10.92 10.92	0.00 0.00	56.41 56.41
9999038200 <i>my</i>	B & W HEATING & COOLING 9473 S CHICAGO RD OAK CREEK WI 53154	2019 TOTAL	36.83 36.83	D	0.00 0.00	N N	N	8.84 8.84	0.00 0.00	45.67 45.67
9999046500	BELLAGIO SALON 2400 W RYAN RD #2 OAK CREEK WI 53154	2019 TOTAL	621.75 621.75	D	0.00 0.00	N N	N	149.22 149.22	0.00 0.00	770.97 770.97
					<i>CP = 207.99</i>					<i>CB = 413.76</i>
9999046900 <i>my</i>	BENTLEY'S PET STUFF 7940 S 6TH ST STE 103 OAK CREEK WI 53154	2019 TOTAL	712.75 712.75	D	0.00 0.00	N N	N	171.06 171.06	0.00 0.00	883.81 883.81
9999061550 <i>my</i>	SCOTT A BROTHEN, AIA DBA TAILORED PLACES, LTD 980 E DREXEL AVE OAK CREEK WI 53154	2019 TOTAL	65.00 65.00	D	0.00 0.00	N N	N	15.60 15.60	0.00 0.00	80.60 80.60
					<i>CP = 21.75</i>					<i>CB = 43.25</i>
9999073200 <i>my</i>	CGI 7760 S 6TH ST #200 OAK CREEK WI 53154	2019 TOTAL	21.68 21.68	D	0.00 0.00	N N	N	5.20 5.20	0.00 0.00	26.88 26.88
					<i>CP = 7.27</i>					<i>CB = 14.41</i>
9999094500	CORNERSTONE OF OAK CREEK C/O KATHY HOWLETT DESPOT 155 W SUNNYVIEW DR	2019 TOTAL	331.46 331.46	D	0.00 0.00	N N	N	79.55 79.55	0.00 0.00	411.01 411.01
					<i>CP = 110.90</i>					<i>CB = 220.56</i>

MILWAUKEE
 PERSONAL PROPERTY TAX YEAR SUMMARY
 265 - CITY OF OAK CREEK

REPORT #: TAXYRSUMLST
 RUN DATE: 04/27/2021
 RUN TIME: 10:08:42 AM
 PAGE: 3

PROPERTY NUMBER ALT. PROPERTY NUMBER	OWNER NAME & ADDRESS	TAX YEAR	-----GENERAL-----		-----SPECIALS-----			MAY 2021 INT & PEN	OTHER CHARGES	TOTAL
			BALANCE	BC	BALANCE	BC	OTH			
	OAK CREEK WI 53154									
9999097675	CREATIVE WOODWORKING 7760 S 6TH ST OAK CREEK WI 53154	2019 TOTAL	43.32 43.32	D	0.00 0.00	N N	10.40 10.40	0.00 0.00	53.72 53.72	
					CP = 14.50	CB = 28.82				
9999102600	DEFENDER SECURITY COMPANY 7071 S 13TH ST STE 207 OAK CREEK WI 53154	2019 TOTAL	108.32 108.32	D	0.00 0.00	N N	26.00 26.00	0.00 0.00	134.32 134.32	
					CP = 36.23	CB = 72.09				
9999107370	<i>my</i> DRAWING BOARD STUDIO 8624 S MARKET PL OAK CREEK WI 53154	2019 TOTAL	21.68 21.68	D	0.00 0.00	N N	5.20 5.20	0.00 0.00	26.88 26.88	
					CP = 7.27	CB = 14.41				
9999129900	<i>my</i> EXPRESS CLEANERS 2345 W RYAN RD STE B OAK CREEK WI 53154	2019 TOTAL	110.50 110.50	D	0.00 0.00	N N	26.52 26.52	0.00 0.00	137.02 137.02	
					CP = 36.98	CB = 73.52				
9999147600	FRANKIES RESTAURANT & CATERING 924 E RAWSON AVE OAK CREEK WI 53154	2019 TOTAL	190.65 190.65	D	0.00 0.00	N N	45.75 45.75	0.00 0.00	236.40 236.40	
					CP = 63.78	CB = 126.87				
9999170651	ATTN: PP TAX 46735 H & R BLOCK TAX GROUP INC 1 H AND R BLOCK WAY KANSAS CITY MO 64105	2019 TOTAL	26.00 26.00	D	0.00 0.00	N N	6.24 6.24	0.00 0.00	32.24 32.24	
					CP = 8.69	CB = 17.31				
9999190100	HUSH OF KENOSHA LLC DBA FANATIC'S SPORTS BAR 7126 S 27TH ST OAK CREEK WI 53154	2019 TOTAL	99.66 99.66	D	0.00 0.00	N N	23.92 23.92	0.00 0.00	123.58 123.58	
					CP = 33.34	CB = 66.32				
9999209700	J P MORGAN CHASE BANK NA 1111 POLARIS PKWY COLUMBUS OH 43240	2019 TOTAL	3,893.06 3,893.06	D	0.00 0.00	N N	934.33 934.33	0.00 0.00	4,827.39 4,827.39	
9999253400	MARGARITA CITY 8201 S HOWELL AVE STE 700 OAK CREEK WI 53154	2019 TOTAL	764.74 764.74	D	0.00 0.00	N N	183.54 183.54	0.00 0.00	948.28 948.28	
					CP = 255.83	CB = 508.91				
9999254500	<i>my</i> MATTHEWS OF OAK CREEK 7550 S 13TH ST OAK CREEK WI 53154	2019 TOTAL	5.12 5.12	D	0.00 0.00	N N	1.23 1.23	0.00 0.00	6.35 6.35	
										less than \$10
9999258200	MELISSA'S DOG GROOMING 8648 S MARKET PL OAK CREEK WI 53154	2019 TOTAL	21.68 21.68	D	0.00 0.00	N N	5.20 5.20	0.00 0.00	26.88 26.88	
					CP = 7.27	CB = 14.41				
9999270975	MOBILUTION LLC DBA METRO PCS 6508 S 27TH ST STE 2 OAK CREEK WI 53154	2019 TOTAL	147.32 147.32	D	0.00 0.00	N N	35.36 35.36	0.00 0.00	182.68 182.68	
9999284800	<i>my</i> NOVA GYMS OAK CREEK LLC 6508 S 27TH ST	2019 TOTAL	422.46 422.46	D	0.00 0.00	N N	101.39 101.39	0.00 0.00	523.85 523.85	

