



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

## COMMON COUNCIL MEETING AGENDA

AUGUST 17, 2021

7:00 P.M.

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

### The City's Vision

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

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 7/20/2021

### Recognition

4. **Mayoral Proclamation:** Appreciation to the 2021 Ad Hoc 4<sup>th</sup> of July Parade Committee.
5. **Council Proclamation:** Consider Council Proclamation 21-11, Congratulations to Spencer Barribeau for receiving the Eagle Scout Award (by Committee of the Whole).

### New Business

6. **Ordinance:** Consider Ordinance No. 3014, repealing and recreating Sections 7.82, 7.86(c), 7.94(a), 7.95(b), repealing Section 7.83(b), renumbering and recreating Section 7.83(c) and amending Sections 7.84(b)(1), 7.84(c), and 7.84(f) of the Municipal Code regarding Intoxicating Liquors and Fermented Malt Beverages (by Committee of the Whole).
7. **Motion:** Consider a motion to concur with the Mayor's re-appointments as follows:  
Board of Health – 3 year term, expiring 9/2024
  - Gary Hintz
  - Jose Avila

### TREASURER

8. **Informational:** Summarized Treasurer's Report on investment and banking accounts for the month ending June 30, 2021.

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying common council reports.  
This meeting will be live streamed on the City of Oak Creek YouTube page via <http://ocwi.org/livestream>.

## **HEALTH**

9. **Resolution:** Consider Resolution No. 12259-081721, approving a Memorandum of Understanding between the Oak Creek Health Department, the Cudahy Health Department and the South Milwaukee/St. Francis Health Department for the development of a full-time joint Zone E Preparedness Coordinator position (by Committee of the Whole).

## **FIRE**

10. **Presentation:** Fire Department 2021-2026 Strategic Plan.

## **COMMUNITY DEVELOPMENT**

11. **Resolution:** Consider Resolution No. 12254-081721, approving a Certified Survey Map submitted by Scott Satula, Mini-Rentals, Inc., for the property at 400 E. Oak St. (1<sup>st</sup> District).
12. **Resolution:** Consider Resolution No. 12257-081721, approving a Certified Survey Map submitted by Michael Murphy for the property at 10855 S. 10<sup>th</sup> Ave. (4<sup>th</sup> District).

## **ENGINEERING**

13. **Resolution:** Consider Resolution No. 12258-081721, approving a Storm Water Management Practices Maintenance Agreement with OC Holdings, LLC for the Komatsu Outside Storage and Paving project located at 10001 S. Howell Ave. (Tax Key No. 924-9009-001) (5<sup>th</sup> District).
14. **Resolution:** Consider Resolution No. 12262-081721, authorizing City application to WisDOT for a TEA Grant to assist in the cost of required road improvements related to the development of 9141 S. 13<sup>th</sup> St. and, if successful, to enter into a State-Municipal Agreement for the road improvements (6<sup>th</sup> District).

## **LICENSE COMMITTEE**

15. **Motion:** Consider a motion to grant the various license requests as listed on the 8/17/21 License Committee Report (by Committee of the Whole).

## **VENDOR SUMMARY**

16. **Motion:** Consider a motion to approve the July 28, 2021 Vendor Summary Report in the total amount of \$1,219,706.51 (by Committee of the Whole).
17. **Motion:** Consider a motion to approve the August 11, 2021 Vendor Summary Report in the total amount of \$867,698.91 (by Committee of the Whole).

## **MISCELLANEOUS**

18. **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 consider a Purchase and Sale Agreement with Oak Creek Lakeside Land Holdings LLC for the property located at 8850 S. 5<sup>th</sup> Ave. (4<sup>th</sup> District).

(b) Section 19.85(1)(e) to consider a Purchase and Sale Agreement with Wispark LLC for the property located at 10304 S. Oakview Parkway (5<sup>th</sup> District).

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

20. **Motion:** Consider a *motion* to take action, if necessary.

21. **Resolution:** Consider *Resolution* No. 12260-081721, approving a Purchase and Sale Agreement with Oak Creek Lakeside Land Holdings LLC (8850 South 5<sup>th</sup> Ave.) (4<sup>th</sup> District).

22. **Resolution:** Consider *Resolution* No. 12261-081721, approving the OakView Business Park Purchase and Sale Agreement with Wispark LLC (10304 S. Oakview Parkway) (5<sup>th</sup> District).

### ***Adjournment.***

#### **Public Notice**

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

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

**MAYORAL PROCLAMATION**  
**APPRECIATION TO**  
**2021 AD HOC 4<sup>TH</sup> OF JULY PARADE COMMITTEE**

WHEREAS, on April 20, 2021 the Mayor of Oak Creek, Daniel J. Bukiewicz, created an ad hoc committee to coordinate the 4<sup>th</sup> of July parade for 2021; and

WHEREAS, the ad hoc committee was charged with assembling parade participants, volunteers, entertainment, and post parade festivities; and

WHEREAS, the Committee met weekly to plan, collaborate and organize event details; and

WHEREAS, the Committee was instrumental in promoting pride and patriotism in the City; and

WHEREAS, the 4<sup>th</sup> of July Parade was a success and well received by the Oak Creek community; and

WHEREAS, the 2021 ad hoc 4<sup>th</sup> of July Parade Committee served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE BE IT RESOLVED, on this day, Tuesday, August 17, 2021, that I, Daniel J. Bukiewicz, Mayor of the City of Oak Creek, on behalf of the citizens of the City of Oak Creek, hereby congratulate the ad hoc 4<sup>th</sup> of July Parade Committee on a successful event.

BE IT FURTHER RESOLVED that the City Clerk be and is hereby directed to transmit a suitable copy thereof to the ad hoc 4<sup>th</sup> of July Parade Committee.

Dated this 17th day of August, 2021.

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

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

COUNCIL PROCLAMATION NO. 21-11  
CONGRATULATIONS TO  
SPENCER BARRIBEAU  
FOR RECEIVING THE EAGLE SCOUT AWARD

WHEREAS, the conferring of an Eagle Scout is one of the highest awards that can be bestowed upon a Boy Scout; and

WHEREAS, such award is an earned award in that the recipient must perform and successfully complete and pass the rigid requirements exacted to achieve an Eagle Scout Award; and

WHEREAS, less than four percent of all Scouts actually achieve this goal; and

WHEREAS, at a Court of Honor an Eagle Award was conferred upon Spencer Barribeau on August 1, 2021; and

WHEREAS, as his Eagle project, Spencer planned and secured donations for a project that would benefit the Oak Creek Historical Society and its visitors alike; and

WHEREAS, neglected paths at the Oak Creek Historical Society were dug out, new weed barriers were installed, edging was straightened and new stone was spread onto the pathways; and

WHEREAS, in addition to repairing the pathways, eight wooden benches were sanded down, repaired and stained, providing a space for visitors, young and old, to rest as they wander the grounds of the Oak Creek Historical Society, while learning about our great city; and

WHEREAS, Spencer recruited and coordinated the efforts of 34 volunteers to assist with the construction, installation and repairs, putting in a total of over 287 man-hours of work; and

WHEREAS, the Oak Creek Common Council wishes to recognize this noteworthy achievement of Spencer Barribeau.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek hereby extend their congratulations to Eagle Scout Spencer Barribeau for having an Eagle Scout Award conferred upon him by the Boy Scouts of America.

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

Dated this 17<sup>th</sup> day of August, 2021.

Presented and adopted this 17<sup>th</sup> day of August, 2021.

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

ATTEST:

\_\_\_\_\_  
Mayor

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

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



# COMMON COUNCIL REPORT

Item: Municipal Code sections relating to Intoxicating Liquors and Fermented Malt Beverages

Recommendation: That the Common Council adopt Ordinance No. 3014, repealing and recreating Sections 7.82, 7.86(c), 7.94(a), 7.95(b), repealing Section 7.83(b), renumbering and recreating Section 7.83(c), and amending Section 7.84(b)(1), 7.84(c) and 7.84(f) of the Municipal Code regarding Intoxicating Liquors and Fermented Malt Beverages.

Fiscal Impact: None.

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

Background: Wisconsin Act 21, signed into law early 2021, authorizes retail sale of Intoxicating liquor by the glass and not in the original package or container to now be sold for consumption off premises, providing that the licensee seals the container of intoxicating liquor with a tamper-evident seal before being removed from the licensed premise. As a result of this change at the State level, local municipal ordinance Section 7.82 required changes be made. In addition, code changes have been made to reflect the State no longer allowing Wholesaler's Licenses to be issued at the municipality level and the incorporation of a new alcohol license class, Class "A" Cider.

Additional minor changes to Sections 7.82 through 7.95 were also made, cleaning up language to better reflect the intent of this section.

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Christa J. Miller, CMC/WCMC  
Deputy City Clerk

Fiscal Review:

Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Attachments: Ordinance No. 3014.

ORDINANCE NO 3014

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

AN ORDINANCE REPEALING AND RECREATION SECTIONS 7.82, 7.86(c), 7.94(a), 7.95(b), REPEALING SECTION 7.83(b), RENUMBERING AND RECREATING SECTION 7.83(c), AND AMENDING SECTIONS 7.84(b)(1), 7.84(c), AND 7.84(f) OF THE MUNICIPAL CODE REGARDING INTOXICATING LIQUORS AND FERMENTED MALT BEVERAGES.

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

SECTION 1: Section 7.82 of the Municipal Code is hereby repealed and recreated to read as follows:

**SEC. 7.82 CLASSES OF LICENSES**

The following classes and denominations of licenses may be issued by the City Clerk under the authority of the Common Council after payment of the fees specified in a resolution adopted by the Common Council, which when so issued shall permit the holder to sell, deal or traffic in alcohol beverages as provided in Secs. 125.17, 125.25, 125.26, and 125.51; Wis. Stats. Except as otherwise provided in this Section, the full license fee shall be charged for the whole or fraction of any year:

- (a) **Retail "Class A" Intoxicating Liquor License.** A retail "Class A" intoxicating liquor license, when issued by the City Clerk under the authority of the Common Council, shall permit its holder to sell, deal and traffic in intoxicating liquors only in original packages or containers and to be consumed off the premises so licensed.
- (b) **Retail "Class B" Intoxicating Liquor License.** A retail "Class B" intoxicating liquor license, when issued by the City Clerk under authority of the Common Council, shall permit its holder to sell, deal and traffic in intoxicating liquors to be consumed by the glass on the licensed premises, or may sell individual glasses or cups of mixed drinks and wine in to-go containers for off-site consumption provided the containers have a "tamper evident seal", or in the original package or container in any quantity to be consumed off the premises.
- (c) **Class "A" Fermented Malt Beverage Retailer's License.** A Class "A" retailer's fermented malt beverage license, when issued by the City Clerk under the authority of the Common Council, shall entitle the holder thereof to possess, sell or offer for sale fermented malt beverages only for consumption away from the premises where sold and in the original packages, containers or bottles.
- (d) **Class "A" Cider License.** A Class "A" cider license, when issued by the City Clerk, under the authority of the Common Council, shall entitle the holder thereof to possess, sell or offer for sale alcohol beverages that are obtained from the fermentation of the juice of apples or pears and that contain not less than 0.5 percent alcohol by volume and not more than 7.0 percent alcohol by volume.
- (e) **Class "B" Fermented Malt Beverage Retailer's License.** A Class "B" fermented malt beverage retailer's license, when issued by the City Clerk under the authority of the Common Council, shall entitle the holder thereof to possess, sell or offer for sale, fermented malt beverages, either to be consumed upon the premises where sold or away from such premises. The holder may also sell beverages containing less than one-half (1/2) of a percentum of alcohol by volume, without obtaining a special license to sell such beverages.
- (f) **Temporary Class "B" Fermented Malt Beverage License.** As provided in Sec. 125.26(1) and (6), Wis. Stats., temporary Class "B" fermented malt beverage licenses may be issued to bona fide clubs, to county or local fair associations or agricultural societies, to churches, lodges or societies that have been in existence for at least six (6) months before the date of application and to posts of veterans' organizations authorizing the sale of fermented malt beverages at a particular picnic or similar gathering, at a meeting of the post, or during a fair conducted by the fair association or agricultural society.

