

PROCEEDINGS, COMMON COUNCIL MEETING
APRIL 19, 2022, 7:00 P.M.

CITY OF OAK CREEK
MILWAUKEE COUNTY

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

Also present were Communications Coordinator Leslie Flynn, Assistant City Administrator / Comptroller Maxwell Gagin, IT Manager Kevin Koenig, Community Development Director Douglas Seymour, Police Chief David Stecker, City Administrator Andrew Vickers, and City Clerk Catherine Roeske.

2. The meeting began with the Pledge of Allegiance being said by all present.
3. Ald. Loreck, seconded by Ald. Duchniak, moved to approve the minutes of the 3/15/22 meeting. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

Ald. Loreck, seconded by Ald. Duchniak, moved to approve the minutes of the 4/13/22 meeting. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; Ald. Guzikowski, aye. Ald. Kurkowski abstained from voting.

4. **ALD. GEHL ELECTED COMMON COUNCIL PRESIDENT.**

Mayor Bukiewicz explained the procedure for election of a Common Council President and then opened the floor for nominations. Ald. Duchniak nominated Ald. Gehl. Ald. Guzikowski seconded the nomination.

After hearing no further nominations, Ald. Loreck, seconded by Ald. Guzikowski, moved to close nominations. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

Ald. Duchniak, seconded by Ald. Guzikowski, moved to nominate Ald. Ken Gehl as Common Council President. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

Ald. Gehl was elected Common Council President.

5. **PRESENTED AND ADOPTED: RESOLUTION NO. 12321-041922, RESOLUTION OF APPRECIATION TO JOEL H. BATEMAN, RETIRING DETECTIVE.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 12321-041922, a Resolution of Appreciation to Joel H. Bateman, retiring Detective. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

6. **PRESENTED AND ADOPTED: RESOLUTION NO. 12322-040422, RESOLUTION OF COMMENDATION TO MICHAEL MARVELL, RETIRING EQUIPMENT OPERATOR II.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution of Commendation to Michael Marvell, retiring Equipment Operator II. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **PRESENTED AND ADOPTED: RESOLUTION NO. 12323-041922, RESOLUTION OF APPRECIATION TO MICHAEL E. TOMAN, 4TH DISTRICT ALDERPERSON.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12323-041922, a Resolution of Appreciation to Michael E. Toman as 4th District Alderperson. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY PABLO DAVALOS-ALONSO, UNLIMITED ATHLETIC CLUB, LLC FOR AMENDMENT TO EXISTING CUP TO ALLOW INDOOR COMMERCIAL RECREATION FACILITY (FITNESS CENTER) WITHIN PORTION OF EXISTING MULTITENANT INDUSTRIAL BUILDING AT 140 E. RAWSON AVE.**

A public hearing was held to consider a request by Pablo Davalos-Alonso, Unlimited Athletic Club, LLC, for an amendment to the existing Conditional Use Permit to allow for an indoor commercial recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. (See Item No. 9 for action on this hearing).

9. **PRESENTED AND ADOPTED: ORDINANCE NO. 3035, APPROVING CUP TO ALLOW INDOOR RECREATION FACILITY (FITNESS CENTER) WITHIN PORTION OF EXISTING MULTI-TENANT INDUSTRIAL BUILDING ON PROPERTY AT 140 E. RAWSON AVE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Ordinance No. 3035, approving a Conditional Use Permit Amendment to allow for an indoor recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY JACOB DORST, LEO'S PLAYLAND LLC, DBA CENTRAL BARK, FOR AMENDMENT TO CUP TO ALLOW FOR INCREASE IN NUMBER OF DOGS ALLOWED ONSITE FOR EXISTING ANIMAL BOARDING KENNEL/DAY CARE FACILITY WITH OUTDOOR EXERCISE AREA ON PROPERTY AT 1075 W. NORTHBRANCH DR.**

A public hearing was held to consider a request submitted by Jacob Dorst, Leo Playland LLC, dba Central Bark, for an amendment to the existing Conditional Use Permit to allow for an increase in the number of dogs allowed onsite for the existing animal boarding kennel/day care facility with outdoor exercise area on the property at 1075 W. Northbranch Dr. (See Item No. 11 for action on this hearing).

11. **PRESENTED AND ADOPTED: ORDINANCE NO. 3034, APPROVING CUP AMENDMENT TO ALLOW MAXIMUM OF 85 DOGS ONSITE AT ANY TIME FOR EXISTING ANIMAL BOARDING KENNEL/DOG DAY CARE FACILITY LOCATED AT 1075 W. NORTHBRANCH DR.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Ordinance No. 3034, approving a Conditional Use Permit amendment to allow a maximum of 85 dogs onsite at any time for the existing animal boarding kennel/dog day care facility located at 1075 W. Northbranch Dr. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY RYAN JANSSEN, JANSSEN BRUCKNER LLC TO REZONE TO RD-1, TWO-FAMILY RESIDENTIAL (NO CHANGE TO FW, FLOODWAY OR FF, FLOOD FRINGE DISTRICTS) AND ESTABLISH PUD ON PORTIONS OF PROPERTIES AT 641 AND 819R E. DREXEL AVE.**

A public hearing was held to consider a request submitted by Ryan Janssen, Janssen Bruckner LLC to rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 and 819R E. Drexel Ave. (See Item No. 13 for action on this hearing).