MILWAUKEE
 PERSONAL PROPERTY TAX YEAR SUMMARY
 265 - CITY OF OAK CREEK

REPORT #: TAXYRSUMLST
 RUN DATE: 04/27/2021
 RUN TIME: 10:08:42 AM
 PAGE: 4

PROPERTY NUMBER ALT. PROPERTY NUMBER	OWNER NAME & ADDRESS	TAX YEAR	-----SPECIALS-----			MAY 2021 INT & PEN	OTHER CHARGES	TOTAL
			-----GENERAL----- BALANCE BC	SA BALANCE BC	OTH BC			
	OAK CREEK WI 53154							
9999310900	ORANGE LEAF 160 W TOWN SQUARE WAY STE 400 OAK CREEK WI 53154	2019 TOTAL	233.97 D 233.97	0.00 N 0.00	N	56.16 56.16	0.00 0.00	290.13 290.13
			CP = 78.28	CB = 155.69				
9999334680	my PRODIGY SALONS 8880 S HOWELL AVE STE 1100 OAK CREEK WI 53154	2019 TOTAL	448.44 D 448.44	0.00 N 0.00	N	107.63 107.63	0.00 0.00	556.07 556.07
			CP = 150.02	CB = 298.42				
9999361500	DAVID SCHMITZ DBA SCHMITZ VENDING COMPANY 300 E OAK ST OAK CREEK WI 53154	2019 TOTAL	69.34 D 69.34	0.00 N 0.00	N	16.64 16.64	0.00 0.00	85.98 85.98
			CP = 23.20	CB = 46.14				
9999386040	my SPORTCUTS 2479 S GREEN LINKS DR WEST ALLIS WI 53227	2019 TOTAL	32.50 D 32.50	0.00 N 0.00	N	7.80 7.80	0.00 0.00	40.30 40.30
			CP = 10.88	CB = 21.62				
9999389000	my STAR NAILS - 27TH ST C/O ANTHONY PHUOC NGUYEN 6508 S 27TH ST STE 4 OAK CREEK WI 53154	2019 TOTAL	422.46 D 422.46	0.00 N 0.00	N	101.39 101.39	0.00 0.00	523.85 523.85
9999393525	STUMMY'S BURGERS & SUBS 6508 S 27TH ST STE 3 OAK CREEK WI 53154	2019 TOTAL	238.29 D 238.29	0.00 N 0.00	N	57.19 57.19	0.00 0.00	295.48 295.48
			CP = 79.71	CB = 158.58				
9999400250	my THE SNACK FACTORY 10020 S REINHART DR OAK CREEK WI 53154	2019 TOTAL	108.32 D 108.32	0.00 N 0.00	N	26.00 26.00	0.00 0.00	134.32 134.32
			CP = 36.23	CB = 72.09				
9999429300	my UNITY FITNESS AND TRAINING 9823 S 13TH ST OAK CREEK WI 53154	2019 TOTAL	9.19 D 9.19	0.00 N 0.00	N	2.21 2.21	0.00 0.00	11.40 11.40
			CP = 3.07	CB = 6.12				
9999433950	my VERTICAL WORKS, INC 3132 S MEMORIAL DR RACINE WI 53403	2019 TOTAL	584.94 D 584.94	0.00 N 0.00	N	140.39 140.39	0.00 0.00	725.33 725.33
			CP = 195.70	CB = 389.24				
9999439676	WALTCO INC - TID 4 330 E MAHN CT STE 100 OAK CREEK WI 53154	2019 TOTAL	36.83 D 36.83	0.00 N 0.00	N	8.84 8.84	0.00 0.00	45.67 45.67

MILWAUKEE
PERSONAL PROPERTY TAX YEAR SUMMARY
265 - CITY OF OAK CREEK

REPORT #: TAXYRSUMLST
RUN DATE: 04/27/2021
RUN TIME: 10:08:43 AM
PAGE: 5

TAX YEAR	GENERAL	SPECIAL	MAY 2021 INT & PEN	OTHER CHARGES	MAY 2021 TOTAL	NUMBER OF PROPERTIES
CITY OF OAK CREEK TOTALS						
2019	12,729.27	0.00	3,055.04	0.00	15,784.31	36
TOTAL	12,729.27	0.00	3,055.04	0.00	15,784.31	

ACTUAL # OF PROPERTIES: 36

*less accounts <12.13>
of less than \$10*

*total for \$15,772.18
publication*



COMMON COUNCIL REPORT

Informational: Treasurer Report on Investment and Banking for the City of Oak Creek accounts, month ending March 31, 2021.

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 is not available for general purpose spending. This monthly report is prepared, along with a more comprehensive report for Finance Committee, to assist with investment decisions and financial strategies. Below is a brief summary:

Beginning Balance	Ending Balance	Interest Earned	Increase/(Decrease)
\$56,091,998	\$57,087,176	\$29,190	\$995,178

Activity: February Tax Collection \$5,251,230; Debt Service Payments (\$3,909,768)

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Barbara Guckenberger, CMTW
City Treasurer

Fiscal Review:

Maxwell Gagin, MPA
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
Tri City National Bank	15,661,237.02	21,888,132.81	(21,186,133.62)	16,363,236.21	289.43	0.07%	28.66%
General Fund	8,887,986.88	15,886,032.78	(10,596,727.17)	14,177,292.49			
Title 125	63,124.15	23,483.47	(44,504.10)	42,103.52			
Police Credit Card	53,592.84	47,175.10	(381.11)	100,386.83			
Parks & Rec Counter Credit Card	16,698.72	6,927.00	(272.17)	23,353.55			
Tax Payment Account #2	6,309,267.95	5,251,229.66	(10,000,000.00)	1,560,497.61			
Parks & Rec Online Credit Card	3,516.22	3,433.00	(510.71)	6,438.51			
Health Insurance	76,810.94	562,352.36	(533,733.06)	105,430.24			
Tax Payment Account	59,232.36	-	-	59,232.36			
EMS	191,006.96	107,499.44	(10,005.30)	288,501.10			
0	-	-	-	-			
DANA Investment Advisors	5,831,815.58	7,503.54	(1,755.87)	5,837,563.25	7,130.06	0.75%	10.23%
BMO Global Asset Management	4,779,580.32	14,939.88	(17,455.98)	4,777,064.22	14,939.88	1.99%	8.37%
American Deposit Management (ADM)	490,000.00	-	-	490,000.00	-	-	0.86%
*ADM General Account Balance	490,000.00	-	-	490,000.00	-	-	-
Local Government Investment Pool (LGIP)	25,393,693.58	4,206,756.90	(3,909,769.00)	25,690,681.48	1,282.74	0.06%	45.00%
*LGIP General Account Balance	19,889,639.06	4,206,492.85	(3,909,769.00)	20,186,362.91	1,018.69	-	-
**Ehlers Investment	3,935,671.89	5,972.38	(13,013.19)	3,928,631.08	5,548.16	1.4140%	6.88%
	3,935,671.89	5,972.38	(13,648.58)	3,927,995.69			
Total Balance	56,091,998.39	26,123,305.51	(25,128,127.66)	57,087,176.24	29,190.27		

**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		Distribution to other Taxing Jurisdictions <i>(February and March Collections distributed in April)</i>
Tax Payment Account #2		
City Deposit (Counter, Drop Box, Mail)	4,477,074.87	STATE \$ -
Gov Tech	518,412.58	COUNTY \$ 1,785,481.94
Credit Card	255,742.21	MMSD \$ 614,158.67
Total Tax Payment Account #2	5,251,229.66	SCHOOL \$ 3,458,315.70
		MATC \$ 445,943.08
		UTILITY \$ 20,003.78
Tax Payment Account		TOTAL DIST \$ 6,323,903.17
Tri City Payments (At Bank, Lockbox)	-	TAX REFUNDS \$ 10,422.09
Total Tax Collection Deposits	5,251,229.66	CITY \$ 3,624,302.71
		SPECIAL ASSESSMENTS 7,239.71
		SPECIAL CHARGES 87,423.41
		INTEREST 12,988.76
		TOTAL COLLECTION \$ 10,066,279.85
		*Less lottery credit (1,187,428.48)
		plus personal property tax collected but previously distributed 360,455.14
		Non Cash adjustments (Correction of Errors; CC reversal) \$ -
		TOTAL COLLECTED \$ 9,239,306.51
		March Tax Collection 5,251,229.66
		Feb Tax Collection 3,988,076.85
		9,239,306.51

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: Official Map Amendment - 9970, 10020, 10040 S. 20th St. - Jim Kane, Truck Country-McCoy Group

Recommendation: That the Council adopts Ordinance 3005, an ordinance to amend the Official Map for a portion of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 30 (mapped, unimproved right-of-way affecting the properties at 9970, 10020, and 10040 S. 20th St.).

Fiscal Impact: The proposed Official Map Amendment is a critical step in the entitlement process for future development of these properties with an anticipated truck sales and service building, with outdoor storage of inventory trucks and trailers. If approved, development of the properties would yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. This property is part of TID 7; however, no TID assistance has been requested.

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 an amendment to the future road pattern on the Official Map as it relates to the properties at 9970, 10020, & 10040 S. 20th St. A Certified Survey Map to combine the properties was presented to and approved by the Common Council at the April 20, 2021 meeting. A brief historical summary of the Official Map pertaining to these properties will provide the necessary context for consideration of this request.

Oak Creek Manor subdivision was platted in 1957/1958. These three properties were included in the plat for single-family residential development, including public streets, but the only portion constructed was on the east side of I-94 (Lois Lane and Daniel Lane between S. 15th Street and S. 13th Street). Part of Oak Creek Manor subdivision was vacated by the courts, and discussions of the Official Map occurred at the local level when the properties were purchased and proposed for non-residential development in the late 1980s. Several reconfiguration options were presented for Plan Commission and Common Council consideration, all of which intended to maintain the future public street connections within Southbranch. Ultimately, the existing configuration was adopted by Ord. 1300 in 1988.

Development proposals in the more recent past have attempted to address connecting S. 20th Street to S. Ridgeview Drive as depicted on the Official Map. Topography, environmental features (e.g., wetlands), and ownership of multiple parcels affected by the Official Map have all contributed to the existing condition – the subject properties remained vacant and the road connections were never constructed. Staff have had multiple conversations over the years with prospective developers interested in the subject properties and

adjacent properties along the future extension of S. 20th Street regarding these challenges. Connecting S. 20th Street to S. Ridgeview Drive in the configuration shown on the Official Map is impractical at this time, given the economics of development and the diverse ownership. Therefore, the property owner is proposing the termination of S. Ridgeview Drive in a cul-de-sac, designed in conformance with local requirements, on the property at 9970 S. 20th Street.

While not part of Council's consideration of this review, an additional Exhibit is included with this report depicting how 20th Street could be terminated in a cul-de-sac. This potential configuration, purely conceptual, is in recognition of the challenges of a full connection through the subject properties. Future reviews and approvals would be required as part of a formal proposal; however, it is provided to illustrate potential complete road configurations for the area.

When considering a proposal to amend the Official Map, Council should consider the impact on the ability to logically develop adjacent properties in accordance with the existing Official Map. Nearby property owners may have an interest in maintaining certain aspects of an Official map if it provides them the future opportunity to subdivide their property in a cost-effective manner. If a person is proposing to remove this opportunity, or to alter it, they need to demonstrate that any adverse effects on the property owners involved would be offset by the benefit to the neighborhood. In other words, a property owner should not be able to amend the Official Map to maximize the development potential of his or her property at the detriment of surrounding properties

The Plan Commission reviewed the proposed Official Map Amendment at their March 23, 2021 meeting, and has recommended approval.

Options/Alternatives: Council has the discretion to approve, modify, or deny the request.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments: Ord. 3005

Location Map

Narrative (3 pages)

Existing Conditions and Proposed Ridgeview Drive Cul-de-Sac Exhibits (2 pages)

Potential Termination of S. 20th St. Exhibit (1 page)

Plan Commission Meeting Minutes

ORDINANCE NO. 3005

BY: _____

AN ORDINANCE TO AMEND SECTION 6.01 OF THE MUNICIPAL CODE OF THE CITY OF OAK CREEK AMENDING THE OFFICIAL MAP FOR A PORTION OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30 (MAPPED, UNIMPROVED RIGHT-OF-WAY AFFECTING THE PROPERTIES AT 9970, 10020, AND 10040 S. 20TH ST.)

(6th Aldermanic District)

The Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: Section 6.01 of the Municipal Code of the City of Oak Creek enacted and adopted pursuant to Section 62.23(6)(b), Wisconsin Statutes, creating the official map of the City of Oak Creek, is hereby amended so as to establish the exterior lines of planned new streets, highways, parkways, parks and playgrounds and to widen, narrow, extend and close existing streets, highways, parkways, parks and playgrounds, as more fully shown on the map attached hereto and declared to be a part thereof (EXHIBIT "A"), the same affecting the Section 30, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

SECTION 2: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 4th day of May, 2021.

Passed and adopted this 4th day of May, 2021.

President, Common Council

Approved this 4th day of May, 2021.

Mayor

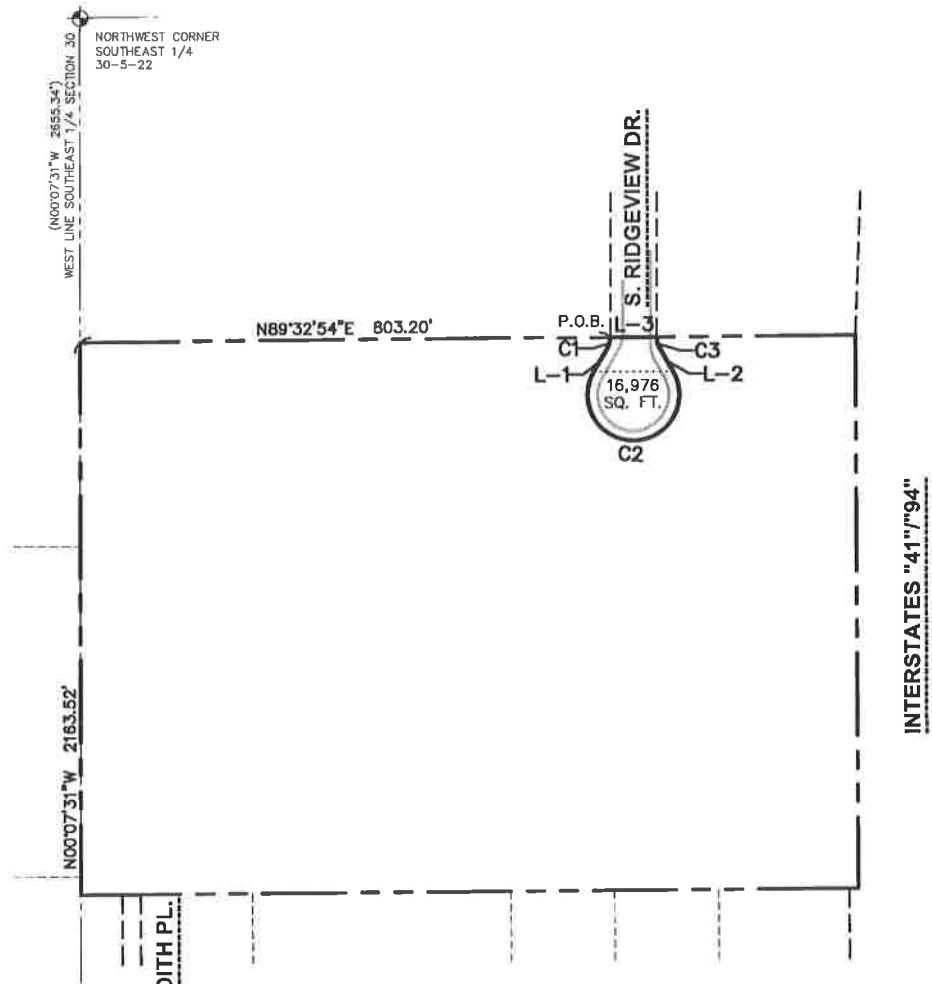
ATTEST:

City Clerk

VOTE: Ayes: _____ Noes: _____


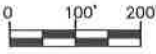
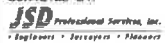
EXHIBIT "A"

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



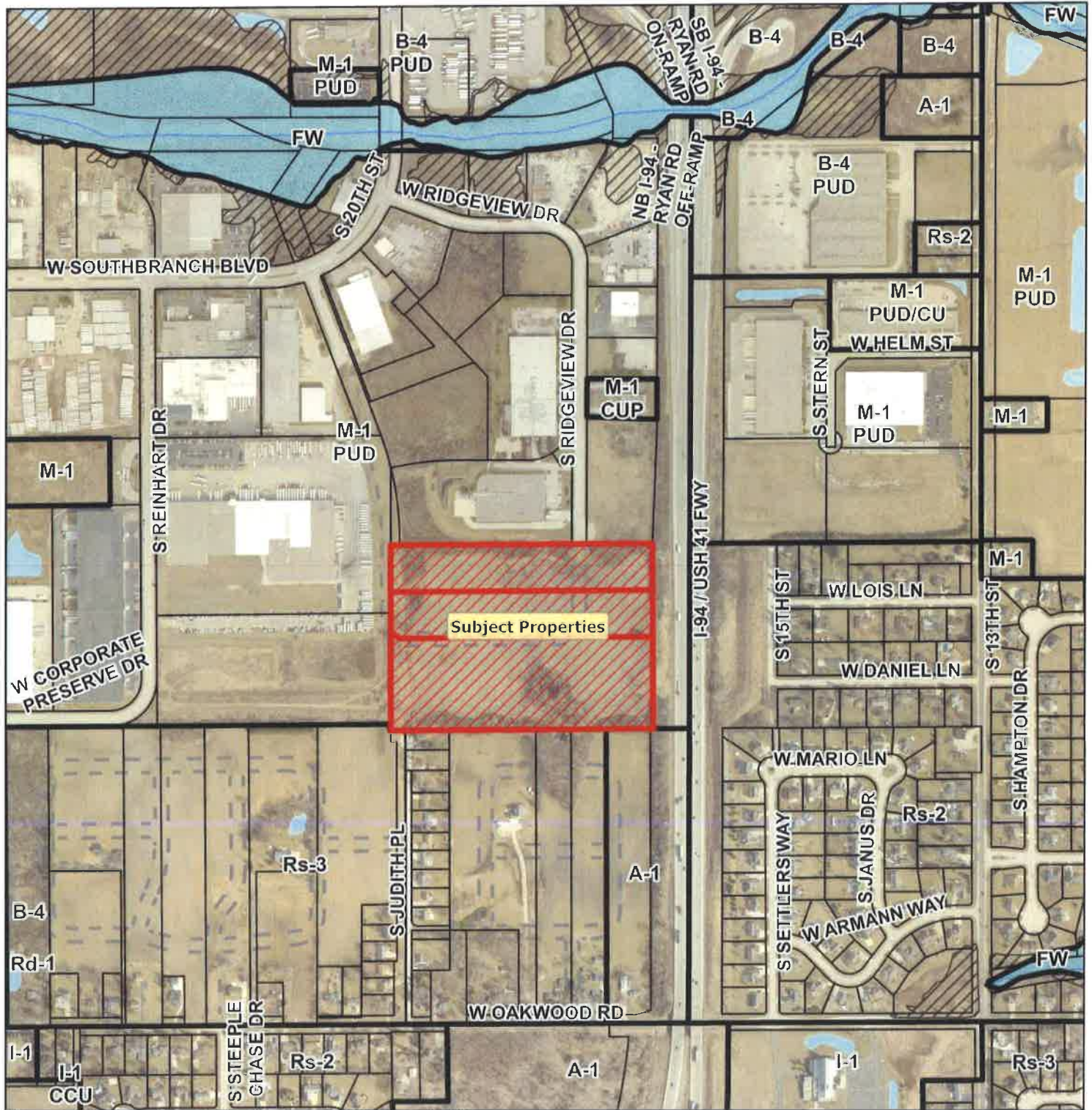
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S30°03'29"W	41.49'
L-2	N29°56'31"W	42.12'
L-3	S89°32'54"W	70.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	16.76'	32.00'	8.57	30°00'00"	16.56'	S15°03'29"W
C2	291.12'	69.50'	120.38	240°00'01"	120.38'	S89°56'32"E
C3	16.76'	32.00'	8.57	30°00'00"	16.56'	N14°56'31"W

PROPERTY EXHIBIT PROPOSED CUL-DE-SAC TRUCK COUNTRY, OAK CREEK, WISCONSIN			 north  SCALE: 1" = 200'
SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W236 N 1810 BUSSE ROAD, SUITE 100 WALKERSVILLE, WISCONSIN 53186 P. 262.513.0666	SURVEYED FOR: EPSTEIN UHEN ARCHITECTS 333 E. CHICAGO ST. MILWAUKEE, WI 53202	PROJECT NO: 20-10055 FIELDBOOK/PG: - SHEET NO: 1 OF 2	
SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>SLK</u>			

LOCATION MAP

9970, 10020, & 10040 S. 20th St.



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



Community Development

0 0.04 0.08 0.16 Miles



Legend

- Zoning
- Flood Fringe
- Official Map
- Parcels
- Floodway
- Subject Properties



Attachment to Plan Commission Application (Narrative Description of Project) for Official Map Amendment at 9970, 10020 & 10040 South 20th Street

February 23, 2021

This Attachment to the Plan Commission Application (Narrative Description of Project) is submitted by Truck Country of Wisconsin, Inc./McCoy Group (“Applicant”) through its attorneys Davis & Kuelthau, s.c., architects Eppstein Uhen Architects, Inc., and civil engineers JSD Professional Services, Inc., in support of an Official Map Amendment pursuant to § 6.01(c), Oak Creek Municipal Code (“Code”). The Official Map Amendment is applicable to the Applicant’s parcels located at **9970 South 20th Street** (Tax Key No.: 9269977001), **10020 South 20th Street** (Tax Key No.: 9269978001), and **10040 South 20th Street** (Tax Key No.: 9269979000) (collectively the “Property”) where it will construct a full service truck dealership (the “Project”).

I. History of the Development Site

The Property is located in the Southbranch Industrial Park at the end of Ridgeview Drive along the western side of I-94/41 consisting of three parcels that total approximately 22.5 acres. Truck Country purchased the Property in 2018 and began planning to develop the site.

II. Summary of Applicant’s Project and Property

Truck Country is a family owned full service truck dealership offering new and used truck sales with repairs and parts for trucks and trailers. Truck Country’s current Milwaukee-area operations are located in the City of Oak Creek at 2222 W. Ryan Road. The demand for Truck Country’s services are exceeding its capacity at its current Ryan Road facility. To keep up with demand, Truck Country proposes to relocate its operations to the new site in Oak Creek and to spend \$10+ million to construct a new truck sales and service facility. Truck Country currently employs 112 employees in the City and the new Project will allow Truck Country to meet increasing demand and grow its employee base.

The Project will be compatible and complementary with the surrounding Southbranch Industrial Park uses which are zoned consistent with the Property.

III. Request for Official Map Amendment

Truck Country is requesting an amendment to the official map to reconfigure the future road pattern in the vicinity through Property. The amendment is requested pursuant to § 6.01(c)

of the City's Code. The three (3) contiguous parcels owned by Truck Country are connected to South Ridgeview Drive at the northernmost parcel (9970 South 20th Street) via a temporary cul-de-sac. No other right-of-way access is currently available to the Property.

According to the City's Geographic Information System Map (*see GIS graphic, below*), a proposed future road runs south from Ridgeview Drive through the eastern third of both the 9970 South 20th Street parcel and the 10020 South 20th Street parcel, then curves west along the lot line between the 10020 parcel and the 10040 South 20th Street parcel, before curving north along the western edge of the parcels to a future connection point to South 20th Street. The current future road configuration likely contemplates the parcels being owned by 3 separate owners, and, thus, would provide access to all 3 parcels.



To make a unified development on the Property feasible in general, and specifically for Truck Country's Project, an official map amendment to the City's future street map is needed. As depicted on the Property Exhibit filed with this request, Truck Country proposes to (i) remove the existing temporary cul-de-sac on Ridgeview Drive and replace it with a permanent cul-de-sac; and (ii) reconfigure the future road pattern for the area by removing the east-west leg of the proposed future road and instead plan for the future road to run north-south along Truck Country's westerly property line by utilizing a 35-foot road reservation.

This official map amendment is consistent with the City's Comprehensive Plan in that the future road could connect to Corporate Preserve Drive to the west (per the Plan, p. 47) or to Oakwood Road to the south (per the Plan, p. 55).

IV. CONCLUSION

Truck Country of Wisconsin, Inc./McCoy Group respectfully requests approval of the Official Map Amendment so as to allow it to proceed with development plans for its new facility on the Property and for the City to construct a cohesive street grid at such future time as is warranted for development in the area.

Respectfully Submitted,

Truck Country of Wisconsin, Inc. /McCoy Group

Jim Kane, Vice President

Davis & Kuelthau, s.c.

Brian C. Randall, Esq.

Ryan M. Spott, Esq.

Attorneys for Truck Country of Wisconsin, Inc.

Eppstein Uhen Architects, Inc.

Chris Johns, AIA

Phil Meyer, AIA

Architects for Truck Country of Wisconsin, Inc.

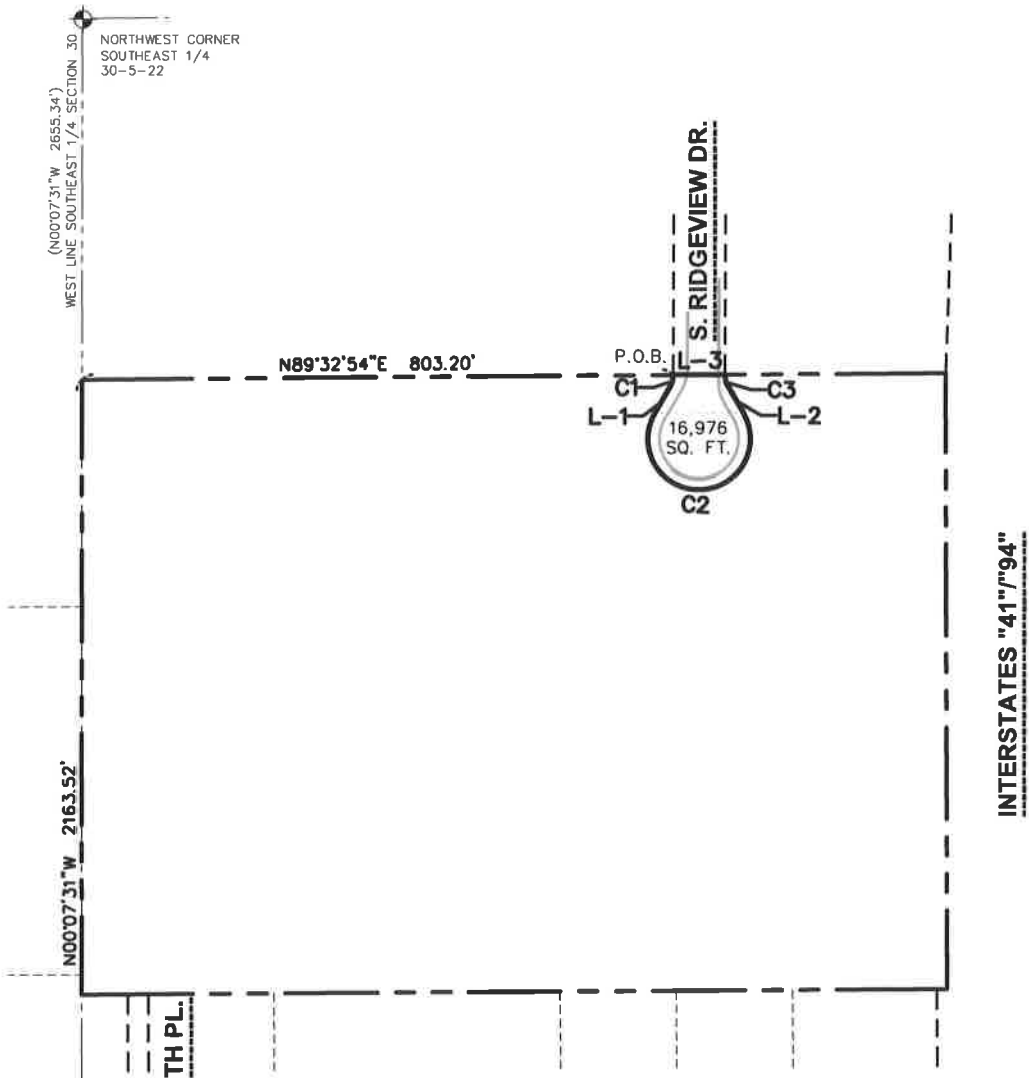
JSD Professional Services, Inc.

Justin Johnson, P.E.

Steve Krzynski

Civil Engineers for Truck Country of Wisconsin, Inc.


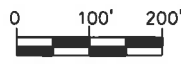
PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S30°03'29"W	41.49'
L-2	N29°56'31"W	42.12'
L-3	S89°32'54"W	70.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	16.76'	32.00'	8.57	30°00'00"	16.56'	S15°03'29"W
C2	291.12'	69.50'	120.38	240°00'01"	120.38'	S89°56'32"E
C3	16.76'	32.00'	8.57	30°00'00"	16.56'	N14°56'31"W

File: R:\1000\100005\100005_Enrich1 - Cul De Sac.dwg Layout: SHEET 1 User: djsponer Plotfile: Mar 03, 2021 - 7:15am 10x15

PROPERTY EXHIBIT			
PROPOSED CUL-DE-SAC			
TRUCK COUNTRY, OAK CREEK, WISCONSIN			
SURVEYED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53186 P. 262.513.0866	SURVEYED FOR: EPSTEIN UHEN ARCHITECTS 333 E. CHICAGO ST. MILWAUKEE, WI 53202	PROJECT NO: 20-10055 FIELDBOOK/PG: - SHEET NO: 1 OF 2	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: SLK
 north		 SCALE: 1" = 200'	

Potential future
20th St. cul-de-
sac.



**EXCERPTED MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 23, 2021**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Commissioner Hanna joined after roll call was taken. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Havey, Assistant Fire Chief. Thomas Kramer, Assistant IT Manager, facilitated the video conference.

**OFFICIAL MAP AMENDMENT
TRUCK COUNTRY – MCCOY GROUP
9970, 10020, & 10040 S. 20TH ST.
TAX KEY NOS. 926-9977-001, 926-9978-001, & 926-9979-000**

Planner Papelbon provided an overview of the request to remove a portion of the future street pattern of the Official Map affecting the properties at 9970, 10020, & 10040 S. 20th Street (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, gave a presentation about the history of Truck Country, the subject sites, and a brief explanation of the applicant's proposal.

Alderman Guzikowski stated he received an email regarding this item. The resident would like to keep Judith Place a quiet street. Alderman Guzikowski stated he believes most of the neighbors there would not be in favor of any type of access street going south on Judith Place.

Commissioner Oldani asked Planner Papelbon to clarify if access to Judith Place is just a potential proposal for the future and not a part of this agenda item. Planner Papelbon explained that, for a future layout, staff is recommending the South Judith Place connection be for emergency access only. Trucks and customers would not be allowed to use South Judith Place.

Assistant Fire Chief Havey stated that the Fire Department reviewed this proposal, and is satisfied with the roundabout and the proposal thus far.

Stacey Siekert, 10132 S Judith Place, Oak Creek, WI, stated concerns about the future business, the number of trees that will be installed between the business and the neighborhood, and truck traffic coming down Judith Place. Ms. Siekert stated she will be joining future meetings on this topic.

Mayor Bukiewicz explained that Ms. Siekert should be notified of any future proposals as notifications go out to neighbors within 300 feet of any property coming before the Plan Commission.

Ms. Siekert asked if it will be most of the neighbors on Judith Place.

Mayor Bukiewicz reiterated that it would be anyone within 300 feet; however, the Alderman can increase the distance if needed.

Ms. Siekert stated that she believes that would be a good idea if the applicant would ever consider using Judith to get out to Oakwood [Road]. A lot of the neighbors closer to Oakwood [Road] had no idea about this proposal.

Planner Papelbon explained there will be notice for all future meetings, but the Official Map Amendment does need to be approved by the Common Council, and it does affect the development for these three properties. Planner Papelbon also stated the Certified Survey Map (CSM) will be reviewed concurrently with the site plan.

Alderman Guzikowski asked Planner Papelbon to include all residents on Judith Place for notification of any future items regarding this property.

Christopher Johns, Eppstein Uhen Architects, 333 East Chicago Street, Milwaukee, WI, stated it is not the applicant's intention to connect this development to Judith Place.

Mary Lavin, 10126 South Judith Place, Oak Creek, WI, stated that she is happy to hear the applicant is not interested in connecting 20th Street to Judith Place. Ms. Lavin stated her concern regarding the type of access for emergencies the applicant will want to include on their property facing Judith Place. Ms. Lavin stated her hope that the applicant will be good neighbors, and that she is a little concerned about light and noise pollution from this development. She suggested having a berm to separate the development from the residential area. Ms. Lavin stated that she is also concerned about the amount of paved surface that is proposed combined with the amount of wetland in the area. A lot of people walk along Judith Place due to the lack of parks in this area of the City. Ms. Lavin stated that she has some concerns regarding the wildlife that will be disrupted by this development, and asked if there was any consideration of leaving a walking path between Reinhart and Truck Country.

Mayor Bukiewicz stated Ms. Lavin has valid points, but these items would be discussed during the Plan Review. Mayor Bukiewicz also stated the City has tried several times to get a park in that area, but nothing has worked out.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the mapped, unimproved future right-of-way affecting the properties at 9970, 10020, & 10040 S. 20th St. be removed after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all present voted aye. Motion carried. The meeting was adjourned at 9:44 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

4-13-21

Date

COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 5/4/2021 License Committee Report.

Fiscal Impact: License fees in the amount of \$853.22 were collected.

Critical Success Factor(s):

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

Background:

The License Committee met on April 22, 2021. Minutes are attached. Recommendation is as follows.

1. Grant a Transient Merchant seller license to Jordan Cain (Mad City Windows LLC).

The following items received favorable background reports. Recommendations are as follows.

2. Grant an Operator's license to:

- * Amanda L. Lang (Legion)
- * McKenna E. Surma (Smoke Creek)
- * Kaden P. Kubisz (Gastrau's Golf)
- * Thomas J. Musuraca (BelAir)

3. Grant a 2020-2021 Class B Combination license to Robbin V. Kashevarof, Agent on behalf of Valentine Café, LLC dba Valentine Café, 7981 S. 6th St., with release of license subject to final department approvals.

4. Grant a Transient Merchant seller license to the following:

- * Hannah Gronowski (Mad City Windows LLC)
- * Trsit Payton (Mad City Windows LLC)

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Christa J. Miller CMC/WCMC
Deputy City Clerk

Fiscal Review:

Maxwell Gagin

Maxwell Gagin, MPA

Assistant City Administrator / Comptroller

Attachments: none

**MINUTES
LICENSE COMMITTEE
April 22, 2021 at 12:30 p.m.**

1. The meeting was called to order at 12:30 p.m.
2. On roll call, the following committee members were present: Ald. Kurkowski, Ald. Duchniak and Ald. Gehl. Also in attendance was Deputy City Clerk Christa Miller.
3. Ald. Gehl, seconded by Ald. Duchniak, moved to approve the minutes of 1/28/21. On roll call, all voted aye.
4. The Committee reviewed a Transient Merchant seller application submitted by Jordan Cain, 3525 N. 104th St., Milwaukee, WI 53216 (Mad City Windows LLC). Mr. Cain attended the meeting via video conference. Also in attendance via video conference on behalf of Mr. Cain was his direct supervisor Mike Richards and the Marketing Assistant & Manager Andrew Edlund.

Deputy Clerk Miller advised the Committee of Attorney Karls' review and the reasons the Common Council may refuse to grant a transient merchant license, noted in Section 7.144(c) of the Municipal Code.

Per Municipal Code, the City may only refuse to grant a license based on one of the following circumstances:

- 1) application contains a material omission or inaccurate statement;
- 2) complaints of a material nature have been received against the applicant in the municipalities in which the applicant was convicted of a crime, statutory violation or ordinance violation in the last 5 years; or
- 3) the applicant failed to present documentation as required under Sec. 7.143(b), i.e. drivers' license at time of submitting application.

Mr. Cain had disclosed "possession with intent, obstruction, CCW, possession, speeding ticket – all convictions over 5 years ago". Upon review, the police report showed "possession of THC, carry concealed weapon, endanger safety/armed with controlled substance in blood, possession of cocaine, and possess with intent to deliver heroin/party to a crime".

Deputy Clerk Miller advised the Committee that no complaints had been received and the applicant had submitted all the required documentation as set forth in Section 7.143(b). While his application may be denied due to omission of the endanger safety/armed with controlled substance in blood, the Committee could conclude that Mr. Cain did attempt to disclose this when noting the other convictions.

Mr. Richards spoke on behalf of his employee. Mr. Richards indicated that while Mr. Cain has only been employed with the business since February, he has been a good worker and model employee.

Mr. Cain provided the Committee with some background regarding his prior convictions and noted that while in custody, he completed several programs and was released early due to good behavior and recommendations by the State to release non-violent offenders during the COVID-19 pandemic. He further noted that he is currently on probation and as part of his probation he has gained and maintains employment and has regular meetings with his probation officer.

Ald. Gehl, seconded by Ald. Duchniak moved to grant a Transient Merchant seller license to Jordan Cain, 3525 N. 104th St., Milwaukee, WI 53216 (Mad City Windows LLC). On roll call, all voted aye.

5. Mike Richards, Mad City Windows, requested the Transient Merchant seller application submitted by Isaac Gentile, 1120 Ridgeway Rd., Brookline, WI 53045 (Mad City Windows LLC) be withdrawn as he is no longer an employee of the business.

Ald. Gehl, seconded by Ald. Duchniak, moved to accept the withdraw request of the Transient Merchant seller application for Isaac Gentile. On roll call, all voted aye.

6. Ald. Duchniak, seconded by Ald. Gehl, moved to grant renewal alcoholic beverage licenses for a period of July 1, 2021 through June 30, 2022, submitted by the following, with issuance subject to final inspection approvals and payment of any fees due. On roll call, all voted aye.

CLASS A BEER / CLASS A LIQUOR (CIDER ONLY)

Pilot Travel Centers LLC
dba Pilot Travel Center #040
Location: 2031 W. Ryan Rd.
Desiree Caison, Agent
Home: 3619 S. Herman St., Milwaukee
Police, Fire, Inspection

Speedway LLC
dba Speedway #4462
Location: 8667 S. Howell Ave.
John A. Flood, Agent
Home: 5906 Autumn Trl., Racine
Police, Fire

CLASS A COMBINATION

Dairyland Retail Group LLC
dba 7-Eleven #35841B
Location: 1225 W. Rawson Ave.
Elizabeth Evans, Agent
Home: 914 Jenna Dr., Verona

P & K Kooner LLC
dba Checker Liquor
Location: 9110 S. Chicago Rd.
Kulwant Kooner, Agent
Home: 9104 S. Chicago Rd.

Aldi, Inc. (Wisconsin)
dba Aldi #01
Location: 6810 S. 27th St.
Danielle Quale, Agent
Home: 1301 Orchard Street, Racine
Police, Fire, Inspection

Fortune Inc.
dba Discount Tobacco & Liquor
Location: 2151 E. Rawson Ave.
Yash Patel, Agent
Home: 8216 S. 77th St., Franklin
Fire

Aldi, Inc. (Wisconsin)
dba Aldi #91
Location: 410 W. Drexel Ave.
Melissa Venancio-Leonard, Agent
Home: 6228 Creekside Dr., Cudahy
Police, Fire, Inspection

Gary's Corporation of Oak Creek
dba Gary's Beer & Liquor
Location: 9555 S. Howell Ave.
Gary Hintz, Agent
Home: 10065 S. McGraw Ave., Oak Creek
Inspection

8950 LLC
dba Ayra's
Location: 8950 S. 27th St.
Akil Ajmeri, Agent
Home: 2714 4 ½ Mile Rd., Caledonia

Kwik Trip, Inc.
dba Kwik Trip #976
Location: 6300 S. 27th St.
Michael Meszaros, Agent
Home: 1419 Blake Ave., West Allis
Fire, Inspection

Rasleen Gas & Food Mart, Inc.
dba B.P.
Location: 9502 S. Howell Ave.
Gurjapbir Kahlon, Agent
Home: 8747 S. Bell Meadow Ct., Franklin
Fire, Inspection

Kwik Trip, Inc.
dba Kwik Trip #290
Location: 7880 S. 10th St.
Kevin Butler, Agent
Home: 10080 S. Shepard Ave., Oak Creek
Fire

Kwik Trip, Inc.,
dba Kwik Trip #422
Location: 9535 S. 13th St.
Clinton Wight, Agent
Home: 10043 Saratoga Dr., Caledonia
Fire

Kwik Trip, Inc.
dba Kwik Trip #576
Location: 2040 W. Ryan Rd.
Laura Manke, Agent
Home: 515 Hialeah Dr., Racine
Inspection

Love's Travel Stops & Country Stores, Inc.
dba Love's Travel Stop #432
Location: 9650 S. 20th St.
Matthew Dettman, Agent
Home: 2421 Olive St., Racine
Police, Fire, Inspection

Meijer Stores Limited Partnership
dba Meijer Store # 283
Location: 171 W. Town Square Way
Philip Kelley, Agent
Home: 7971 S. 6th St., Oak Creek
Police, Fire, Inspection

Meijer Stores Limited Partnership
dba Meijer Gas Station # 283
Location: 8031 S. Howell Ave.
Philip Kelley, Agent
Home: 7971 S. 6th St., Oak Creek
Police, Inspection

AT Mart, Inc.
Dba Oak Creek Mobil
Location: 1200 W. Rawson Ave.
Tilak Kc, Agent
Home: 4415 N. Sheffield Ave., Shorewood
Fire, Inspection

Mega Marts, LLC
dba Pick 'n Save # 348
Location: 6462 S. 27th St.
Jennifer Holmes, Agent
Home: 2415 Nicholson Ave., South Milwaukee
Police, Fire, Inspection

Mega Marts, LLC
dba Pick 'n Save # 387
Location: 2320 W. Ryan Rd.
Joseph Reuter, Agent
Home: 4518 S. Green Ridge Cir., Greenfield
Police, Fire, Inspection

Mega Marts, LLC
dba Pick 'n Save # 862
Location: 8770 S. Howell Ave.
Tracy Engeriser, Agent
Home: 3675 S. 88th St., Milwaukee
Police, Fire, Inspection

RAB Supermarkets, LLC
dba Piggly Wiggly #342
Location: 2201 E. Rawson Ave.
Ralph Malicki, Agent
Home: 3513 116th St., Franksville

Rawson Citgo LLC
dba Phillips 66
Location: 150 W. Rawson Ave.
Adail Hamdan, Agent
Home: 4481 W. Victory Creek Dr., Franklin
Inspection

Chohan Brothers II, Inc.
dba Ryan Road Mobil
Location: 9444 S. Chicago Rd.
Sumit Chohan, Agent
Home: 7250 S. Ball Park Dr., Franklin
Fire, Inspection

Sal's Beer & Wine, LLC
Dba Sal's Beer & Wine
Location: 7872 S. Howell Ave.
Salvatore Colla, Agent
Home: 3833 W. Leah Ave., Franklin

Target Corporation
dba Target Store T-1925
Location: 8989 S. Howell Ave.
Louisa Wertzler, Agent
Home: 4876 S. 21st St., Milwaukee
Police, Fire, Inspection

Spring South, LLC
dba BP W Discount Liquor
Location: 9510 S. 27th St.
Michael Dach, Agent
Home: 109 N 3rd, Waterford
Inspection

Walgreen Co.
dba Walgreens #04887
Location: 9449 S. Howell Ave.
Cynthia Smith, Agent
Home: 10958 W. Cortez Rd., Franklin
Police, Fire, Inspection

Woodman's Food Market, Inc.,
dba Woodman's Food Market
8131 S. Howell Ave.
David Keeseey, Agent
Home: 5301 26th St., Kenosha
Inspection

CLASS B BEER

Kennedy Enterprises LLC
Dba Board & Brush Oak Creek
Location: 8880 S. Howell Ave., #860
Gin Kennedy, Agent
Home: 13755 W. Foxwood Dr., New Berlin
Inspection

Gastrau's Golf Center, Inc.
Dba Gastrau's Golf Center
Location: 1300 E. Rawson Ave.
Steven Gastrau, Agent
Home: 7338 Maple Ter., Wauwatosa
Fire, Inspection

Oak Pro III, LLC
dba Candlewood Suites
Location: 6440 S. 13th St.
Lindsey Aponte-Mora, Agent
Home: 9138 S. 29th St., Franklin
Police, Fire, Treasurer, Inspection

Georgie Porgie's Ltd.
dba Georgie Porgie's
Location: 9555 S. Howell Ave.
Carly Trossen, Agent
Home: 3143 Conrad Dr., Racine
Police, Inspection

CLASS B BEER / CLASS C WINE

Milwaukee Area Technical College
Dba MATC Oak Creek Campus
Location: 6665 S. Howell Ave.
Richard Busalacchi, Agent
Home: 7772 W. Tuckaway Shores Dr., Franklin
Police, Fire, Inspection

Panda Gourmet, LLC
Dba Panda Gourmet
Location: 8880 S. Howell Ave., #900
Xiao X. Liang, Agent
Home: 1385 E. Prairie View Dr., Oak Creek
Fire, Inspection

MOD Super Fast Pizza (Wisconsin), LLC
Dba MOD Pizza
Location: 160 W. Town Square Way, #100
Benjamin Henneberry, Agent
Home: N17 W5328 Garfield St., Cedarburg
Police, Fire, Inspection

The Waters Senior Living Management LLC
dba The Waters of Oak Creek
Location: 8000 S. Market St.
Jacob Krings, Agent
Home: 222 2nd St., Pewaukee
Inspection

CLASS B COMBINATION

Wisconsin Apple LLC
dba Applebee's Neighborhood Grill & Bar
Location: 7135 S. 13th St.
Khaled Zeidan, Agent
Home: 6616 82nd St., Kenosha
Police, Fire, Treasurer, Inspection

KMDG LLC
dba Branded Steer
Location: 1299 W. College Ave.
Dennis Giannopoulos, Agent
Home: 1243 Kerechun Rd., Hubertus
Inspection

BelAir Cantina Oak Creek Inc.
Dba BelAir Cantina
Location: 410 W. Town Square Way
Kristyn Eitel, Agent
Home: 7441 Lincoln Pl., Wauwatosa
Inspection

Blazin Wings, Inc.
Dba Buffalo Wild Wings
Location: 8171 S. Howell Ave.
Ralph Hornaday, Agent
Home: 1322 Milwaukee Ave, S. Milwaukee
Police, Fire, Inspection

Cellar on Oakwood LLC
dba the Cellar
Location: 812 W. Oakwood Rd.
Shirley Nelson, Agent
Home: 811 E. Elm Rd.
Inspection

The Char-Grill Inc.
dba The Charcoal Grill & Rotisserie
Location: 111 W. Ryan Rd.
Jeffrey Marsh, Agent
Home: 14102 Marina Dr., Sturtevant
Inspection

Classic Oak Creek Bowling LLC
Dba Classic Lanes Oak Creek
Location: 7501 S. Howell Ave.
Ed Vahradian, Jr., Agent
Home: 6825 S. Harvard Dr., Franklin
Fire, Inspection

Comfort South, Inc.
dba Comfort Suites
Location: 6362 S. 13th St.
Clint Wills, Agent
Home: S79 W17524 Scenic Dr., Muskego
Police, Fire, Treasurer, Inspection

CUB DTS, LLC
dba Cubanita's
Location: 7973 S. Main St.
Marc Bianchini, Agent
Home: 7702 N. Port Washington Rd., Fox Point
Fire, Inspection

John P. Sagan, Joyce M. Mueller
dba Cozy Inn
Location: 9509 S. Chicago Rd.
Home: 2410 E. Elm Rd., Oak Creek
Home: 1490 51st St., Caledonia
Fire, Inspection

Pedone Restaurant & Catering
dba Trattori di Carlo
Location: 8469 S. Howell Ave.
Alison Pedone, Agent
Home: 109 Accipiter Ct., Burlington
Inspection

EAK Inc.
dba Erv's Mug
Location: 130 W. Ryan Rd.
Danielle Baerwald, Agent
Home: 4505 Matthew Dr., Racine
Inspection

CD Zeropay Inc.
Dba Jim Dandy's Pub & Grill
Location: 8900 S. 27th St.
Charlie DeWitt, Agent
Home: 2147 S. 67th Pl., West Allis
Police, Fire, Treasurer, Inspection

Lotus Restaurant, LLC
dba Lotus Restaurant
Location: 9011 S. Howell Ave.
Wan Luo, Agent
Home: 8219 S. Four Oaks Ct., Franklin
Police, Inspection

Zeqiri Corporation
dba Market Place Café
Location: 3570 E. Puetz Rd.
Lirim Zeqiri, Agent
Home: 3270 E. Normandy Dr., Oak Creek
Police, Fire, Inspection

Melrose Eatery, Inc.
dba Melrose Eatery
Location: 6840 S. 27th St.
Sam Diamantopoulos, Agent
Home: 7171 S. 35th St., Franklin
Inspection

Oak Creek Community Center, Inc.
Dba: Oak Creek Community Center
Location: 8580 S. Howell Ave.
Ryan Gajevic, Agent
Home: 9151 S. Aspen Dr., Oak Creek
Police, Fire, Inspection

Oak Creek Diner – Jacob LLC
Dba Oak Creek Diner
Location: 6874 S. 13th St.
Teresa Jacob, Agent
Home: 1325 Minnesota Ave., South Milwaukee
Fire, Inspection

St. Ledger Enterprises, Inc.
dba Oak Hills Golf
Location: 10360 S. Howell Ave.
James St. Ledger, Jr., Agent
Home: 1806 Forest Hill Ave., S. Milwaukee
Fire, Inspection

Oelschlaeger-Dallmann Post No. 434 of the
American Legion Dept of Wisconsin
dba American Legion Post 434
Location: 9327 S. Shepard Ave.
Robert LaBrosse, Agent
Home: 8570 S. 13th St., Oak Creek
Inspection

Pineapple Café LLC
dba Pineapple Café
Location: 7864 S. Howell Ave.
Sandra Madrigal, Agent
Home: 4733 S. 43rd St., Greenfield
Police, Fire, Inspection

Sidetracked, LLC
dba Sidetracked
Location: 823 W. Oakwood Rd.
Shawn Utphall, Agent
Home: 13332 4 Mile Rd., Franksville
Fire, Treasurer, Inspection

Rollin Smoke LLC
dba Smoke Creek
Location: 10166 S. 27th St.
Jennifer Neumann, Agent
Home: 1632 Kuiper Ln., Mt. Pleasant

Marcus Cinemas of Wisconsin LLC
dba South Shore Cinemas
Location: 7261 S. 13th St.
Ryan Helland, Agent
Home: 10205 W. Cold Spring Rd., Greenfield
Police, Fire, Inspection

Southbound Saloon & Eatery, LLC
Dba Southbound Saloon & Eatery
Location: 9504 S. Chicago Rd.
Aleshia Sieren, Agent
Home: 9510 S. Chicago Rd., Oak Creek
Inspection

RESERVE CLASS B COMBINATION

Cozumel LLC
Dba Cozumel
Location 8201 S. Howell Ave., #700
Leonardo Pacheco, Agent
Home: 1820 W. Meyer Ln., Oak Creek
Police, Fire, Inspection

Oak Pro II LLC
dba Fairfield Inn & Suites
Location: 6460 S. 13th St.
Clint Wills, Agent
Home: S79 W17524 Scenic Dr., Muskego
Police, Fire, Treasurer, Inspection

Valentine Café, LLC
dba Valentine Café
Location: 7981 S. 6th St.
Robbin Kashevarof, Agent
Home: 244 Four Winds Ct., Hartland
Police, Fire, Inspection

Maria Cobian (ind)
Dba Victor's Again
Location: 9117 S. 5th Ave.
Home: 3927 E. Dexter Ave., Oak Creek
Inspection

Brickler's Restaurant LLC
dba Viviere's Italian Restaurant
Location: 1000 E. Rawson Ave.
Marla Brickler, Agent
Home: 939 E. Rawson Ave., Oak Creek
Fire, Inspection

WSB Oak Creek Restaurant LLC
dba Water Street Brewery
Location: 140 W. Town Square Way
Matthew Schmidt, Agent
Home: 2977 N. Summit, Milwaukee
Inspection

Woodland Golf Inc.
dba Woodland Golf Course
Location: 3025 E. Elm Rd.
Nicholas P. Joncas, Agent
Home: 3027 E. Elm Rd., Oak Creek
Inspection

A1 Investments LLC
dba Sports Café
Location: 928 E. Rawson Ave.
Alketi Ago, Agent
Home: 8024 S. Wildwood Dr., Oak Creek
Inspection

Ald. Gehl, seconded by Ald. Kurkowski, moved to adjourn the meeting at 12:56 p.m. On roll call, all voted aye.

COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the April 28, 2021 Vendor Summary Report in the total of \$468,809.48.

Fiscal Impact: Total claims paid of \$468,809.48.

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. \$70,076.86 to Bestco UA (pg #2) for May retiree insurance.
2. \$9,269.75 to Bibliotheca, LLC (pg #2) for 2021-2022 WIN contract.
3. \$53,378.00 to BS&A (pg #3) for BS&A annual service/support fees.
4. \$16,764.38 to CDW Government, Inc. (pg #3) for Police body camera storage, Project #17029.
5. \$10,000.00 to Cubanitas (pg #4) for state-mandated reserve fund.
6. \$106,919.32 to GFL Environmental (pg #7) for April trash and recycling.
7. \$18,225.00 to Godfrey & Kahn S.C. (pg #7) for legal services regarding F Street and redevelopment of lakefront site.
8. \$5,909.28 to Life-Assist, Inc. (pgs #9-10) for medical supplies.
9. \$26,914.43 to Ray O'Herron Co., Inc. (pg #11) for body armor replacement, Project #20011.
10. \$6,684.51 to SHI (pg #14) for computer equipment.
11. \$16,010.00 to Stryker Sales Corp. (pg #15) for LUCAS device.
12. \$31,991.95 to WE Energies (pgs #16-17) for street lighting, electricity & natural gas.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kristina Strmsek
Staff Accountant

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator/Comptroller

Attachments: 4/28/2021 Invoice GL Distribution Report