- (g) **Temporary “Class B” Wine License.** Notwithstanding Sec. 125.68(3), Wis. Stats., temporary “Class B” licenses may be issued to bona fide clubs, to county or local fair associations or agricultural societies, to churches, lodges or societies that have been in existence for at least six (6) months before the date of application and to posts of veterans’ organizations authorizing the sale of wine containing not more than six percent (6%) alcohol by volume in an original package, container or bottle or by the glass if the wine is dispensed directly from an original package, container or bottle at a particular picnic or similar gathering, at a meeting of the post, or during a fair conducted by the fair association or agricultural society.
- (h) **Retail “Class C” Licenses.**
- (1) In this Subsection, “barroom” means a room that is primarily used for the sale or consumption of alcohol beverages.
  - (2) A “Class C” license authorizes the retail sale of wine by the glass or in an opened original container for consumption on the premises where sold.
  - (3) A “Class C” license may be issued to a person qualified under Sec. 125.04(5), Wis. Stats., for a restaurant in which the sale of alcohol beverages accounts for less than fifty percent (50%) of gross receipts and which does not have a barroom if the City’s quota prohibits the City from issuing a “Class B” license to that person. A “Class C” license may not be issued to a foreign corporation or a person acting as agent for or in the employ of another.
  - (4) A “Class C” license shall particularly describe the premises for which it is issued.
- (i) **Reserve “Class B” licenses.** A reserve “Class B” license may be granted by the Common Council and issued by the City Clerk pursuant to Sec. 125.51(4)(a)4, Wis. Stats.
- (j) **Operators.**
- (1) Should any applicant be denied a license, an amount will be refunded as set forth in a resolution adopted by the Common Council.
  - (2) Operator’s licenses may be granted to individuals who have attained the age of eighteen (18) by the Common Council in accordance with Sec. 125.32(2) and 125.68(2), Wis. Stats.
  - (3) Operator’s licenses shall be issued only on written applications on forms provided by the Clerk.
  - (4) Operator’s licenses shall be valid for two (2) years and shall expire on June 30th and shall be encased in plastic.
  - (5) Operator’s licenses may be granted on a temporary basis as provided in Sec. 125.17(4), Wis. Stats. Police record check, beverage server training class and fees shall not be required.
  - (6) An operator’s license may be issued to anyone who qualifies for said license under Sec. 125.04, Wis. Stats. An operator’s license may not be issued to anyone who has been convicted within a five (5) year period prior to license application of possession or delivery of a controlled substance.
  - (7) A provisional license may be issued upon the following conditions:
    - a. A provisional license may be issued only to a person who has applied for an operator’s license. A provisional license may not be issued to any person who has been denied an operator’s license.
    - b. The fee for a provisional license shall be as set forth in a resolution adopted by the Common Council.
    - c. A provisional license expires sixty (60) days after its issuance or when an operator’s license is issued to the holder, whichever is sooner.
    - d. The provisional license may be revoked if it is determined that the licensee fails to qualify for an operator’s license.
  - (8) Waitresses whose primary duty is serving food and who also serve intoxicating liquor or fermented malt beverages are not required to obtain an operator’s license if a licensed operator is on the premises.

SECTION 2: Section 7.83(b) of the Municipal Code is hereby repealed.



SECTION 3: Section 7.83(c) of the Municipal Code is hereby renumbered to 7.83(b) and recreated as follows:

- (c) **License Investigation.** The City Clerk shall notify the Chief of Police, Fire Inspector, Inspection Department, and City Treasurer of all license and permit applications. These officials shall inspect or cause to be inspected each application to determine whether the applicant and the premises sought to be licensed comply with the regulations, ordinances and laws applicable thereto. These officials shall furnish to the Council in writing information derived from such investigation. No license shall be renewed without report from the Chief of Police, Fire Inspector, Inspection Department, and City Treasurer.

SECTION 4: Section 7.84(b)(1) of the Municipal Code is amended to include "Class C" license.

SECTION 5: Section 7.84(c) of the Municipal Code is amended to include "Class C" license.

SECTION 6: Section 7.84(f) of the Municipal Code is amended to include "Class C" license.

SECTION 7: Section 7.86(c) of the Municipal Code is hereby repealed and recreated as follows:

- (c) **Surrender or Non-renewal of a Retail "Class B" Intoxicating Liquor License and Class "B" Fermented Malt Beverage Retailer's License.** In the event a Retail "Class B" Intoxicating Liquor License issued pursuant to Sec. 7.82(b) and a Class "B" Fermented Malt Beverage Retailer's License issued pursuant to Sec. 7.82(e) is surrendered or not renewed by the licensee or is revoked or not renewed by the Common Council and in the event that the City does not receive an application from another person other than the current holder of a Reserve "Class B" License in the City of Oak Creek for that license within seventy-two (72) hours of the date that the Retail "Class B" Intoxicating Liquor License and Class "B" Fermented Malt Beverage Retailer License is surrendered or not renewed by the licensee or revoked or not renewed by the Common Council the holder of a Reserve "Class B" license granted by the Common Council shall be notified via certified mail of the holder's right to a Retail "Class B" Intoxicating Liquor License and Class "B" Fermented Malt Beverage License. Priority for said license shall be on the basis of the earliest date of granting of the reserve "Class B" license by the Common Council. The holder of a Reserve "Class B" license shall have fifteen (15) days from the date it receives notice via certified mail of the right to the Retail "Class B" Intoxicating Liquor License and Class "B" Fermented Malt Beverage Retailer's License to apply for said license. If the holder of a Reserve "Class B" License fails to apply within fifteen (15) days of notice, the Reserve "Class B" Licensee shall forfeit its right to the Retail "Class B" Intoxicating Liquor License and Class "B" Fermented Malt Beverage Retailer's License.

SECTION 8: Section 7.94(a) of the Municipal Code is hereby repealed and recreated as follows:

- (a) Except as provided in Subsection (b) below, the City Clerk may not issue an operator's license unless the applicant has successfully completed a responsible beverage server training course at any location that is offered by a vocational, technical and adult education district or an on-line course approved by the Wisconsin Department of Revenue and that conforms to curriculum guidelines specified by the board of vocational, technical and adult education or a comparable training course that is approved by the educational approval board, or unless the applicant fulfills one of the following requirements:

SECTION 9: Section 7.95(b) of the Municipal Code is hereby repealed and recreated as follows:

- (b) The fee shall be as set forth in a resolution adopted by the Common Council.

SECTION 10: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 11: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

## COMMON COUNCIL REPORT

**Informational:** Treasurer Report on Investment and Banking for the City of Oak Creek accounts, month ending June 30, 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)
\$54,269,867	\$51,582,204	\$18,720	(\$2,687,663)

Monthly Activity: Tax Collection \$1,114,926; ARPA Funds \$1,901,043; Tax Settlement for April/May Tax Collection (\$4,358,392); Debt Service Payments (\$1,214,781)

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
<b>Tri City National Bank</b>	<b>16,354,093.93</b>	<b>20,653,894.15</b>	<b>(10,859,387.94)</b>	<b>26,148,600.14</b>	<b>84.61</b>	<b>0.05%</b>	<b>50.69%</b>
General Fund	7,354,229.35	18,471,525.19	(9,774,300.66)	16,051,453.88			
Title 125	7,151.19	38,809.77	(20,180.77)	25,780.19			
Police Credit Card	67,315.21	34,098.90	(36,004.18)	65,409.93			
Parks & Rec Counter Credit Card	19,173.66	12,397.66	(10,690.13)	20,881.19			
Tax Payment Account #2	8,478,000.75	1,117,658.15	(2,732.47)	9,592,926.43			
Parks & Rec Online Credit Card	12,636.66	5,571.00	(1,322.87)	16,884.79			
Health Insurance	108,539.34	887,597.78	(882,690.48)	113,446.64			
Tax Payment Account	59,232.36	-	-	59,232.36			
EMS	247,815.41	86,235.70	(131,466.38)	202,584.73			
0	-	-	-	-			
<b>DANA Investment Advisors</b>	<b>5,848,566.95</b>	<b>8,011.44</b>	<b>(11,777.78)</b>	<b>5,844,800.61</b>	<b>8,011.44</b>	<b>2.28%</b>	<b>11.33%</b>
<b>BMO Global Asset Management</b>	<b>4,787,618.80</b>	<b>7,515.36</b>	<b>(15,996.32)</b>	<b>4,779,137.84</b>	<b>7,233.27</b>	<b>1.89%</b>	<b>9.27%</b>
<b>American Deposit Management (ADM)</b>	<b>490,000.00</b>	<b>-</b>	<b>-</b>	<b>490,000.00</b>	<b>-</b>	<b>-</b>	<b>0.95%</b>
*ADM General Account Balance	490,000.00	-	-	490,000.00			
<b>Local Government Investment Pool (LGIP)</b>	<b>22,848,438.86</b>	<b>4,302,703.28</b>	<b>(16,774,216.63)</b>	<b>10,376,925.51</b>	<b>618.02</b>	<b>0.04%</b>	<b>20.12%</b>
*LGIP General Account Balance	16,456,299.40	2,401,423.86	(16,774,216.63)	2,083,506.63	381.23		
<b>**Ehlers Investment</b>	<b>3,941,148.60</b>	<b>5,820.94</b>	<b>(4,229.91)</b>	<b>3,942,739.63</b>	<b>2,772.36</b>	<b>1.4560%</b>	<b>7.64%</b>
	3,941,148.60	5,820.94	(4,845.94)	3,942,123.60			
<b>Total Balance</b>	<b>54,269,867.14</b>	<b>24,977,945.17</b>	<b>(27,665,608.58)</b>	<b>51,582,203.73</b>	<b>18,719.70</b>		

\*\*Ehlers balance is first shown gross of fees to balance to their monthly report; below that is shown net of fees for comparison purposes. Also, due to multiple CD's in the account, interest/dividends may not be earned monthly;

\*General Account Balance shown separately and is also part of the total account listed above; although it is used for cash flow purposes, a portion may be allocated for specific uses and may not be available for general purpose spending

Excludes Police Forfeiture Account;

Tri City Interest is an analyzed credit from previous month earnings;

Additions and subtractions on investment accounts may include market adjustments for realized and unrealized gains(losses) or change in accrued income, as well as interest, management fees, deposits, transfers, returned payments or withdrawals; rates may reflect weighted average yield

Tax Collection Deposits		Distribution to other Taxing Jurisdictions (Tax Settlement occurs in August)
<b>Tax Payment Account #2</b>		STATE
City Deposit (Counter, Drop Box, Mail)	972,472.32	COUNTY
Gov Tech	-	MMSD
Credit Card	142,453.36	SCHOOL
<b>Total Tax Payment Account #2</b>	<b>1,114,925.68</b>	MATC
		UTILITY
<b>Tax Payment Account</b>		TOTAL DIST \$ -
Tri City Payments (At Bank, Lockbox)		TAX REFUNDS
		CITY
<b>Total Tax Collection Deposits</b>	<b>1,114,925.68</b>	

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:** Memorandum of Understanding between the Cudahy, Oak Creek, and South Milwaukee/St. Francis Health Departments for a joint Zone E Health Department Preparedness Coordinator position

**Recommendation:** The staff recommend that the Common Council approves Resolution 12259-081721 approving the Memorandum of Understanding between the Oak Creek Health Department, the Cudahy Health Department, and the South Milwaukee/St. Francis Health Department for the development of a full-time joint Zone E Preparedness Coordinator position.

**Fiscal Impact:** This MOU provides the framework for distribution of costs associated with the joint Zone E Preparedness Coordinator position. The estimated annual Oak Creek Health Department portion of the cost for this position is \$25,000. The Health Department will receive grant funding dedicated to workforce development; the annual funding amount is expected to cover the cost of this position. Additionally, the Health Department has current grant funding that could be used to fund this position as needed.

**Critical Success Factor(s):**

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

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**Background:** The Milwaukee County Zone E Health Departments, which serve the communities of Cudahy, Oak Creek, South Milwaukee, and St. Francis, are required to collaborate on emergency preparedness plans and activities by the State of Wisconsin. Since receiving the directive to collaborate in 2017, each Zone E Health Department has had an identified emergency preparedness lead staff person that has completed required and beneficial activities for their respective health department, and the three preparedness leads have worked collaboratively to ensure that work and activities were aligned across the zone. Every year, Zone E has identified a zone lead staff person from one Health Department, and this person has been responsible for maintaining joint work plans, submitting documentation on grant deliverables to both the State and Federal government, and other related activities. The annual rotation of this position between the three health departments in conjunction with staff turnover has meant that most years, the zone lead staff person is new to that role, and there is continual training needed in order to ensure that the zone lead is able to effectively utilize the required databases and that all required activities are completed and submitted. The need for a joint Zone E Preparedness Coordinator position has long been identified; however, limited funding has previously made the creation of this position difficult. The creation of a Zone E Preparedness Coordinator will allow the Zone E Health Departments to more

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efficiently utilize staff and funding resources, as just one staff person from the zone will dedicate a significant portion of their time to completing preparedness response activities instead of one staff person from each of the three health departments.

Local Health Departments in Wisconsin have been informed that they will be receiving new grant funding intended for workforce development (from ARPA funds received by the State). This funding will be provided for a minimum of two years through at least 6/30/2023. The provision of this workforce development funding to local health department for COVID pandemic response means that the Zone E Health Departments now have funding available to create and sustain a Preparedness Coordinator position for a minimum of two years or as long as appropriate grant funding remains available.

The Zone E Preparedness Coordinator will be housed at the Oak Creek Health Department and the OCHD will serve as the lead fiscal agency for the position. This Memorandum of Understanding provides the structure for the collaboration between the Zone E Health Departments to successfully develop and maintain a joint Preparedness Coordinator position.

**Options/Alternatives:** The Council could elect not to approve Resolution 12259-081721, leaving each Zone E Health Department to continue dedicating current staff time and funding resources to preparedness activities and the zone to continue training new zone lead staff members.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Darcy DuBois, MPH  
Health Officer

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

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Attachments: Draft Zone E Emergency Preparedness Coordinator Position MOU  
Resolution 12259-081721

RESOLUTION NO. 12259-081721

RESOLUTION APPROVING THE ZONE E COMMUNITY PREPAREDNESS  
COORDINATOR POSITION MEMORANDUM OF UNDERSTANDING AMONG  
CUDAHY, OAK CREEK, AND SOUTH MILWAUKEE/ST. FRANCIS  
HEALTH DEPARTMENTS

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Zone E Community Preparedness Coordinator Position Memorandum of Understanding Among Cudahy, Oak Creek, and South Milwaukee/St. Francis Health Departments (the "MOU") be and the same is hereby approved.

BE IT FURTHER RESOLVED that the City Health Officer is hereby authorized to execute the MOU in behalf of the City of Oak Creek.

BE IT FURTHER RESOLVED that, given the pending review by the other Zone E Health Departments, any nonsubstantive amendments or modifications as may be appropriate and necessary in order to maintain the general intent and that are approved by the City Health Officer and City Attorney are hereby authorized.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 17<sup>th</sup> day of August, 2021.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_.

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

Approved this \_\_\_\_ day of \_\_\_\_\_.

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

ATTEST:

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

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

## **Zone E Community Emergency Preparedness Coordinator Position**

### **Memorandum of Understanding (MOU)**

#### **Among**

#### **Cudahy, Oak Creek, and South Milwaukee/St. Francis Health Departments**

This Memorandum of Understanding (MOU) sets the terms and understanding among the Cudahy, Oak Creek, and South Milwaukee/St. Francis Health Departments for the joint full-time Zone E Preparedness Coordinator position. Zone E is defined by the Milwaukee County Office of Emergency Management as the communities of Cudahy, Oak Creek, South Milwaukee, and St. Francis.

#### **Background**

All Wisconsin local health departments receive emergency preparedness grant funding and are required to meet annual emergency preparedness objectives and deliverables with a goal of moving local emergency preparedness efforts forward.

In 2017, Milwaukee County was divided into zones at the direction of the Center for Disease Control and Prevention for the purpose of emergency response. At that time, the communities of Cudahy, Oak Creek, South Milwaukee, and St. Francis began working collaboratively on emergency response activities. Since that point, each health department has had an identified emergency preparedness lead staff person that completed required and beneficial activities for their respective health department, and the three preparedness leads worked collaboratively to ensure that work and activities were aligned across Zone E. Every year, Zone E identified a lead staff person from one health department, and this person has been responsible for maintaining work plans, submitting deliverables to both the state and federal government, and other related activities. The annual rotation of this position among the three health departments in conjunction with staff turnover has meant that, in most years, the Zone E lead staff person is new to that role, and there is continual training needed in order to ensure that all required activities are completed and submitted. The need for a joint Preparedness Coordinator position has long been identified; however, limited funding has previously made the creation of this position difficult. The current increase in funding to local health departments for COVID pandemic response means that the Zone E health departments now have funding available to create and sustain a Preparedness Coordinator position for a minimum of 18 months or as long as appropriate grant funding remains available.

#### **Purpose**

This MOU recognizes the partnership among the three Zone E health departments to hire and maintain a shared Preparedness Coordinator position. The shared Preparedness Coordinator will complete required and beneficial activities for all three health departments, which will result in more efficient use of staff time and resources across the Zone.

#### **Funding**



The Oak Creek Health Department will be the lead fiscal agency and will employ the Preparedness Coordinator.

This project will be funded utilizing a variety of grant funding, including CDC Epidemiology and Laboratory Capacity (ELC), PHEP and CRI funding. All expenses will be reimbursed on a monthly basis and will be split 24% Cudahy, 30% Oak Creek, 25% South Milwaukee, and 21% St. Francis based on the percentage of funding received by each health department.

**Duration**

This MOU is at-will and may be modified by mutual consent of authorized officials from Cudahy, Oak Creek, and South Milwaukee/St. Francis. This MOU shall become effective upon signature by the authorized officials and will remain in effect until modified or terminated by any one of the partners by giving no less than 90 days written notice to the other partners.

**Contact Information**

Partner name: Cudahy Health Department  
Partner representative: Heather Puente  
Position: Health Officer  
Address: 5050 South Lake Drive, Cudahy, WI 53110  
Telephone: 414-769-2239  
E-mail: HeatherP@ci.cudahy.wi.us

Partner name: Oak Creek Health Department  
Partner representative: Darcy DuBois  
Position: Health Officer  
Address: 8040 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
Telephone: 414-766-7950  
E-mail: ddubois@oakcreekwi.org

Partner name: South Milwaukee/St. Francis Health Department  
Partner representative: Jacqueline Ove  
Position: Public Health Administrator/ Health Officer  
Address: 2424 15<sup>th</sup> Avenue, South Milwaukee, WI 53172  
Telephone: 414-768-8057  
E-mail: ove@smwi.org

\_\_\_\_\_  
Date: \_\_\_\_\_  
Signature  
Cudahy

\_\_\_\_\_  
Date: \_\_\_\_\_  
Signature  
Cudahy Attest

\_\_\_\_\_  
Signature  
Oak Creek

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

\_\_\_\_\_  
Signature  
Oak Creek Attest

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

\_\_\_\_\_  
Signature  
South Milwaukee/St. Francis

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

\_\_\_\_\_  
Signature  
South Milwaukee/St. Francis Attest

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

DRAFT

**COMMON COUNCIL REPORT**

**Informational:** City of Oak Creek Fire Department 2021-2026 Strategic Plan Presentation

**Fiscal Impact:** The potential budgetary impacts associated with strategic goals and objectives are yet to be identified. Any financial requests associated with the achievement of these goals and objectives will be requested and managed through typical annual budget preparation and maintenance practices.

**Critical Success Factor(s):**

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

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**Background:** The development of the Oak Creek Fire Department's 2021-2026 community-driven strategic plan has been completed. The 16 members of the department's strategic planning team, guided by facilitation from the Center for Public Safety Excellence Technical Advisor Program, have created a plan that helps to establish the strategic direction of the department for the next 5 years. This presentation will introduce the plan, and provide an overview of the factors that contributed to the identification of goals and objectives.

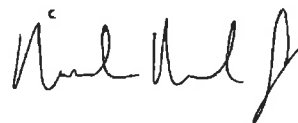
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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Michael A. Kressuk, Jr.  
Fire Chief

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

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**Attachments:** Oak Creek Fire Department 2021-2026 Strategic Plan Presentation



**OAKCREEK**  
— WISCONSIN —

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# **Oak Creek Fire Department 2021-2026 Strategic Plan**

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Common Council Meeting  
August 17<sup>th</sup>, 2021



# Background

- Last strategic plan was developed in 2017
- Important to develop a ***community-driven*** plan
- Important to utilize facilitators
- Important to communicate plan with City
- Absolutely critical to have fire department buy-in

# Community-Driven

- 43 community members participated
- Mayor, 3 Aldermen, City Administrator, Board and Commission members, city employees, school board/district members, and citizens
- Participants were asked to provide feedback on:
  - Programs
  - Expectations
  - Concerns
  - Positives

# Community Input

- Expectations
  - Prompt, rapid responses, make response times public (94)
  - Be a community resource, volunteer, educate (56)
  - Maintenance of, effectiveness of, high-quality EMS (53)
  - Fire suppression (40)
- Concerns
  - Budgetary impact, too much and not enough (41)
  - Ability to keep up with growth of the community (39)
  - Adequate staffing levels (35)
  - Response times (31)

# Strategic Initiatives

- Human Resources/Workforce Development
- Public Outreach
- Internal Communications
- Health and Safety
- Community Paramedicine
- Physical Resources



# Strategic Planning Team

## Oak Creek Fire Department – Strategic Planning Team

Brian Anderson Fire Inspector	Mason Barribeau Firefighter	Michael Havey Assistant Chief	Eric Herr Lieutenant
Thomas Jonson Assistant Chief	Scott Kasten Battalion Chief	Aaron Kolosovsky Lieutenant	Michael Kressuk Fire Chief
Aaron Krukowski Lieutenant	Jeff Mallas Battalion Chief	John Martin Battalion Chief	Ian Perry Firefighter
Charles Prinz Firefighter	Daniel Rezner Firefighter	Aaron Ritchie Firefighter	Jesse Teichmiller Firefighter

# Our Mission

*The dedicated professionals of the Oak Creek Fire Department are committed to preventing harm, providing care, and protecting the community from all risks and hazards.*

*Our priority as a community-driven organization is to exceed the expectations of those we serve.*

## COMMON COUNCIL REPORT

- Item:** Certified Survey Map - 400 E. Oak St. - Scott Satula, Mini-Rentals, Inc.
- Recommendation:** That the Council adopts Resolution No. 12254-081721, a resolution approving a Certified Survey Map submitted by Scott Satula, Mini-Rentals, Inc., for the property at 400 E. Oak St.
- Fiscal Impact:** The proposal is to divide the property for marketing and sale of Lot 2. If approved, future development of the proposed new lot would yield positive fiscal impact in terms of assessed value, review and permit fees, and impact fees. This property is part of TID 10; 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

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### Background:

The Applicant is requesting approval of a Certified Survey Map (CSM) to divide the property at 400 E. Oak St. to create one (1) new lot in the M-1, Manufacturing zoning district. Following division, each proposed lot will exceed the minimum lot size and width requirements for the district. No development or redevelopment is proposed at this time; however, future plans must maintain the minimum 30% open space requirement per Code.

Per CSM 8510, which created the parcel at 400 E. Oak St. in 2012, any additional development of the property will require a stormwater management plan. Staff has recommended that a note specifying this requirement is included on the proposed CSM prior to recording. Water and sanitary sewer service must be coordinated with the Water and Sewer Utility.

The Plan Commission reviewed this request during their July 13, 2021 meeting, and recommended approval subject to the following condition:

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

**Options/Alternatives:** Council has the discretion to approve, and/or modify the condition(s) of Certified Survey Map approval, or deny the request.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



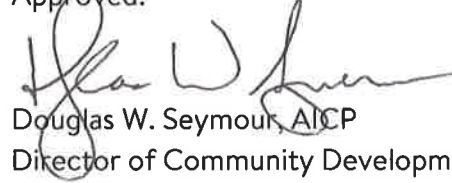
Kari Papelbon, CFM, AICP  
Planner

Fiscal Review:



Maxwell Gaglin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Res. 12254-081721

Location Map

Proposed CSM (4 pages)

RESOLUTION NO. 12254-081721

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

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
SCOTT SATULA, MINI-RENTALS, INC.

400 E. Oak St.  
(1<sup>st</sup> Aldermanic District)

WHEREAS, SCOTT SATULA, MINI-RENTALS, INC., hereinafter referred to as the subdivider, has submitted a certified survey map in compliance with all statutory requirements; and

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

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

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

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

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

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 17<sup>th</sup> day of August, 2021.

Passed and adopted this 17<sup>th</sup> day of August, 2021.

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

Approved this 17<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
Mayor

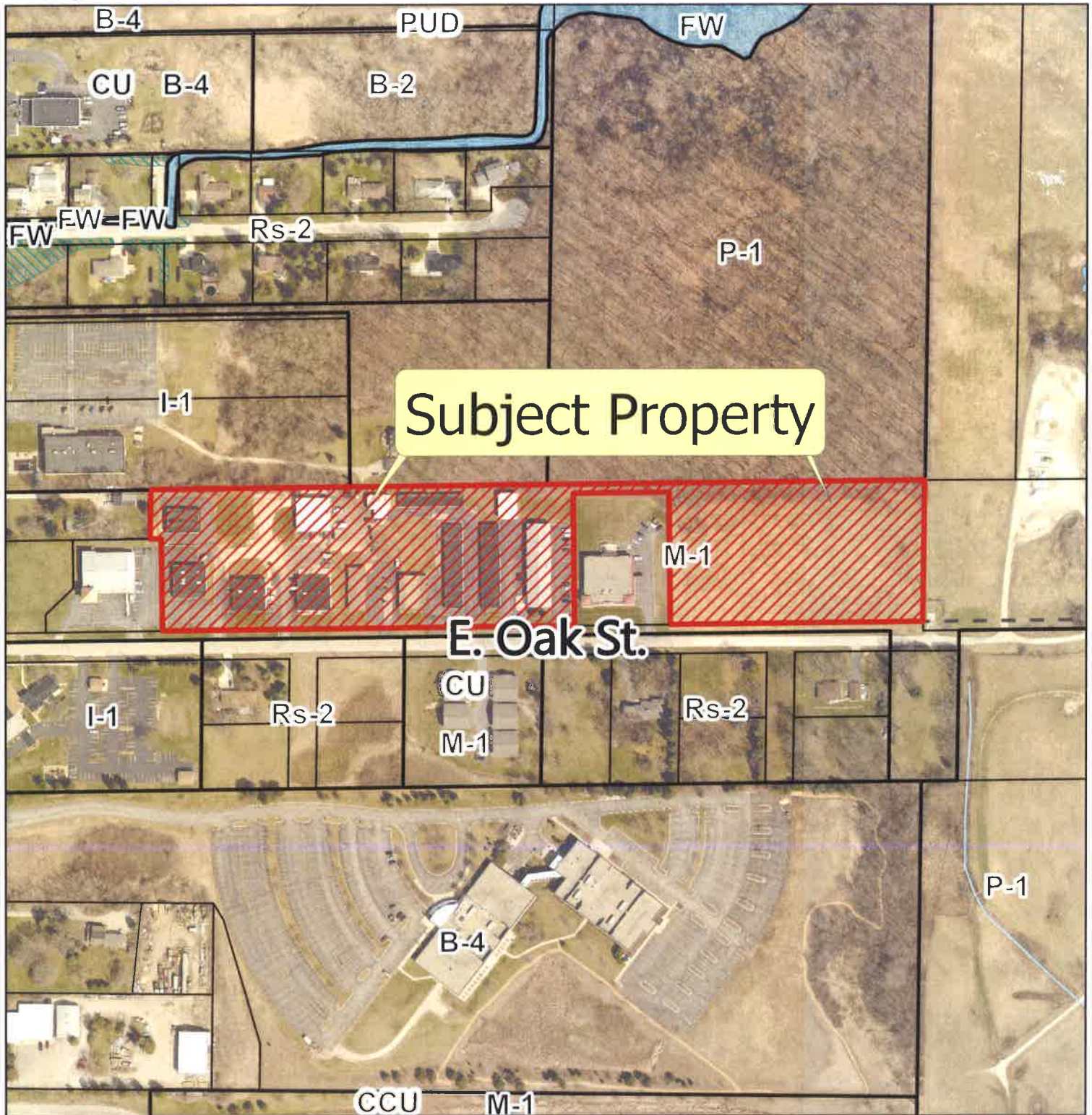
ATTEST:

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

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

# Location Map

## 400 E. Oak St.



Subject Property

E. Oak St.

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



### Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 400 E. Oak St

**PRELIMINARY**










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

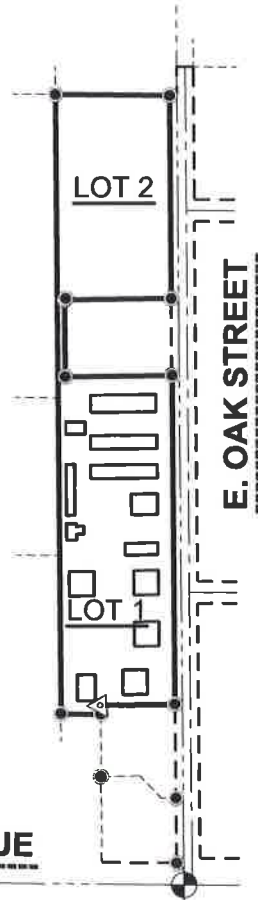
PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

TAX KEY NO. 7199010000

ZONING: M-1 MANUFACTURING

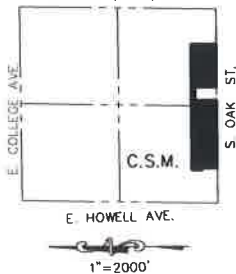
**LEGEND**

-  GOVERNMENT CORNER
-  1" IRON PIPE FOUND
-  MAG NAIL
-  3/4" x 18" REBAR SET (1.50 LBS/LF)
-  CSM BOUNDARY
-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  RECORD LOT LINE
-  EASEMENT LINE



**S. HOWELL AVENUE**

VICINITY MAP  
NORTHWEST 1/4  
SECTION 4, T5N, R22E

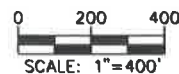


**NOTES**

1. FIELD WORK PERFORMED ON APRIL 16, 2021.
2. ALL BEARINGS REFER TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 4, T5N, R22E, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 27, PUBLISHED BEARING OF N89°21'32"E.
3. SEE SHEET 2 & 3 FOR LOT DETAILS.
4. SEE SHEET 4 FOR EASEMENT DETAILS.



APRIL 22, 2021



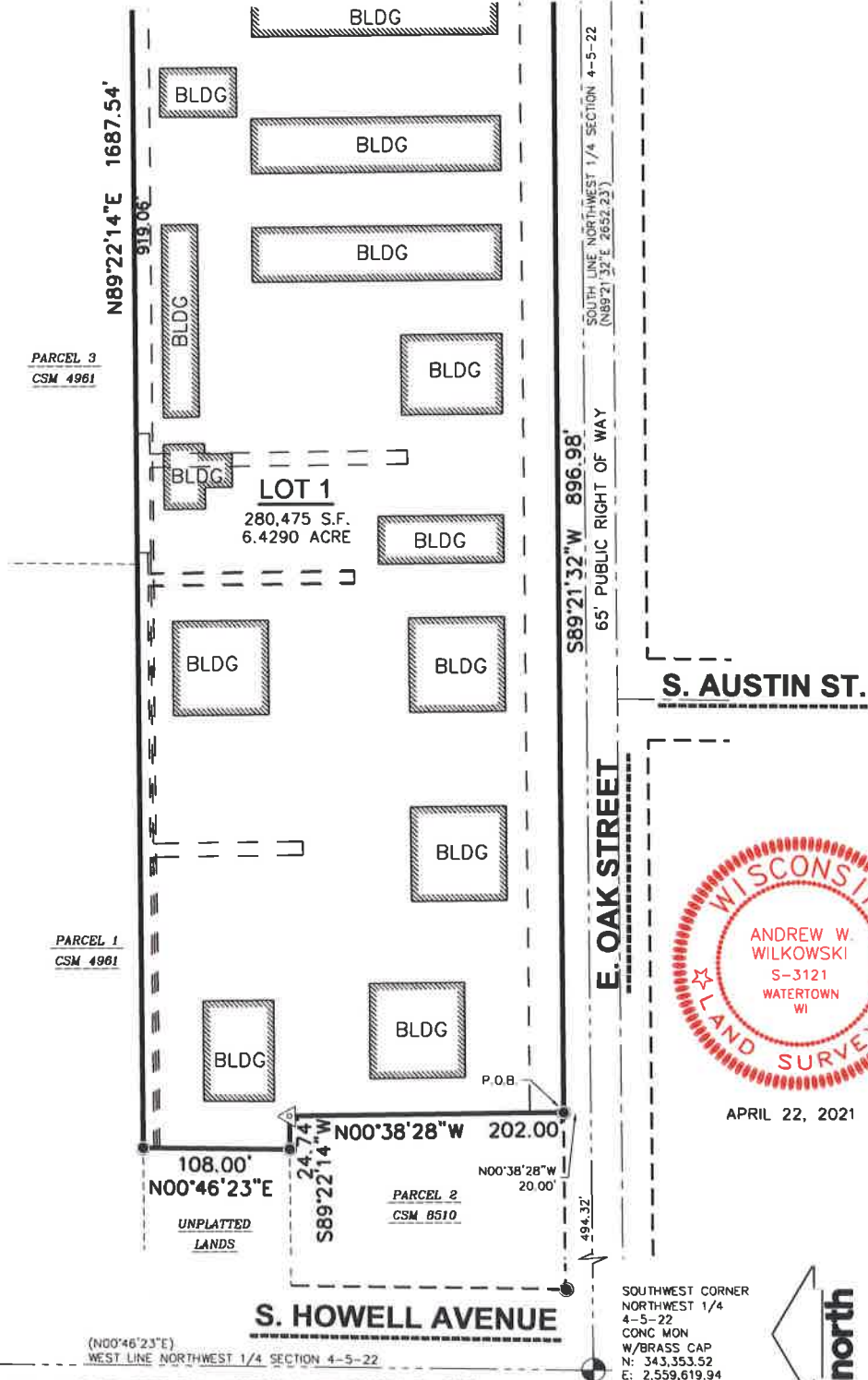
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY: <b>JSD</b> Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W238 N 1810 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0888	SURVEYED FOR: <b>MINI-RENTALS INC.</b> 400 E. OAK ST. OAK CREEK, WI	PROJECT NO: <u>21-10464</u> FIELDBOOK/PG: <u>—</u> SHEET NO: <u>1 OF 6</u>	SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>
	File: R:\2021\2110464\DWG\SURVEY SHEETS\2110464_CSM.dwg Layout: 1 of 6 User: awilkowski Plot: Jun 04, 2021 - 12:22pm		

**PRELIMINARY**

**CERTIFIED SURVEY MAP NO.**

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



APRIL 22, 2021



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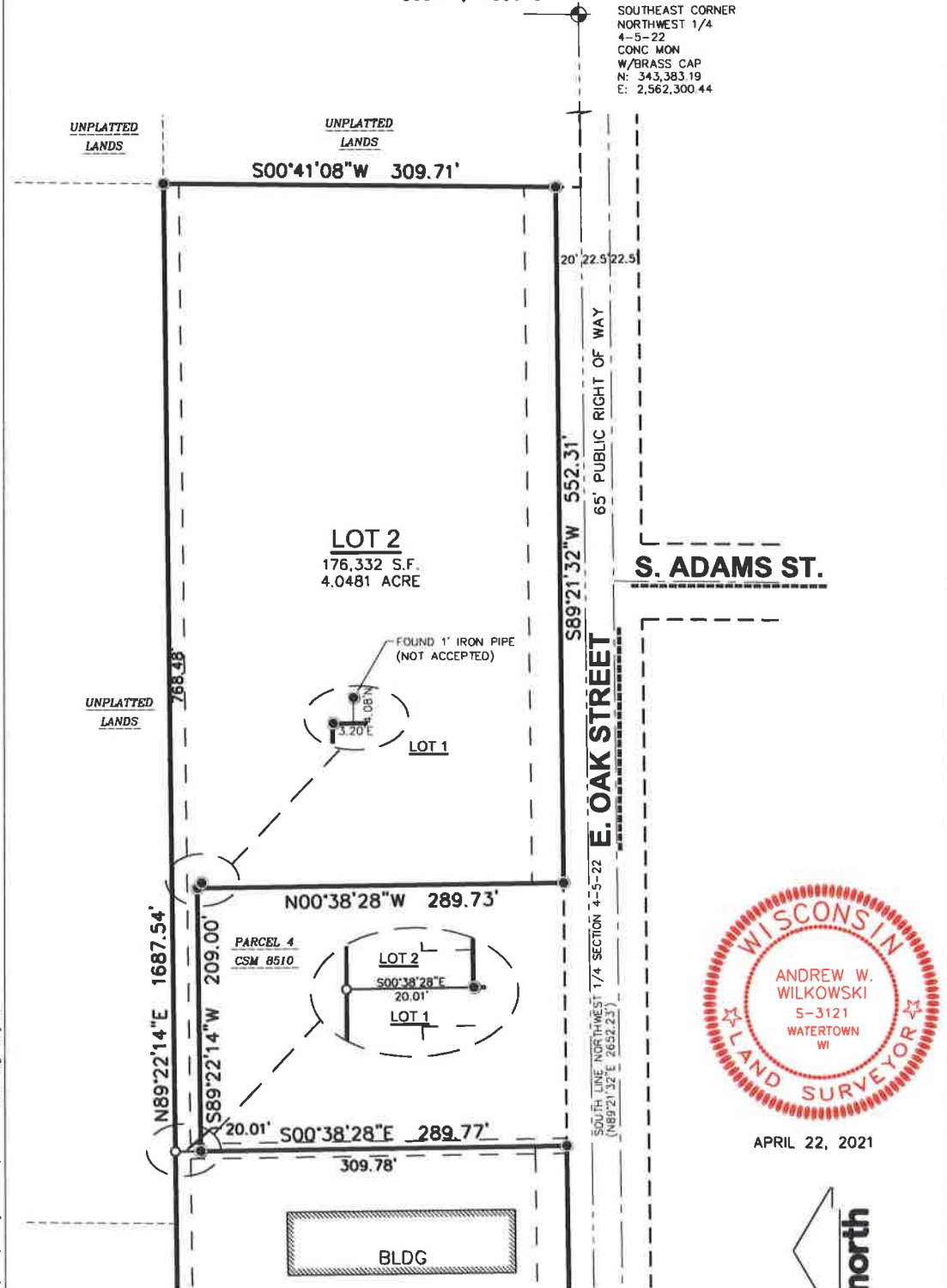
SURVEYED BY: <b>JSD</b> Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0999	SURVEYED FOR: <b>MINI-RENTALS INC.</b> 400 E. OAK ST. OAK CREEK, WI	PROJECT NO: <b>21-10464</b> FIELDBOOK/PG: <b>-</b> SHEET NO: <b>2 OF 6</b>	SURVEYED BY: <b>JSD</b> DRAWN BY: <b>DHS</b> CHECKED BY: <b>AWW</b> APPROVED BY: <b>JLJ</b>
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# PRELIMINARY

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

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



SOUTHEAST CORNER  
NORTHWEST 1/4  
4-5-22  
CONC MON  
W/BRASS CAP  
N: 343,383.19  
E: 2,562,300.44

UNPLATTED  
LANDS

UNPLATTED  
LANDS

S00°41'08"W 309.71'

20' 22.522.51

65' PUBLIC RIGHT OF WAY

S89°21'32"W 552.31'

S. ADAMS ST.

**LOT 2**  
176,332 S.F.  
4.0481 ACRE

FOUND 1' IRON PIPE  
(NOT ACCEPTED)

LOT 1

UNPLATTED  
LANDS

768.48

PARCEL 4  
CSM 8510

N00°38'28"W 289.73'

LOT 2

S00°38'28"E 20.01'

LOT 1

UNPLATTED  
LANDS

S89°22'14"W 209.00'

20.01'

S00°38'28"E 289.77'

309.78'

BLDG

SOUTH LINE NORTHWEST 1/4 SECTION 4-5-22  
(N89°21'32"E 2652.23')

E. OAK STREET



APRIL 22, 2021



0 50 100  
SCALE: 1"=100'

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

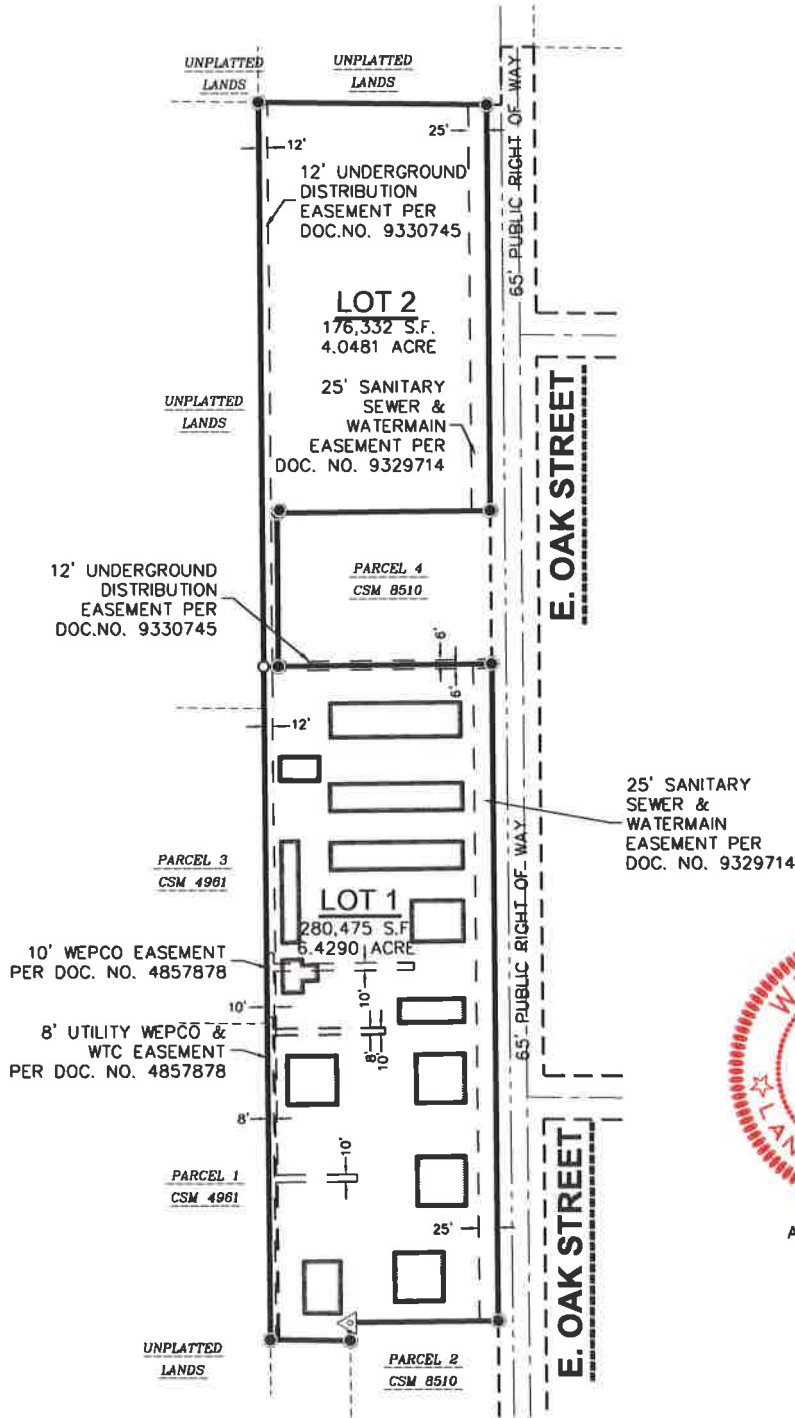
SURVEYED BY: <b>JSD</b> Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W238 N 1610 BLISSIE ROAD, SUITE 100 WAUWATOSA, WISCONSIN 53198 P. 262.513.0666	SURVEYED FOR: <b>MINI-RENTALS INC.</b> 400 E. OAK ST. OAK CREEK, WI	PROJECT NO: 21-10464 FIELDBOOK/PG: - SHEET NO: 3 OF 6	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JJJ
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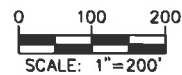
# PRELIMINARY

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

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



APRIL 22, 2021



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THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY: <b>JSD</b> Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0000	SURVEYED FOR: <b>MINI-RENTALS INC.</b> 400 E. OAK ST. OAK CREEK, WI	PROJECT NO: 21-10464 FIELDBOOK/PG: - SHEET NO: 4 OF 6	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ
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**PRELIMINARY**

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

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

**LEGAL DESCRIPTION**

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N89°21'32"E ALONG THE SOUTH LINE OF SAID 1/4 SECTION 494.32 FEET; THENCE N00°38'28"W 20.00 FEET TO A POINT ON THE NORTH LINE OF EAST OAK STREET, BEING THE SOUTHWEST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N00°38'28"W 202.00 FEET; THENCE S89°22'14"W 24.74 FEET; THENCE N00°46'23"E 108.00 FEET; THENCE N89°22'14"E 1687.54 FEET; THENCE S00°41'08"W 309.71 FEET TO A POINT ON SAID NORTH LINE OF E. OAK ST.; THENCE S89°21'32"W ALONG SAID NORTH LINE AND PARALLEL WITH SAID SOUTH LINE OF 1/4 SECTION 552.31 FEET; THENCE N00°38'28"W 289.73 FEET ALONG THE EAST LINE OF PARCEL 4 OF SAID CERTIFIED SURVEY MAP; THENCE S89°22'14"W 209.00 FEET ALONG THE NORTH LINE OF PARCEL 4 OF SAID CERTIFIED SURVEY MAP; THENCE S00°38'28"E 289.77 FEET ALONG THE WEST LINE OF PARCEL 4 OF SAID CERTIFIED SURVEY MAP TO A POINT ON SAID NORTH LINE OF EAST OAK STREET; THENCE S89°21'32"W ALONG SAID LINE 896.98 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED.

LANDS CONTAINING 456,807 SQUARE FEET OR 10.4868 ACRES.

**SURVEYOR'S CERTIFICATE**

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF MINI-RENTALS, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



ANDREW W. WILKOWSKI, S-3121  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

**CORPORATE OWNER'S CERTIFICATE**

MINI-RENTALS, INC. A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF OAK CREEK FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MINI-RENTALS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
OTTO G. SATULA, PRESIDENT

STATE OF \_\_\_\_\_ ) SS  
\_\_\_\_\_ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED MINI-RENTALS, INC. TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, P.L.S. S-3121

SURVEYED BY: <b>JSD</b> Professional Services, Inc. * Engineers * Surveyors * Planners MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53186 P. 262.513.0998	SURVEYED FOR: <b>MINI-RENTALS</b> 400 E. OAK ST. OAK CREEK, WI 53154	PROJECT NO: <u>21-10464</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>5 OF 6</u>	SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>
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**PRELIMINARY**

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

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8510, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CITY OF OAK CREEK PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF OAK CREEK PLAN COMMISSION ACTION OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
DANIEL BUKIEWICZ  
MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
KARI PAPELBON  
PLAN COMMISSION SECRETARY

\_\_\_\_\_  
DATE

CITY OF OAK CREEK COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF OAK CREEK COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF OAK CREEK.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF OAK CREEK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
CATHERINE A. ROESKE  
CLERK

\_\_\_\_\_  
DANIEL BUKIEWICZ  
MAYOR

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THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, P.L.S. S-3121

SURVEYED BY:  <b>JSD Professional Services, Inc.</b> <small>Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W230 N 1810 BUSSE ROAD, STE. 100 WALKERSHA, WISCONSIN 53188 P. 262.213.0668	SURVEYED FOR: <b>MINI-RENTALS</b>	PROJECT NO: <b>21-10464</b> FB/PG: <b>-</b> SHEET NO: <b>6 OF 6</b>	SURVEYED BY: <b>JSD</b> DRAWN BY: <b>DHS</b> CHECKED BY: <b>AWW</b> APPROVED BY: <b>JLJ</b>
	400 E. OAK ST. OAK CREEK, WI 53154		

APRIL 22, 2021

## COMMON COUNCIL REPORT

**Item:** Certified Survey Map - 10855 S. 10<sup>th</sup> Ave. - Michael Murphy

**Recommendation:** That the Council adopts Resolution No. 12257-081721, a resolution approving a Certified Survey Map submitted by Michael Murphy for the property at 10855 S. 10<sup>th</sup> Ave.

**Fiscal Impact:** The proposal would divide the property into three (3) conforming single-family residential lots and one (1) outlet. Development of the three (3) new lots will have positive fiscal impacts in terms of assessed value, permit fees, and impact fees. These properties are not part of a TID.

**Critical Success Factor(s):**

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

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**Background:** The Applicant is requesting approval of a Certified Survey Map (CSM) dividing the property at 10855 S. 10th Ave. As proposed, three (3) new single-family residential lots would be created along S. 10th Ave., all of which meet the minimum requirements for the Rs-2, Single Family Residential zoning district. The remaining 30.38 acres containing the majority of the wetland, floodway, and floodplain areas will be an outlet. Dedication of 30 feet for the future public extension of Becker Road just north of the proposed Lot 1 is included. The street name correction and the correction of the Plan Commission Secretary on Page 3 will be required prior to recording.

The Plan Commission reviewed this request during their July 27, 2021 meeting, and recommended approval subject to the following condition:

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

**Options/Alternatives:** Council has the discretion to approve, and/or modify the condition(s) of Certified Survey Map approval, or deny the request.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Kari Papelbon, CFM, AICP  
Planner

Fiscal Review:

*Maxwell Gagin*

Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:

  
Douglas W. Seymour, AICP  
Director of Community Development

---

Attachments:

Res. 12257-081721

Location Map

Proposed CSM (3 pages)

RESOLUTION NO. 12257-081721

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

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
MICHAEL MURPHY

10855 S. 10<sup>th</sup> Ave.  
(4<sup>th</sup> Aldermanic District)

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

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

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

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

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

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

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 17<sup>th</sup> day of August, 2021.

Passed and adopted this 17<sup>th</sup> day of August, 2021.

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

Approved this 17<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
Mayor

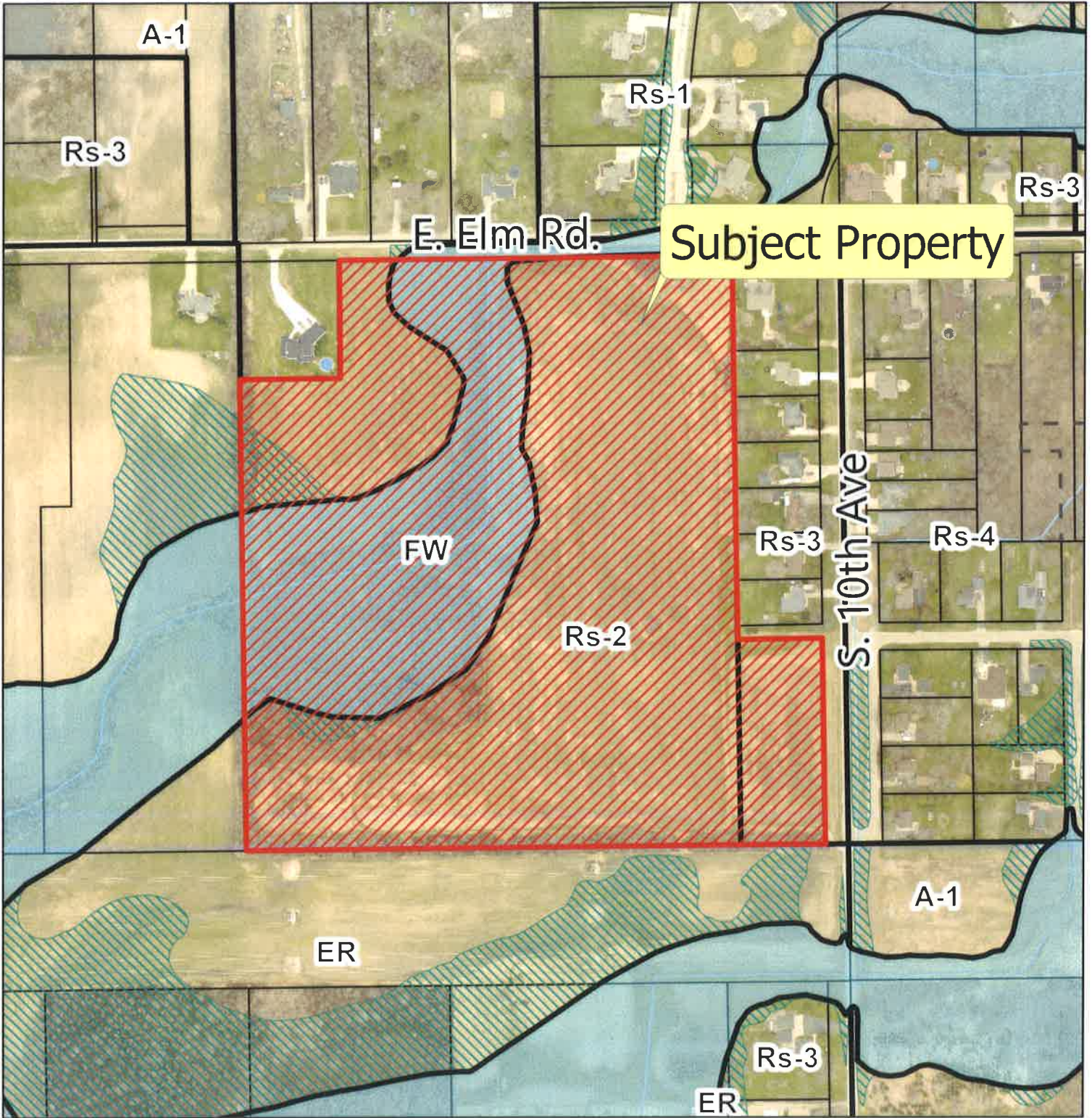
ATTEST:

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

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

# Location Map


## 10855 S. 10th Ave.



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



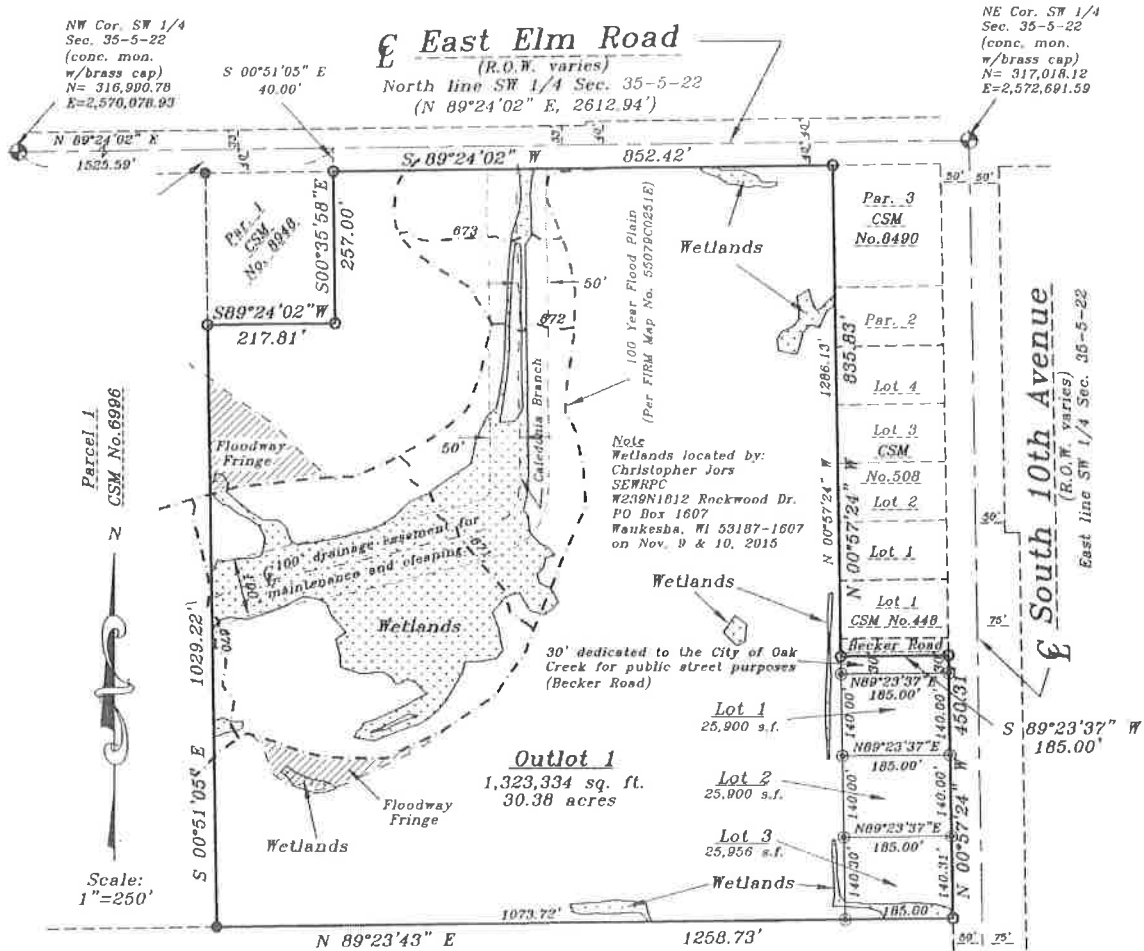
### Legend

-  Zoning
-  Flood Fringe
-  Official Street Map
-  Parcels
-  Floodway
-  10855 S. 10th Ave.



# CERTIFIED SURVEY MAP

Being a redivision of Parcel 2 of Certified Survey Map No. 8948, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Prepared by:  
Dennis C. Sauer PLS 2421  
Metropolitan Survey Service, Inc.  
9415 W. Forest Home Ave.  
Hales Corners, WI 53130

Wisconsin Electric Power  
Company Right-of-Way

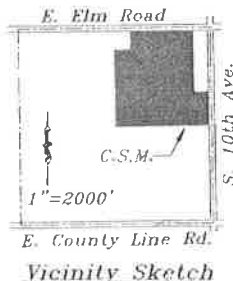
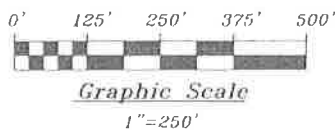
Prepared for:  
Michael & Carrie Murphy  
10855 S. 10th Ave.  
Oak Creek, WI 53154

**Note:**  
Green infrastructure and grading plans must be submitted to the City of Oak Creek for review and approval prior to issuance of any building permit for any lot on this map.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, with the North line of the SW 1/4 of Section 35, T5N, R22E having an assumed bearing of N 89°24'02" E. (Nov. 2007 Datum)

- — Denoted 1" iron rebar found and accepted or set as noted.
- — Denotes iron pipe found and accepted
- ⊙ — Denotes iron pipe set

Public sanitary sewer and water is available on the east side of S. 10th Ave.



SW 1/4 Sec. 35-5-22

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

Being a redivision of Parcel 2 of Certified Survey Map No. 8948, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

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

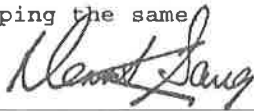
That I have surveyed, divided and mapped a redivision of Parcel 2 of Certified Survey Map No. 8948, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin. Said lands containing 1,406,641 square feet. (32.29 Acres).

That I have made such survey, land division and map by the direction of Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, owners of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same.

June 22, 2021  
Date

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



PREPARED FOR:  
Michael & Carrie Murphy  
10855 S. 10<sup>th</sup> Avenue  
Oak Creek, WI 53154

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

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

Being a redivision of Parcel 2 of Certified Survey Map No. 8948, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

We, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek.

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

\_\_\_\_\_  
Michael Ryan Murphy

\_\_\_\_\_  
Carrie Marie Murphy

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

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

PLAN COMMISSION APPROVAL

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

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

\_\_\_\_\_  
Kari Papelbon, Secretary  
City of Oak Creek

COMMON COUNCIL APPROVAL

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

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

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

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

*[Handwritten Signature]*  
CITY OF OAK CREEK  
CLERK  
8/22/21  
8/14/21 Rev

## COMMON COUNCIL REPORT

**Item:** Komatsu Outside Storage and Paving Storm Water Maintenance Agreement

**Recommendation:** That the Common Council adopts Resolution No. 12258-081721, a resolution approving a storm water management practices maintenance agreement with OC Holdings, LLC, for the Komatsu Outside Storage and Paving project located at 10001 S. Howell Avenue. (Tax Key No. 924-9009-001) (5<sup>th</sup> Aldermanic District)

**Fiscal Impact:** None.

**Critical Success Factor(s):**

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

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**Background:** The proposed Komatsu Outside Storage and Paving project requires onsite storm water management practices in accordance with Sections 13.100 through 13.114 of the Municipal Code. Section 13.109 of the Municipal Code requires a maintenance agreement between the City and the permittee for the future maintenance of the required storm water management practices.

**Options/Alternatives:** Not to adopt this resolution and therefore the storm water permit cannot be issued resulting in the development being unable to proceed per Section 13.107 of the Municipal Code.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Philip J. Beiermeister, P.E.  
Environmental Design Engineer

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator/Comptroller

Approved:



Michael C. Simmons, P.E.  
City Engineer

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Attachments: Resolution No. 12258-081721, Storm Water Management Maintenance Agreement

**RESOLUTION NO. 12258-081721**

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

**RESOLUTION APPROVING A STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT WITH OC HOLDING, LLC FOR THE KOMATSU OUTSIDE STORAGE AND PAVING PROJECT LOCATED AT 10001 S. HOWELL AVENUE**

**(TAX KEY NO. 924-9009-001)**

**(5<sup>TH</sup> ALDERMANIC DISTRICT)**

WHEREAS, OC Holdings, LLC (Owner), requires onsite storm water management practices for their proposed Komatsu Outside Storage and Paving project located at 10001 S. Howell Avenue, and,

WHEREAS, the City requires that the Owner enter into a Storm Water Management Practices Maintenance Agreement, and,

WHEREAS, the required Storm Water Management Practices Maintenance Agreement has been prepared and signed by the Owner,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the attached Storm Water Management Practices Maintenance Agreement, as signed by the Owner, is hereby approved by the City.

BE IT FURTHER RESOLVED that the Mayor and the City Clerk are hereby authorized and directed to execute the attached agreement on behalf of the Common Council of the City of Oak Creek and upon execution by both the City of Oak Creek and the Owner, the City Attorney is hereby authorized and directed to record the same in the Office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 17<sup>th</sup> day of August, 2021.

Passed and adopted this 17<sup>th</sup> day of August, 2021.

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

Approved this 17<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

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

VOTE: AYES \_\_\_\_\_ NOES \_\_\_\_\_

Document Number

KOMATSU OUTSIDE STORAGE AND  
PAVING  
10001 S. HOWELL AVENUE  
Storm Water Management Practices  
Maintenance Agreement  
Document Title

Recording Area

Michael C. Simmons  
Engineering Department  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Name and Return Address

924-9009-001

Parcel Identification Number (PIN)

## STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_ day of \_\_\_\_\_, 2021, by and between OC Holdings, LLC hereinafter called the "Owner", and the City of Oak Creek, hereinafter called the "City".

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the City of Oak Creek, County of Milwaukee, State of Wisconsin, to-wit:

PART OF PARCEL 2, CSM NO. 6169 COM 75 FT W & 922 FT S OF NE COR SE 1/4 SEC 29-5-22 TH W 1420 FT, N 825.11 FT, E 907.39 FT, S 179 FT M/L, E 515 FT TH S TO P.O.C. (24.906 AC),

hereinafter called the "Property".

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as Komatsu Outside Storage and Paving Expansion, hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the City and the Owner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of the City of Oak Creek, require that on-site storm water management practices as defined in Section 13.103 of the Oak Creek Municipal Code be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site storm water management practices as shown on the Plan be constructed and adequately maintained by the Owner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management practices shall be constructed by the Owner, its successors and assigns, including any homeowners association, in accordance with the plans and specifications identified in the Plan. The storm water management practices shall serve the drainage area designated in the Plan.
2. The Owner, its successors and assigns, including any homeowners association, shall regularly inspect the storm water management practices as often as conditions require, but in any event at least once each year. The standard Operation and Maintenance Report attached to this agreement as Exhibit A and by this reference made a part hereof shall be used for the purpose of the regular inspections of the storm water management practices. The Owner, its successors and assigns shall keep the Operation and Maintenance Reports from past inspections as well as a log of maintenance activity indicating the date and type of maintenance completed. The Reports and maintenance log shall be made available to the City for review. The purpose of the inspections is to assure safe and proper functioning of the facilities. The inspections shall cover all facilities including but not limited to berms, outlet structures, subsurface structures, infiltration areas, pond areas and access roads. Deficiencies shall be noted in the Operation and Maintenance Report.
3. The Owner, its successors and assigns, including any homeowners association, shall adequately maintain the storm water management practices, including but not limited to all pipes and channels built to convey storm water to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are in accordance with the Detention Basin Maintenance Standards attached to this agreement as Exhibit B and by this reference made a part hereof.
4. The Owner, its successors and assigns, including any homeowners association, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the storm water management practices whenever the City deems necessary. The purpose of inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The City shall provide the Owner, its successors and assigns, including any homeowners association, copies of the inspection findings and a directive to commence with

the repairs if necessary. Corrective actions shall be taken within a reasonable time frame as established by the City Engineer.

5. If the Owner, its successors and assigns, including any homeowners association, fails to maintain the storm water management practices in good working condition acceptable to the City and does not perform the required corrective actions in the specified time, the City may:
  - a) Issue a citation to the Owner, its successors and assigns. The penalty for violation of this section shall be not less than \$50.00 nor more than \$500.00 for each offense, together with the costs of prosecution. Each day that the violation exists shall constitute a separate offense, and
  - b) Perform the corrective actions identified in the inspection report and assess the Owner, its successors and assigns for the cost of such work. The cost of such work shall be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. If the facilities are located on an outlot owned collectively by a homeowners association, the City may assess each member of the homeowners association according to the ownership interest in the facilities located on the property. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Owner outside of the easement for the storm water management practices. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said storm water management practices, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Owner, its successors and assigns, including any homeowners association, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management practices (including sediment removal) is outlined on the approved plans, the schedule will be followed. The minimal amount of maintenance on the storm water management practices shall be in accordance with the Detention Basin Maintenance Standards (Exhibit B).
7. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner, its successors and assigns, including any homeowners association, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the City and the Owner agrees to hold the City harmless from any liability in the event the storm water management practices fail to operate properly.
9. This Agreement shall be attached as an exhibit to any document which creates a homeowners association that is responsible for maintenance of the storm water management practices and be recorded at the Milwaukee County Register of Deeds, and shall constitute a covenant running with the land, and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association. The owner shall provide the City with a copy of any document which creates a homeowners association that is responsible for the storm water management practices.



WITNESS the following signatures and seals:

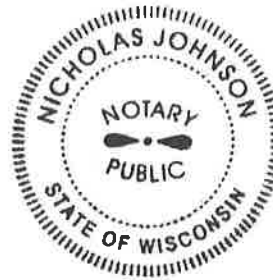
OC HOLDINGS, LLC

  
\_\_\_\_\_  
David Doro, Managing Member

The foregoing Agreement was acknowledged before me this 30<sup>th</sup> day of July, 2021,  
by the above named DAVID DORO.

  
\_\_\_\_\_  
NOTARY PUBLIC NICHOLAS JOHNSON

My Commission Expires: 5-28-2023



CITY OF OAK CREEK, WISCONSIN

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

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

The foregoing Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021,  
by the above named DANIEL J. BUKIEWICZ and CATHERINE A. ROESKE.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

This document was prepared by Philip J. Beiermeister, P.E. of the City of Oak Creek Engineering Division.

Approved as to Form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date



## EXHIBIT A OPERATION AND MAINTENANCE INSPECTION REPORT STORM WATER MANAGEMENT PONDS

Inspector Name: \_\_\_\_\_

Tax Key No.: \_\_\_\_\_

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

Location: \_\_\_\_\_

Detention Basin Type:   Wet Pond   \_\_\_\_\_   Underground \_\_\_\_\_  
                                   Extended Dry \_\_\_\_\_   Bioretention \_\_\_\_\_  
                                   Artificial Wetland \_\_\_\_\_

Watershed \_\_\_\_\_

Items Inspected (Pond components)	Checked (Yes/ No/ NA)	Maintenance Needed (Yes/ No/ NA)	Remarks
<b>Embankment and Emergency spillway</b>			
1. Trash and debris			
2. Vegetation and ground cover adequate			
3. Embankment erosion			
4. Animal burrows			
5. Unauthorized plantings/tree growth			
6. Cracking, bulging, or sliding of embankment			
a. Upstream face and toe of slope			
b. Downstream face and toe of slope			
7. Settlement			
8. Seeps/leaks on downstream face			
9. Emergency spillway			
a. Clear of trash and debris			
b. Settlement			
c. Slope protection or riprap failures			
10. Other (specify)			
<b>Inlet/Outlet Structures</b>			
Type: Pipe (RCP/CMP/Plastic)			
Stand pipe/inlet box with orifice			
Weir (V-notch/Rectangular)			
Other _____			
1. Erosion/scouring/undermining at inlet or outlet			
2. Primary outlet structure			
a. Debris or sediment removal necessary			
b. Damaged			
c. Orifice plate damaged, out of place or missing			
3. Trash rack/hood maintenance			
a. Trash or debris removal necessary			
b. Damaged or missing			
c. Corrosion/rust control			
<b>Pond Bottom/Pool Area</b>			
1. Sediment accumulation (estimate depth)			
2. Water level at normal pool elevation			
3. Oil sheen on water			

**EXHIBIT B**  
**DETENTION BASIN MAINTENANCE STANDARDS**

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
Side Slopes and Embankments	Trash & Debris	Any visual evidence of dumping, trash or debris.	Trash and debris cleared from site.
	Unmowed vegetation/ Ground Cover	Unless designated by the Common Council as a nature center or wildlife preserve, if the facility is located in a platted subdivision, multi-family apartment complex, planned development or a mobile home district, mowing is needed when vegetation exceeds 6 inches in height. In all other areas, mowing is needed when vegetation exceeds one foot in height. Mowed vegetation should be removed from areas where it could enter the pond, either when the pond level rises or by rainfall runoff.	When mowing is needed, grass/ground cover should be mowed to 2 inches in height. Trees and bushes should be removed where they interfere with pond maintenance activities; that is, at the inlet, outlet and near engineered structures. Nature centers and wildlife preserves should follow the maintenance guidelines in the approving resolution and approved storm water management plan.
	Rodent Holes	Any evidence of rodent holes if facility is acting as a dam or berm, or any evidence of water piping through dam or berm via rodent holes.	Rodents destroyed and dam or berm repaired.
	Tree Growth	Tree growth does not allow maintenance access or interferes with maintenance activity (i.e., slope mowing, silt removal or equipment movements).	Trees do not hinder maintenance activities.
	Erosion	Eroded damage over 2 inches deep where cause of damage is still present or where there is potential for continued erosion.	Slopes should be stabilized by using appropriate erosion control measures; c.g., rock rip-rap, planting of grass, erosion mat, compaction.
Inlet/ Outlet Pipe	Debris and Sediment	Sediment and/or debris clogging more than 10% of the pipe opening.	No clogging or blockage in the inlet and outlet piping.
	Damaged	Rust is causing more than 50% deterioration to any part of metal pipes, cracks in plastic pipe or cracks or exposed rebar in concrete pipes.	Pipe repaired or replaced.
		Any dent that decreases the cross section area of pipe by more than 10% or retards the flowage of water.	Pipe repaired or replaced.
	Erosion/Scouring	Eroded or scoured bottom at inlet or outlet pipes; undermining of structure or end section.	Area should be stabilized by using appropriately sized rock rip-rap.
	Damaged or Missing Orifice Plate	Control device is not working properly due to missing, out of place, or bent orifice plate.	Plate is in place and works as designed.
	Orifice Plate Obstructions	Any trash, debris, sediment, or vegetation blocking the plate.	Plate is free of all obstructions and works as designed.
Trash Racks/Hoods	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier clear to receive capacity flow.
	Damaged/ Missing Bars or Hood.	Bars or hood are bent out of shape more than 3 inches.	Bars in place with no bends more than 3/4 inch.
		Bars are missing or entire barrier missing.	Bars in place according to design.
		Bars are loose and rust is causing 50% deterioration to any part of barrier.	Repair or replace barrier to design standards.
Pool Area	Sediment Accumulation in Pond Bottom	Sediment accumulations in pond bottom that exceeds the design sediment depth.	Sediment cleaned out to designed pond shape and depth; pond reseeded if necessary to control erosion.
	Water Level	Water level does not drain down to normal designed pool elevation.	Check outlet structure and downstream conveyance system for obstructions.
	Oil Sheen on Water	Prevalent and visible oil sheen.	Remove oil from water by use of oil-absorbent pads or by vacator truck. Refer problem to locate source and correct.
Emergency Overflow/Spillway and Dikes	Settlements	Any part of these components that has settled 4-inches lower than the design elevation, or inspector determines dike/ berm is unsound.	Dike should be built back to the design elevation and repaired to specifications.
	Rock Missing	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil at the top emergency spillway.	Replace rocks to design standards.



## COMMON COUNCIL REPORT

Item: TEA Grant Application

Recommendation: That the Common Council approves Resolution No. 12262-081721, a resolution authorizing City application to WisDOT for a TEA Grant to assist in the cost of required road improvements related to the development of 9141 S. 13<sup>th</sup> Street and, if successful, to enter into a State-Municipal Agreement for the road improvements. (6<sup>th</sup> Aldermanic District)

Fiscal Impact: The City would contract out and pay for the road, but then would be fully reimbursed, first by WisDOT for the amount of the TEA Grant funding and then with the remainder being reimbursed by the developer. And upon completion of the site development, the City would receive annual property taxes on the improved parcel.

- 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 property at 9141 S. 13<sup>th</sup> Street is under development by the property owner, APA 9141 LLC. This previously vacant 18.4 acre parcel is planned for construction of a 341,000 square foot facility for projected light industrial and warehousing use.

A key element of economic development is identifying and securing assistance from other agencies for possible development projects within the community. Thus, as a means to assist this desirable development, the City has been asked to sponsor a Transportation Economic Assistance (TEA) grant application through the Wisconsin Department of Transportation (WisDOT). The TEA grant program provides funding for the design and construction of transportation improvements necessitated by site development that creates and/or retains jobs. The grant would provide \$5,000 per job created, but with a funding cap of 50% of the full cost of the related transportation improvements.

The property owner indicates the number of jobs created and/or retained will far exceed what would be needed to meet that maximum (50%) funding assistance. The required transportation (road) improvements include addition of adequate turn lanes and accel/decel tapers for the facility's proposed driveways on 13<sup>th</sup> Street. 13<sup>th</sup> Street is a County Highway (CTH V), and Milwaukee County has approved the plans and will be issuing a permit for the work.

Under the TEA Grant, the road work would have to be handled like a standard City project. That is, it must be publicly advertised, publicly let at City Hall, awarded by the Council to the lowest, responsive, responsible

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bidder, and administered by the City. Thus, the City would pay its contractor as the road work is completed. The City would then be reimbursed fully for the costs through a combination of the TEA Grant funding from WisDOT and from the property owner.

It is staff's recommendation that the Council adopts Resolution No. 12262-081721, authorizing City application of the TEA Grant related to the development of 9141 S. 13<sup>th</sup> Street. If the grant application is approved, this would include authorization to then enter into the required State-Municipal Agreement (SMA) with WisDOT to proceed with the project.

Also, should the grant application be approved, a forthcoming Development Agreement with the property owner would include the requirement that the property owner (Developer) be responsible for payment to the City all remaining funds not covered by the TEA Grant, so that the City's net cash outlay is zero.

Options/Alternatives: The alternative would be to not apply for the TEA grant. That would close the door on this opportunity to take advantage of funding assistance from this WisDOT program.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Michael C. Simmons, PE  
City Engineer

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator/Comptroller

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Attachments: Resolution No. 12262-081721

**RESOLUTION NO. 12262-081721**

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

**RESOLUTION AUTHORIZING CITY APPLICATION TO WISDOT FOR A TEA GRANT TO ASSIST IN THE COST OF REQUIRED ROAD IMPROVEMENTS RELATED TO THE DEVELOPMENT OF 9141 S. 13TH STREET AND, IF SUCCESSFUL, TO ENTER INTO A STATE-MUNICIPAL AGREEMENT FOR THE ROAD IMPROVEMENTS**

**(6<sup>TH</sup> ALDERMANIC DISTRICT)**

WHEREAS, 9141 S. 13<sup>th</sup> Street is being developed with a planned 341,000 square foot light industrial and/or warehousing facility by the property owner, APA 9141 LLC, and;

WHEREAS, the City has been asked to assist this development by sponsoring a Transportation Economic Assistance (TEA) Grant application through the Wisconsin Department of Transportation (WisDOT) to help defray a significant portion of the costs of the required transportation (road) improvements to 13<sup>th</sup> Street, and;

WHEREAS, successfully securing the TEA Grant would require the City to then enter into a State-Municipal Agreement (SMA) with WisDOT, and;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that staff is hereby authorized to apply to WisDOT for the TEA Grant, and that, upon successful securing of the grant, the City is directed to enter into the SMA in order to proceed with the road improvements.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 17<sup>th</sup> day of August, 2021.

Passed and adopted this this 17<sup>th</sup> day of August, 2021.

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

Approved this 17<sup>th</sup> day of August, 2021.

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

ATTEST:

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

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

**COMMON COUNCIL REPORT**

**Item:** License Committee Report

**Recommendation:** That the Common Council grant the various license requests as listed on the 8/17/2021 License Committee Report.

**Fiscal Impact:** License fees in the amount of \$1,240.00 were collected.

**Critical Success Factor(s):**

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

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**Background:**

1. Grant an Operator's license to (favorable background reports received):
  - \* Julie L. Nickolaus (Walgreens)
  - \* Jason A. Novak (Walgreens)
  - \* Rebecca M. Hernandez (Aldi)
  - \* Nichole M. Tiefenbacher (Sidetracked)
  - \* Holly J. Moore (Walgreens)
  - \* Shayla M. Barrera-Skibinski (South Shore Cinemas)
  - \* Howard J. Tice (Jim Dandy's)
  - \* Christiane E. Laskowski (Aldi)
  - \* Dayna K. Jones (Aldi)
  - \* Madison J. Fricano (South Shore Cinemas)
  - \* Jennifer B. Witt (Woodman's)
2. Grant a 2021 Dog Kennel license to Jacob Dorst, Leo's Playland LLC dba Central Bark Oak Creek, 1075 W. Northbranch Dr., Unit B.
3. Grant a Change of Agent to Marcus Cinemas of Wisconsin, LLC dba South Shore Cinemas, 7241 S. 13<sup>th</sup> St., from Ryan Helland to Dawn Majewski.

**Options/Alternatives:** None

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Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:

  
Maxwell Gagiu, MPA  
Assistant City Administrator / Comptroller

Prepared:

  
Christa J. Miller CMC/WCMC  
Deputy City Clerk

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Attachments: none



## COMMON COUNCIL REPORT

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the July 28, 2021 Vendor Summary Report in the total of \$1,219,706.51.

**Fiscal Impact:** Total claims paid of \$1,219,706.51.

**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. \$42,500.00 to Briohn Building Corp. (pg #1) for landscaping bond.
2. \$9,155.00 to Champ Software, Inc. (pg #3) for Nightingale Notes annual subscription.
3. \$5,264.00 to Conway Shields (pg #4) for fire gear replacement, Project #20009.
4. \$106,919.32 to GFL Environmental (pg #7) for July trash and recycling.
5. \$169,380.00 to Hunger Skateparks (pg #8) for Abendschein Skatepark final payment, Project #19020.
6. \$9,727.20 to Miller-Bradford & Risberg, Inc. (pg #10) for Towmaster trailer.
7. \$764,519.47 to Payne & Dolan, Inc. (pg #11) for various road improvements and repaving of West Puetz Road, Projects #20019 & #21022.
8. \$7,927.21 to Ramboll (pg #12) for Peter Cooper litigation support.
9. \$8,350.00 to Talent Associates, Inc. (pg #13) for Biergarten, Dog Days, and Food Truck Tour entertainment. (Tourism)
10. \$20,000.00 to Trane (pgs #13-14) for PD & DPW HVAC controls upgrade, Projects #21001 & #21002.
11. \$21,524.74 to WE Energies (pgs #1 & 14-15) 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

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Attachments: 7/28/2021 Invoice GL Distribution Report



## COMMON COUNCIL REPORT

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the August 11, 2021 Vendor Summary Report in the total of \$867,698.91.

**Fiscal Impact:** Total claims paid of \$867,698.91.

**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. \$7,260.60 to Arlington Computer Products (pg #1) for annual license fees (IT).
2. \$69,498.48 to Benistar (pg #3) for August Medicare supplement insurance.
3. \$33,999.25 to Core BTS, Inc. (pg #4) for Cisco renewal fees (IT).
4. \$9,860.48 to DLT Solutions (pg #4) for annual Autodesk/CAD renewal (IT).
5. \$20,700.66 to E. H. Wolf & Sons, Inc. (pg #4) for fuel inventory.
6. \$15,539.57 to Enterprise FM Trust (pg #4) for DPW vehicle lease monthly payment, Project #19024.
7. \$6,870.60 to Globe Contractors, Inc. (pgs #5-6) for Oakview subdivision sanitary lateral replacement, Project 18035.
8. \$14,842.24 to Graef (pg #6) for professional service regarding Drexel Ave streetscape, Project #21003.
9. \$13,386.22 to Kansas City Life Insurance Co. (pgs #7-8) for September disability insurance.
10. \$8,181.00 to Lange Enterprises, Inc. (pg #8) for DPW street supplies: sign posts.
11. \$5,657.92 to Life-Assist, Inc. (pgs 8-9) for medical supplies.
11. \$402,000.50 to Payne & Dolan, Inc. (pg #12) for asphalt and various road improvements, Project #20019.
12. \$7,567.71 to Securian Financial Group, Inc. (pg #13) for September employee life insurance.
13. \$5,491.69 to Superior Vision (pg #15) for vision insurance.
14. \$16,833.34 to Tyler Technologies, Inc. (pg #16) for consulting services.

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15. \$55,799.31 to US Bank (pgs 20-31) for equipment and vehicle maintenance, travel and training, supplies, building maintenance, dues and publications, license fees, data lines, Verizon phone services, legal notices, and office supplies.

16. \$45,020.49 to WE Energies (pgs #16-17) for street lighting, electricity & natural gas.

17. \$11,678.32 to WI Court Fines & Surcharges (pg #17) for July court fines.

18. \$10,100.00 to WISN TV (pg #18) for event marketing (Tourism).

Options/Alternatives: None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Jamie Strobl  
Assistant Comptroller

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator/Comptroller

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Attachments: 8/11/2021 Invoice GL Distribution Report