13. **PRESENTED AND ADOPTED: ORDINANCE NO. 3033, APPROVING REZONE TO RD-1, TWO-FAMILY RESIDENTIAL (NO CHANGE TO FW, FLOODWAY OR FF, FLOOD FRINGE DISTRICTS) AND ESTABLISH PUD ON PORTIONS OF PROPERTIES AT 641 AND 819R E. DREXEL AVE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Ordinance No. 3033, approving a rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 and 819R E. Drexel Ave. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **DIRECTED HELD TO 5/3/22 COUNCIL MEETING: MAYORAL ALDERMANIC APPOINTMENTS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to hold the following Mayoral Aldermanic appointments until the 5/3/22 Council meeting:

- a. Small Claims Committee – 1
- b. Library Board – 1

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

15. **DIRECTED HELD TO 5/3/22 COUNCIL MEETING: MAYORAL ALDERMANIC APPOINTMENTS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to hold the following Mayoral Aldermanic appointments until the 5/3/22 Council meeting:

- a. Tourism Commission - 1
- b. Community Development Authority (CDA) -2

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

16. **DIRECTED HELD TO 5/3/22 COUNCIL MEETING: COMMON COUNCIL PRESIDENT ALDERMANIC APPOINTMENTS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to hold the following Common Council Aldermanic appointments until the 5/3/22 Council meeting:

- a. Personnel & Finance Committee – 3
- b. License Committee – 3
- c. Plan Commission Representatives – 2
- d. Board of Health Representative – 1
- e. Emergency Management Advisory Committee Representative – 1
- f. Parks & Recreation Commission – 1
- g. Board of Public Works and Capital Assets - 3

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

17. DIRECTED HELD TO 5/17/22 COUNCIL MEETING: APPROVAL OF CONSTRUCTION OF SAND VOLLEYBALL COURT AT WILLOW HEIGHTS PARK, AT COST NOT TO EXCEED \$28,000.

Ald. Loreck, seconded by Ald. Duchniak, moved to hold action to approve the construction of a sand volleyball court at Willow Heights Park, at a cost not to exceed \$28,000. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. PRESENTED AND ADOPTED: RESOLUTION NO. 12324-041922, APPROVING CSM SUBMITTED BY DAVID DECKER, DECKER PROPERTIES, INC., FOR PROPERTIES AT 8100 AND 8146 S. 27TH ST. AND 8100 S. ORCHARD WAY.

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 12324-041922, approving a Certified Survey Map submitted by David Decker, Decker Properties, Inc., for the properties at 8100 and 8146 S. 27th St. and 8100 S. Orchard Way. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19. LICENSE COMMITTEE.

Ald. Kurkowski, seconded by Ald. Duchniak, moved to take action on the various license requests as listed on the 4/19/22 License Committee Report as follows:

Grant an Operator's license to (favorable background reports received):

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| * Lia R. Hanson (Pick 'n Save) | * Kellie M. O'Brien (The Cellar) |
| * Michelle M. Warwick (Community Center) | * Stephanie C. Steinmetz (Speedway) |
| * Chloe A. Lipovsek (Pick 'n Save) | * Frances I. Herka (Pick 'n Save) |
| * Angelica C. Kremer (Piggly Wiggly) | * Dylan J. Ristow (MOD Pizza) |
| * Evan H. Kunst | * Maricela A. Macias (Aldi) |
| * Tiffany M. Schmidt (Aldi) | * Jacqueline A. Wagner (Gastraus Golf) |
| * Alanna J. Sthokal (Pick 'n Save) | * Camille L. Ross (South Shore Cinema) |
| * Marieliz L. Perez (Meijer) | * Caitlin R. Brehm (Charcoal Grill) |
| * Helaina G. Kleczka (BelAir Cantina) | * Gretchen L. Boyington (Gary's Beer & Liquor) |
| * Sarah J. Baerwald (Classic Lanes) | * Dawn M. Butler (Pick n' Save) |
| * Nathmi Abed (Pick 'n Save) | * Abigail K. Berg (Pick 'n Save) |
| * Sharyn B. Honerlaw (Pick 'n Save) | * Aaron N. Imp (Pick 'n Save) |

Grant a Change of Agent for the 2021-22 license issued to Speedway LLC dba Speedway #4462, 8667 S. Howell Ave., from John Flood to Heather Cottrell (favorable background reports received).

Grant a 2021-22 Reserve Class B Combination license to Pub 41 LLC dba Pub 41, 9510 S. 27th St., Suite 200, with release of license subject to receipt of occupancy permit, payment of state-mandated issuance fee and final departmental approvals.

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

20. COUNCIL APPROVES VENDOR SUMMARY.

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the April 5, 2022 Vendor Summary Report in the amount of \$432,997.04. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ADJOURNMENT.

Ald. Kurkowski, seconded by Ald. Loreck, moved to adjourn the meeting at 8:37 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor