



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

## COMMON COUNCIL MEETING AGENDA

**APRIL 18, 2023**  
**7:00 P.M.**

Daniel Bukiewicz - Mayor  
Steven Kurkowski – 1<sup>st</sup> District  
Greg Loreck – 2<sup>nd</sup> District  
James Ruetz – 3<sup>rd</sup> District  
Lisa Marshall – 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.*

### Swearing-In Ceremony

City Clerk Catherine Roeske will swear in 1<sup>st</sup> District Alderperson Steven Kurkowski, 3<sup>rd</sup> District Alderperson James Ruetz, and 5<sup>th</sup> District Alderperson Kenneth Gehl.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance.
3. Approval of Minutes: 4/3/2023.
4. Election of Common Council President.

### Recognition

5. **Resolution:** Consider Resolution No. 12403-041823, a Resolution of Appreciation to Richard J. Duchniak as 3<sup>rd</sup> District Alderperson.
6. **Motion:** Consider a motion to approve the retirement of Police K9 Stanley and concur with the Transfer of Ownership Agreement which conveys ownership of Stanley to Sergeant Michael Musa (by Committee of the Whole).
7. **Council Proclamation:** Consider Council Proclamation 23-03, a Council Proclamation of Appreciation to K9 Stanley (by Committee of the Whole).

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

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

8. **Zone Text Amendment:** Consider proposed amendments to Sec. 17.0403(b)(7)(a), Sec. 17.0403(c)(9)(a), Sec. 17.0403(d)(2)(a), Sec. 17.0403(d)(2)(b), Sec. 17.0403(e)(2)(a), and Sec. 17.0403(e)(2)(b) of Chapter 17 of the Municipal Code (Zoning and Sign Ordinance).

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>.

9. **Ordinance:** Consider Ordinance No. 3069, amending Sec. 17.0403(b)(7)(a), Sec. 17.0403(c)(9)(a), Sec. 17.0403(d)(2)(a), Sec. 17.0403(d)(2)(b), Sec. 17.0403(e)(2)(a), and Sec. 17.0430(e)(2)(b) of Chapter 17 of the Municipal Code (Zoning and Sign Ordinance) (by Committee of the Whole).

## New Business

**\*\*NOTE:** It is anticipated that the Mayor and Common Council President's Aldermanic appointments to various boards and commissions will be on the 5/2/23 Council agenda.

10. Mayor's Aldermanic Appointments
- a. Small Claims Committee – 1
  - b. Library Board – 1
11. **Motion:** Consider a motion to concur with the following Mayoral Aldermanic appointments:
- a. Tourism Commission - 1
  - b. Community Development Authority (CDA) -2
12. Common Council President Aldermanic Appointments:
- 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

## COMMUNITY DEVELOPMENT

13. **Resolution:** Consider Resolution No. 12402-041823, approving a Certified Survey Map submitted by CR Devco, LLC for the properties at 2231 and 1933 W. Puetz Rd., 8843R S. 13<sup>th</sup> St., and 8950 S. 20<sup>th</sup> St. (6<sup>th</sup> District).

## ENGINEERING

14. **Motion:** Consider a motion to award the Peter Cooper Vat House Demolition Project unit price contract to the lowest responsive, responsible bidder, Edgerton Contractors, Inc., at an estimated cost of \$686,400. (Project No. 23006) (4<sup>th</sup> District).
15. **Motion:** Consider a motion to award the North Lakefront Bluff Stabilization and Revetment Project unit price contract to the lowest responsive, responsible bidder, Edgerton Contractors, Inc., at an estimated cost of \$9,285,400. (Project No. 23005) (4<sup>th</sup> District).
16. **Motion:** Consider a motion to award the 2023 Road Improvements unit price contract bid alternate 2 to the lowest responsive, responsible bidder, Stark Pavement Corporation, at the estimated cost of \$1,559,806.75 (Project No. 22003) (Various Districts).

## PUBLIC WORKS & UTILITY

17. **Motion:** Consider a motion to approve the 2023 Sanitary Rehabilitation project and award the construction contract to the lowest, responsive, responsible bidder, Visu-Sewer, based on the bid amount of \$539,233.50 (Project No. 23116) (All Districts).

18. **Resolution:** Consider Resolution No. 12404-041823, approving the Sanitary Conveyance of Rights in land at 8401 and 8275 S. 13<sup>th</sup> Street (Tax Key Nos. 830-9997-000 and 811-9980-000) (2<sup>nd</sup> District).
19. **Resolution:** Consider Resolution No. 12405-041823, approving the Water Conveyance of Rights in land at 8401 S. 13<sup>th</sup> Street (Tax Key No. 830-9997-000) (2<sup>nd</sup> District).
20. **Resolution:** Consider Resolution No. 12406-041823, approving the Sanitary Temporary Construction Easement at various locations between W. Puetz Rd. and W. Drexel Ave. along S. 13<sup>th</sup> St. (2<sup>nd</sup> District).
21. **Resolution:** Consider Resolution No. 12407-041823, approving the Water Temporary Construction Easement at 8675 S. 13<sup>th</sup> St. (Tax Key No. 830-9985-001) (2<sup>nd</sup> District).

### **LICENSE COMMITTEE**

22. **Motion:** Consider a motion to approve the various license requests as listed on the 4/18/23 License Committee Report (by Committee of the Whole).

### **VENDOR SUMMARY**

23. **Motion:** Consider a motion to approve the April 12, 2023 Vendor Summary Report in the amount of \$586,513.62 (by Committee of the Whole).

### ***Adjournment.***

#### **Public Notice**

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, by fax at 414-766-7976, or by mail at 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.

RESOLUTION NO. 12403-041823

BY: COMMITTEE OF THE WHOLE

RESOLUTION OF APPRECIATION TO  
RICHARD J. DUCHNIAK AS 3<sup>rd</sup> DISTRICT ALDERPERSON

WHEREAS, Rich Duchniak was elected to the position of 3rd District Alderperson on April 4, 2017 and was re-elected to the position in 2019 and 2021; and

WHEREAS, Rich Duchniak's third aldermanic term will expire on April 18, 2023 after having served the City of Oak Creek and its constituents for 6 years; and

WHEREAS, during his six year tenure, Rich was a member of the License Committee, Small Claims Committee, Personnel Committee, Finance Committee, Personal & Finance Committee, Traffic & Safety Committee, and Board of Public Works & Capital Assets Committee; and

WHEREAS, Rich Duchniak was committed and engaged in the Strategic Planning of the City including the redevelopment of the lakefront and Lake Vista Park, the Oak View Business Park, Creekside Crossing Marketplace, and Drexel Town Square; and

WHEREAS, Rich Duchniak has served the best interests of the City and the residents of the 3<sup>rd</sup> District; and

WHEREAS, the City of Oak Creek has benefited from his contributions to city government as an Alderperson.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek, for and on behalf of the citizens of the City of Oak Creek, their sincere appreciation be and the same is hereby extended to Richard J. Duchniak for his service to the City.

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

Introduced and adopted this 18<sup>th</sup> day of April, 2023.

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

Approved this 18<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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



## COMMON COUNCIL REPORT

**Item:** Police Canine (K9) Transfer of Ownership

**Recommendation:** The Common Council approve the retirement of Police K9 Stanley and concur with the Transfer of Ownership Agreement which conveys ownership of Stanley to Sergeant Michael Musa

**Fiscal Impact:** None - monies used for the purchase and training of K9 Stanley were donated to the Oak Creek Police Department

- 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:** Police K9 Stanley began service with the City of Oak Creek in 2016. The police K9 team of Sergeant Michael Musa and K9 Stanley have served the community with diligence for the past seven (7) years. Police K9 Stanley has the best years of fighting crime and serving the City of Oak Creek behind him, it is now time for him to retire.

A Transfer of Ownership Agreement specifies that all future costs regarding K9 Stanley will be the responsibility of Sergeant Michael Musa. With the council's action on the Transfer of Ownership Agreement, we are officially transferring ownership of K9 Stanley to Sergeant Michael Musa. Sergeant Michael Musa also agrees to accept responsibility for any and all future needs, including medical, of his retiring K9 partner, Stanley. The 'Agreement' is the same as has been used for past K9 retirements, and has had legal review.

K9 Stanley's retirement will take place on May 12, 2023 at 3:15pm, at the conclusion of his last shift.

**Options/Alternatives:** There are no other options or alternatives to K9 Stanley's retirement.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

David Stecker  
Police Chief

Fiscal Review:

*Maxwell Gagin*

Maxwell Gagin, MPA

Assistant City Administrator / Comptroller

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Attachments:

Transfer of Ownership Agreement

## **TRANSFER OF OWNERSHIP AGREEMENT**

This is an Agreement by and between the City of Oak Creek Police Department (hereinafter the "City") and Sergeant Michael Musa. The parties are desirous of working out mutually agreeable arrangements for the retirement of one of the City's canine dogs, Stanley, to Sergeant Michael Musa.

1. The parties hereby agree that effective after the City Council approves this Agreement, that at the end of his work shift on May 12, 2023, Stanley will be retired from service for the City.

2. As a result of the retirement, the City agrees to transfer ownership of Stanley to Sergeant Michael Musa at no cost. Sergeant Michael Musa understands and agrees that the City offers no warranty as to the current or future condition or health of Stanley; Sergeant Michael Musa agrees to accept ownership of Stanley "as is" and that he is taking full responsibility for any and all costs associated with the care and maintenance of Stanley. This transfer means that all ownership and rights after May 12, 2023, belong to Sergeant Michael Musa.

3. Sergeant Musa agrees that he will not put Stanley into service as a canine drug/patrol dog for any entity at any time in the future, including actual use in narcotics searches, detection or patrol functions, as well as for any training associated with narcotics searches, detection or patrol functions. Sergeant Musa agrees not to sell Stanley for profit, loan Stanley out, or give him away, if the purpose of such transfer is for the purpose of Stanley engaging in narcotics detection, searches or patrol functions.

4. Sergeant Musa agrees that Stanley's certification for conducting narcotics detection, searches or patrol functions will expire upon Stanley's retirement from service with the City following his work shift on May 12, 2023. Sergeant Musa agrees that he will not attempt to re-certify Stanley for narcotics detection, searches and patrol functions, and will not offer Stanley's services to any private or public entity, or personally use Stanley for narcotics detection or patrol functions.

5. Sergeant Musa agrees to hold the City of Oak Creek harmless and also agrees to file no claim of any kind, including but not limited to, a grievance, lawsuit, Fair Labor Standards Act action (state or federal), or any other claim or suit arising out of Stanley's service to the City, Stanley's retirement as a canine drug/patrol dog from the City, or Sergeant Musa's claim for salary or benefits for prior maintenance and care of Stanley.

6. Sergeant Musa agrees not to retrain Stanley for other police-related services (i.e., patrol, search, etc.) for the purposes of financial gain.

7. This document is the full and complete agreement between the parties regarding this matter. The parties' signatures below constitute consent to the Agreement and transfer of ownership of Stanley to Sergeant Michael Musa.

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Sergeant Michael Musa

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Date

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Chief David Stecker  
On behalf of City of Oak Creek  
Police Department

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Date



COUNCIL PROCLAMATION NO. 23-03  
BY: COMMITTEE AS A WHOLE

COUNCIL PROCLAMATION OF APPRECIATION  
TO  
K9 STANLEY

WHEREAS, Sergeant Michael Musa, while he was an Officer, was chosen to become a K9 handler and was sent for training and introduction to dual-purpose K-9 Stanley in April 2016; and

WHEREAS, Sergeant Michael Musa and K9 Stanley returned in April of 2016 and began their tour with the Oak Creek Police Department; and

WHEREAS, Sergeant Michael Musa and K9 Stanley have responded from home on a moment's notice to calls for police service; and

WHEREAS, during the course of their service to the City of Oak Creek, the team was responsible for numerous apprehensions, the finding of tens of thousands of dollars' worth of narcotics and tens of thousands of dollars of U.S. currency that was used in illegal acts; and

WHEREAS, during Stanley's service to the Oak Creek Police Department, he was an integral member of the Emergency Response Unit, having been sent into many buildings to clear areas and making them safe prior to Officers entering those buildings; and

WHEREAS, Sergeant Michael Musa and K9 Stanley were awarded K-9 Handler/Team of the Year by The Wisconsin Law Enforcement Canine Handlers' Association in 2017.

NOW, THEREFORE, we acknowledge this highly effective team and honorably discharge K9 Stanley from service effective May 12, 2023, at the end of his last work shift.

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

Passed and adopted this 18<sup>th</sup> day of April, 2023

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

Approved this 18<sup>th</sup> day of April, 2023.

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

ATTEST:

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

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

TO BE PUBLISHED MARCH 22 & 29, 2023

OFFICIAL NOTICE

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

**PURPOSE:** The purpose of this public hearing is to consider proposed amendments to Sec. 17.0403(b)(7)(a), Sec. 17.0403(c)(9)(a), Sec. 17.0403(d)(2)(a), Sec. 17.0403(d)(2)(b), Sec. 17.0403(e)(2)(a), and Sec. 17.0403(e)(2)(b) of Chapter 17 of the Municipal Code (Zoning and Sign Ordinance).

**Hearing Date:**  
April 18, 2023

**Time:**  
7:00 PM

**Place:**  
Oak Creek City Hall  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Proposal:** The proposal would amend Sec. 17.0403(b)(7)(a), Sec. 17.0403(c)(9)(a), Sec. 17.0403(d)(2)(a), Sec. 17.0403(d)(2)(b), Sec. 17.0403(e)(2)(a), and Sec. 17.0403(e)(2)(b) of Chapter 17 of the Municipal Code to read as follows:

- Sec. 17.0403(b)(7)(a), Dwelling, Multifamily Building - Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
- Sec. 17.0403(c)(9)(a), Dwelling, Multifamily Complex - Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
- Sec. 17.0403(d)(2)(a), Dwelling, Single-Family Attached - Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
- Sec. 17.0403(d)(2)(b), Dwelling, Single-Family Attached - Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one (1) inch, and shall be structurally integrated into the façade of the building.
- Sec. 17.0403(e)(2)(a), Dwelling, Single-Family Detached - Exterior building materials utilized on the ground floor shall be limited to vinyl siding, wood, masonry, stucco, fiber cement, or stone veneer systems. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
- Sec. 17.0403(e)(2)(b), Dwelling, Single-Family Detached - Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding,

EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one (1) inch, and shall be structurally integrated into the façade of the building.

The existing text of the above Sections of the Municipal Code can be found on the City's website at <https://ecode360.com/38790368>. The entire text of the proposed amendments listed above is available for review upon request.

The Common Council has scheduled other public hearings for April 18, 2023 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed changes may contact the City of Oak Creek at (414) 766-7000, during regular business hours (7:30 AM – 4:00 PM).

Date of Notice: March 15, 2023

CITY OF OAK CREEK COMMON COUNCIL

By: Dan Bukiewicz, Mayor

### **PUBLIC NOTICE**

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000 or write to 8040 S. 6<sup>th</sup> St., Oak Creek, WI 53154.



## COMMON COUNCIL REPORT

**Item:** Text Amendment - Sec. 17.0403(b)(7)(a), Sec. 17.0403(c)(9)(a), Sec. 17.0403(d)(2)(a), Sec. 17.0403(d)(2)(b), Sec. 17.0403(e)(2)(a), and Sec. 17.0403(e)(2)(b) of Chapter 17 of the Municipal Code (Zoning and Sign Ordinance)

**Recommendation:** That the Council adopts Ordinance 3069, an ordinance to amend Sec. 17.0403(b)(7)(a), Sec. 17.0403(c)(9)(a), Sec. 17.0403(d)(2)(a), Sec. 17.0403(d)(2)(b), Sec. 17.0403(e)(2)(a), and Sec. 17.0403(e)(2)(b) of Chapter 17 of the Municipal Code (Zoning and Sign Ordinance).

**Fiscal Impact:** No direct fiscal impact will occur with approval of the proposed Code.

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

**Background:** In March of 2022 the City adopted the new zoning code. From time to time Planning staff, whether through an internal process or at the request of an applicant, identifies and reviews proposed amendments to the Code to better reflect community needs. The most recent amendments took place in November of last year and covered a range of different issues.

Planning staff has reviewed several applications for residential developments requesting vinyl siding as an exterior building material. As such, staff presented options to the Plan Commission that would allow the use of this material for residential development. The Commission had several concerns and questions regarding the use of vinyl siding during the September 27, 2022 meeting. Accordingly staff presented additional information for discussion that ultimately informed the proposed Zoning Text Amendments for consideration in this agenda item. Specific amendments are listed below and are attached to this report for reference.

1. Sec. 17.0403(b)(7)(a) – Dwelling, Multifamily Building & Sec. 17.0403(c)(9)(a) – Dwelling, Multifamily Complex
  - Existing language – “Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.”
  - Proposed language – “Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.”
2. Sec. 17.0403(d)(2)(a) – Dwelling, Single-Family Attached

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- Existing language – “Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.”

- Proposed language – “Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.”

3. Sec. 17.0403(d)(2)(b) – Dwelling, Single-Family Attached

- Existing language – “Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the facade of the building.”

- Proposed language – “Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one (1) inch, and shall be structurally integrated into the façade of the building.”

4. Sec. 17.0403(e)(2)(a) – Dwelling, Single-Family Detached (proposed to be reordered)

- Existing language – “Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.”

- Proposed language – “Exterior building materials utilized on the ground floor shall be limited to vinyl siding, wood, masonry, stucco, fiber cement, or stone veneer systems. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.”

5. Sec. 17.0403(e)(2)(b) – Dwelling, Single-Family Detached (proposed to be reordered)

- Existing language – “Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the facade of the building.”

- Proposed language – “Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one (1) inch, and shall be structurally integrated into the façade of the building.”

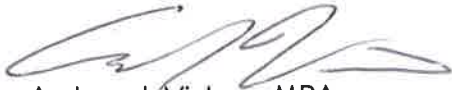
This list is not intended to be exhaustive or all-encompassing of the updates that may be required in a future amendment. We anticipate that discussions will occur during future Plan Commission and Common Council meetings early next year regarding additional considerations for update.

The Plan Commission reviewed the above during their March 14, 2023 meeting, and recommended Common Council approval.

**Options/Alternatives:** Council may request modifications or clarifications to the proposed text amendment provided such modifications or clarifications are in conformance with Wisconsin Statutes.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



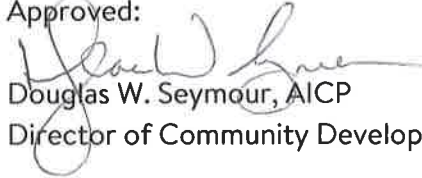
Kari Papelbon, CFM, AICP  
Senior Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Ordinance 3069

Plan Commission Minutes (5 pages)

ORDINANCE NO. 3069

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

AN ORDINANCE TO AMEND SEC. 17.0403(B)(7)(A), SEC. 17.0403(C)(9)(A), SEC. 17.0403(D)(2)(A), SEC. 17.0403(D)(2)(B), SEC. 17.0403(E)(2)(A), AND SEC. 17.0403(E)(2)(B) OF CHAPTER 17 – ZONING AND SIGN CODE OF THE MUNICIPAL CODE

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

**SECTION 1:** § 17.0403(b)(7)(a) is hereby amended to read as follows:

Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.

**SECTION 2:** § 17.0403(c)(9)(a) of the Municipal Code is hereby amended to read as follows:

Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.

**SECTION 3:** § 17.0403(d)(2)(a) of the Municipal Code is hereby amended to read as follows:

Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.

**SECTION 4:** § 17.0403(d)(2)(b) of the Municipal Code is hereby amended to read as follows:

Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one (1) inch, and shall be structurally integrated into the façade of the building.

**SECTION 5:** § 17.0403(e)(2)(a) of the Municipal Code is hereby amended to read as follows:

Exterior building materials utilized on the ground floor shall be limited to vinyl siding, wood, masonry, stucco, fiber cement, or stone veneer systems. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.

**SECTION 6:** § 17.0403(e)(2)(b) of the Municipal Code is hereby amended to read as follows:

Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one (1) inch, and shall be structurally integrated into the façade of the building.

**SECTION 7:** If any section, clause, provision or any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

**SECTION 8:** All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

**SECTION 9:** This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this 18<sup>th</sup> day of April, 2023.

Passed and adopted this \_\_ day of \_\_\_\_\_, 2023.

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

Approved this \_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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



**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MARCH 14, 2023**

**ZONING TEXT AMENDMENT  
CITY OF OAK CREEK**

Senior Planner Papelbon provided an overview of a proposal for amendments to Sec. 17.0403(b) – (e) of Chapter 17 – Zoning and Sign Ordinance related to residential exterior building materials (see staff report for details).

Mark Verhalen, 9330 South Nicholson Road:

*“No comments, on the vinyl siding part of it. I think it’s pretty much covered with what Kari has put forward, but I’m still wondering if it includes steel and aluminum siding as well because that’s not mentioned in the Code.”*

Senior Planner Papelbon stated no, steel and aluminum are not included per what staff has been directed to do. So this would only incorporate vinyl siding.

Mr. Verhalen:

*“And the reason I’m asking is I don’t know if it was just an oversight and it wasn’t put in the language, but I’d appreciate if it would be put in. My previous home that I had built in one of our subdivisions here, I put vinyl coated steel on that house and it was one of the most expensive siding projects that ABC Supply had seen in a long time because it’s something that a lot of people won’t look into and it’s got the wood grain effect on it and it’s really a sturdy, expensive, but it’s a sturdy and pleasing to the eye type of exterior for homes, so I’d kind of appreciate it if aluminum and steel would be included. It’s not the old type of aluminum siding and steel siding where they have just the flat panels. Ya know, but there’s a lot of homes in Oak Creek right now that have that type of siding and if it’s not included in the Code, if you wanted to replace siding, say you had a hail storm or something you can’t replace the siding because it’s not allowed in the Code anymore. So that’s two reasons why, I mean it’s something that’s resilient to the weather and something that’s been used in Oak Creek for a long time and like I said if there’s any storm damage or anything it kind of precludes it from using the same type of material on a house as what exists. So, appreciate it if you’d look at putting it in the Code as well. Thanks.”*

Mayor Bukiewicz asked Senior Planner Papelbon if that is something the Plan Commission should be looking at. Senior Planner Papelbon stated that is not something that staff was directed to look at, so it was not included in the proposed amendment.

Mayor Bukiewicz state that he thought it was. Senior Planner Papelbon said it was not something that was included previously or was part of the previous discussion.

Mayor Bukiewicz stated that he would say most of the houses are probably aluminum in this city, and that staff should look at it. Senior Planner Papelbon said she is not prepared to speak on that at this meeting.

Alderman Guzikowski stated that he put steel siding on a house he previously owned.

Commissioner Hanna asked why the City would not allow it, and asked what Franklin allows. Senior Planner Papelbon stated she cannot speak to what is allowed in the surrounding areas because the discussion was to be about vinyl siding, and that is what staff prepared information for.

Commissioner Hanna stated that she is recommending staff do some investigation. Senior Planner Papelbon stated that, under the previous Code materials allowed in the A-1, ER, Rs-1, Rs-2, -3 and -4 districts were "wood, wood clapboards, wood shakes, vinyl steel or aluminum beveled siding, brick, stone or other masonry-type veneer materials or other similar materials." Senior Planner Papelbon stated that EIFS and fiber cement were not allowed in the previous Code.

Mayor Bukiewicz stated that he thinks someone made a point, and the Plan Commission discussed vinyl and stated he would look at steel and aluminum.

Mr. Verhalen:

*"Just one comment, I think what was in the old Code covers pretty much of anything and the reason some of the products aren't mentioned is probably they weren't on the market when that Code was adopted, 30 years ago, our products weren't as wide ranging as they are now."*

Senior Planner Papelbon stated that the exterior building materials were incorporated into the Code somewhere in the 2000's, especially when it came to commercial, manufacturing, and multifamily residential. Senior Planner Papelbon stated that she is not prepared for consideration of other materials at the current meeting, and asked if the Plan Commission wished to incorporate other materials into the Code and any minimum standards.

Mayor Bukiewicz stated that there should be a thickness to the siding.

Mr. Verhalen:

*"Most of the materials that are on the market now are vastly improved from even stuff that was on the market ten (10) years ago, whether it's vinyl, steel, aluminum, or whatever. All that stuff has come a long, long way. In my opinion I don't think there'd be any problem with aluminum, steel, or vinyl as far as what products are out there. They're way better products than."*

Commissioner Oldani inquired if this proposal was a result of all the vinyl talk the Plan Commission has had. Senior Planner Papelbon stated that if the City is going to be opening it up to all materials that can be on a residential building, in order to give the most comprehensive update, she would appreciate knowing if there are any other materials that the Plan Commission would like to include. Commissioner Oldani agreed, and stated that he does not want Senior Planner Papelbon to do all the work and then have another material be brought up when it is presented. He suggested the Plan Commission should have the discussion.

Commissioner Hanna stated that she is not a siding expert, and she is not sure what other materials are out there. Mayor Bukiewicz explained that the common ones are the aluminum and steel (*the remaining portion of the comment was inaudible*).

Mr. Verhalen:

*"I understand this a different question so if the vinyl question could be answered tonight it'd be fine and then bring back the other materials, like what was suggested at a later meeting and cover all the rest of it. Gives Kari a chance to do a little research."*

Mayor Bukiewicz asked Senior Planner Papelbon if that was how she would like to proceed. Senior Planner Papelbon stated that it is up to the Plan Commission and the Common Council, and it can be brought back as many times as need-be to make modifications to the Code.

Mayor Bukiewicz asked Senior Planner Papelbon what the cleanest way to do the Code is. Senior Planner Papelbon explained that having multiple updates is not ideal, but having a giant update was incredibly cumbersome for everyone involved.

Commissioner Oldani stated that he understands not wanting a lot of little updates as a plan, but this proposal for the vinyl siding seems very close to being done. Senior Planner Papelbon stated it is, but asked if the Plan Commission really wants to keep revising the same section of Code. Commissioner Oldani said not by design, but Senior Planner Papelbon already went through all the work and said it would be up to Senior Planner Papelbon and staff.

Mayor Bukiewicz explained that once the Plan Commission adopts the change it goes to the Common Council, and once the Council adopts it all the Code books, the website, and everything needs to get updated. Mayor Bukiewicz stated that the changes should probably be made all at once.

Commissioner Kiepczynski asked whether plans submitted tomorrow would be approved with vinyl proposed. Senior Planner Papelbon stated that they would not.

Commissioner Kiepczynski stated that is something to consider - if the vinyl is going to be allowed and how long it takes to come back to the Plan Commission for approval.

Mr. Verhalen:

*"If I can just comment. And the only reason this came to Plan Commission in the first place is because I discovered this because my son is right now in the process of having a modular home delivered here."*

Senior Planner Papelbon corrected that the Plan Commission discussed and considered adding vinyl in September of 2022 because it was recognized as an issue then.

Mr. Verhalen:

*"But whatever it was brought to light when my son was going to bring a house here. And then found out that aluminum siding, steel siding, and vinyl siding was no longer allowed anywhere in the City Code. So, I guess I'm kind of the reason, the main reason why it's here. For whatever it's worth I drove around the City a little while ago and there's three (3) or four (4) homes right now that are having vinyl siding installed on them and the Code was passed last year, this year in March, and the building permits were not even pulled until August because I asked the people that were building the house when they pulled the permits and they said it was August. So, there's probably three (3) or four (4) houses right here, right now, that if you'd want to be sticking right to the word of the Code you could go there and tell them, put a stop work on it and have them take the siding back off the houses because they're being built in violation of the Code."*

Senior Planner Papelbon asked Mr. Verhalen if he knows the locations of the homes.

Mr. Verhalen:

*"Yea, Midwest Homes is doing a bunch of them down on Howell Avenue and Kaerek has a couple of them going in right across from my house right now. I looked at the development agreement for Kaerek and there's nothing in there that says anything about referencing any building materials or sidings in the development agreement. I don't want to press the issue here, but it's something that's being overlooked for whatever reason and there's stuff going on right now in Oak Creek that's in violation of the Code because the Code was passed March 22 and some of the building permits for these places weren't pulled until August. It's something that should be looked into, it's not that the building materials that are being used are shotty and they don't stand up to the weather because there's probably 90-95% of the homes in Oak Creek right now have siding on them, whether it's full aluminum, vinyl, or steel at some point in time, something was overlooked here when the Code was redone and it's got to be relooked at and fixed. That's the only reason it's before you guys because it's something that's got to be looked at and straightened out."*

Mayor Bukiewicz stated that is what the Plan Commission is doing now.

Commissioner Chandler asked Senior Planner Papelbon if there is a way to incorporate pre-existing materials. Senior Planner Papelbon stated no, it is clearer and more equitable if the Code lists allowed materials.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon continued to review the proposal for amendments to Sec. 17.0403(e)(2)(a) and (b) (see staff report for details).

Mr. Verhalen:

*"Just another FYI because I did a little bit of looking around before I got involved in this, but the 44-millimeter grade vinyl siding is the thickest residential siding that you can purchase. So, it's the highest end. I think they go 30 and 42, and 44, 44 is the highest-grade stuff you can get."*

Senior Planner Papelbon clarified that the information she was using lists builders' grade is 0.4 [mm], thin residential grade is 0.42 [mm], standard residential grade is 0.44 [mm], thick residential grade is 0.46 [mm], super thick grade is 0.5 [mm], and premium is 0.52 to 0.55 [mm]. It is possible that different opinions on the materials are causing the difference in what the thicknesses are. Mayor Bukiewicz stated that he thinks the Code is safe with the 0.44 [mm].

Alderman Loreck asked if it is written anywhere that there is a threshold. Alderman Loreck clarified his question and asked if a homeowner has to replace one (1) side of the siding on their house, is there a threshold as to replacement and what would fall under the Code.

Senior Planner Papelbon stated that she doubts anyone would notice if a property owner did not have 0.44 grade for replacement siding. Senior Planner Papelbon also stated she is not sure a permit is required even if the whole house was resided, and stated people would need to check with the Inspection Department. The Code is trying to get at something that is equitable for everyone to point to for a standard, so when someone comes in for a building permit, they are all told the same thing.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that Sec. 17.0403(b) – (e) of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code be amended as proposed after a public hearing.

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

ATTEST:

  
\_\_\_\_\_  
Kari Papelbon, Plan Commission Secretary

3-28-23  
\_\_\_\_\_  
Date



## COMMON COUNCIL REPORT

**Item:** Certified Survey Map - 2231 & 1933 W. Puetz Rd., 8843R S. 13th St., 8950 S. 20th St. - CR Devco, LLC.

**Recommendation:** That the Council adopts Resolution No. 12402-041823, a resolution approving a Certified Survey Map submitted by CR Devco, LLC for the properties at 2231 & 1933 W. Puetz Rd., 8843R S. 13th St., 8950 S. 20th St. (6th Aldermanic District).

**Fiscal Impact:** The proposal is to combine, reconfigure, and divide the properties into four (4) compliant lots prior to an anticipated development of Lot 1 with a single-family residential condominium. Lots 2-4 are not proposed for development at this time. If approved, development of Lot 1 would yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. These properties are part of TID 7.

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

**Background:** The Applicant is requesting approval of a Certified Survey Map (CSM) combining and reconfiguring the properties at 2231 & 1933 W. Puetz Rd., 8843R S. 13th St., 8950 S. 20th St. Council may recall that this proposed CSM was reviewed and approved March 15, 2022. Statute requires CSMs to be recorded with the County Register of Deeds within one (1) year of Common Council approval. Due to unforeseen circumstances, the CSM was not recorded within that timeframe, and the applicants are now asking for the approval to be renewed. Below is the staff report from the Council review last year. The Official Map was amended and the “no access” restrictions are shown on the map included with this report.

March 15, 2022 Report:

The Applicant is requesting approval of a Certified Survey Map (CSM) dividing and reconfiguring the properties at 2231 & 1933 E. Puetz Rd., 8843R S. 13th St. and 8950 S. 20th St. in anticipation of a future single-family attached development on the properties. The Common Council approved of an Amendment to the Land Use Plan in the Comprehensive Plan for Single-Family Attached on portions of the properties at their March 1, 2022 meeting.

Each of the proposed lots meets the minimum requirements for the existing zoning districts. Included on the map are the dedication of public right-of-way along W. Puetz Rd. for Lots 2 and 4, dedication of the future public street access from W. Puetz Rd. to the development (terminating in a cul-de-sac), and dedication of the future S. 20th St. extension and cul-de-sac on the southern portion of Lot 1 (which will be a gated emergency access). The future road to serve the development is shown as S. 20th St.; however, since this will not connect to the existing S. 20th St. by public right-of-way, the road should be renamed.

---

Per comments received from WisDOT and the Engineering Department, there should be no access designated along the entire length of the west property line for Lot 3 (along 27th St.), for 350 feet along S. 27th St. from the intersection with W. Puetz Rd. south on Lot 4, and for 300 feet along W. Puetz Rd. east from the intersection with S. 27th St. on Lot 4. Wetlands, floodplain areas, access easements, and utility easements are shown on all lots.

Should the proposed Certified Survey Map be approved, there remain multiple steps involved in an entitlement process for any development of the property. These review steps would include, but may not be limited to: Official Map Amendment; rezoning; Planned Unit Development (PUD); and ultimately site, architectural, landscape, lighting, and related plans.

The Plan Commission reviewed this request during their March 28, 2023 meeting, and recommended approval subject to the following conditions:

1. That all applicable Code Sections remain in effect.
2. That the future public road to serve the development from W. Puetz Road be renamed to Apple Creek Drive.
3. 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.

---

Prepared and Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Approved:



Kari Papelbon, CFM, AICP  
Senior Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

---

Attachments:

Res. 12402-041823

Location Map

Proposed CSM (15 pages)

Excerpted Plan Commission Minutes (2 pages)

RESOLUTION NO. 12402-041823

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

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
CR DEVCO, LLC

2231 & 1933 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St.  
(6<sup>th</sup> Aldermanic District)

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

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

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

1. That all applicable Code Sections remain in effect.
2. That the future public road to serve the development from W. Puetz Road be renamed to Apple Creek Drive.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

1. That all applicable Code Sections remain in effect.
2. That the future public road to serve the development from W. Puetz Road be renamed to Apple Creek Drive.
3. 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 18<sup>th</sup> day of April, 2023.

Passed and adopted this 18<sup>th</sup> day of April, 2023.



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

Approved this 18<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Mayor

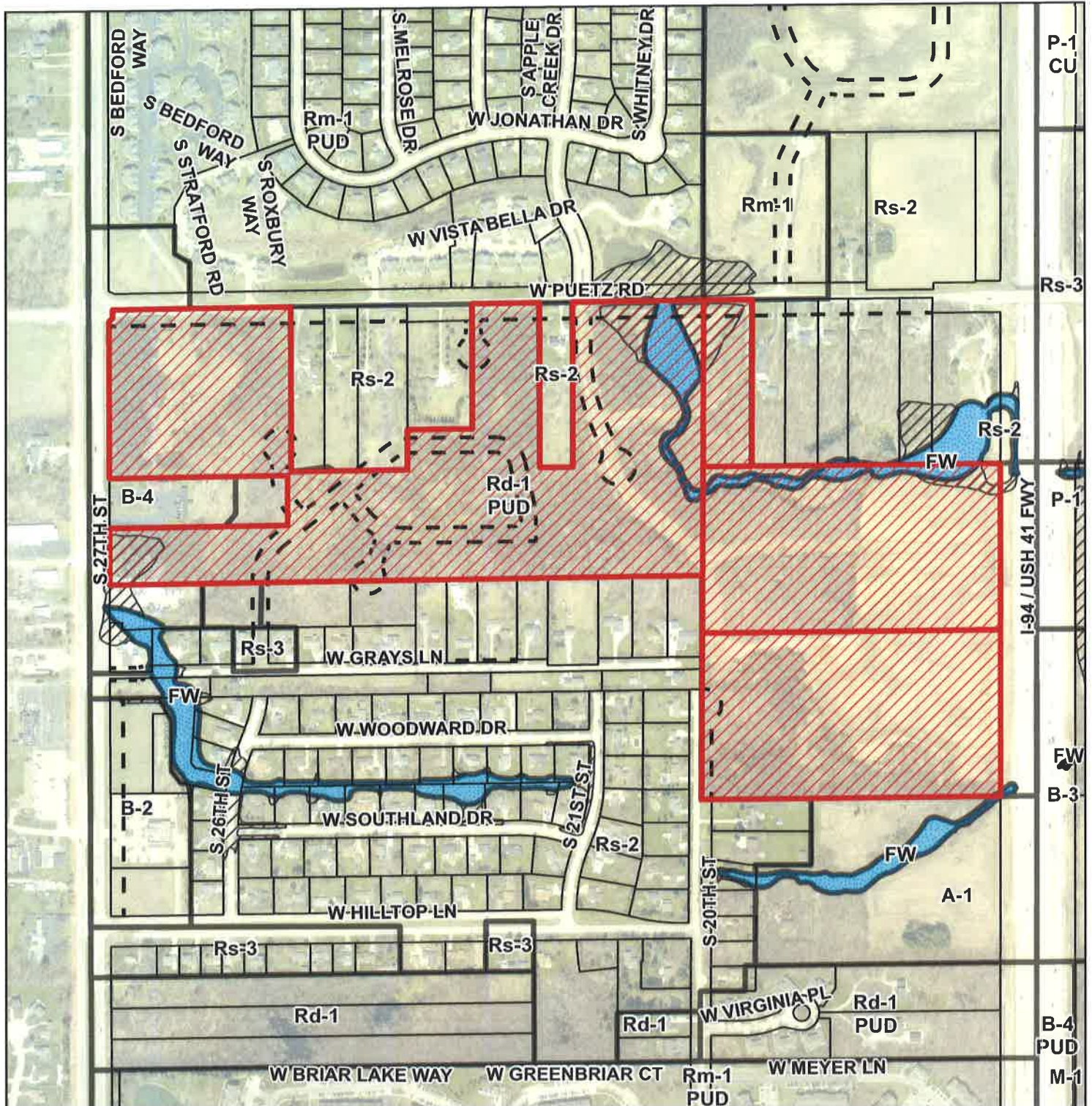
ATTEST:

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

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

# LOCATION MAP

1933 & 2231 W. Puetz Rd., 8843 S. 13th St., 8950 S. 20th St.



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



Community Development

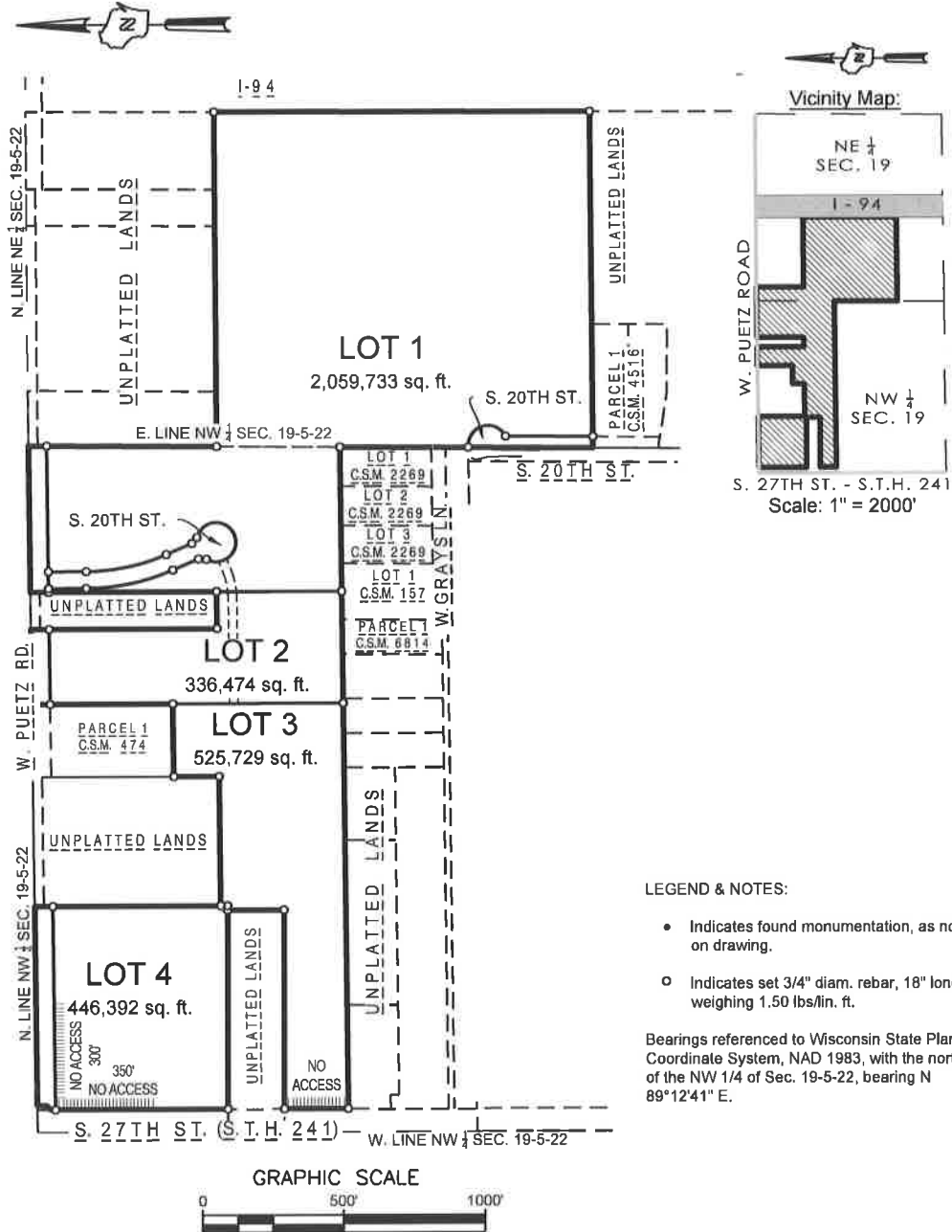


## Legend

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

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

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



### TABLE OF CONTENTS:

- Sheet 1.....Overall lot layout areas & monumentation
- Sheets 2 - 7.....Lot dimensions, floodplain (Sheets 4 & 5), public dedications, easements
- Sheet 8.....Surveyor's Certificate
- Sheets 9 - 12.....Wetland shapes
- Sheets 13 - 14...Wetland Line Tables
- Sheet 15.....Certificates

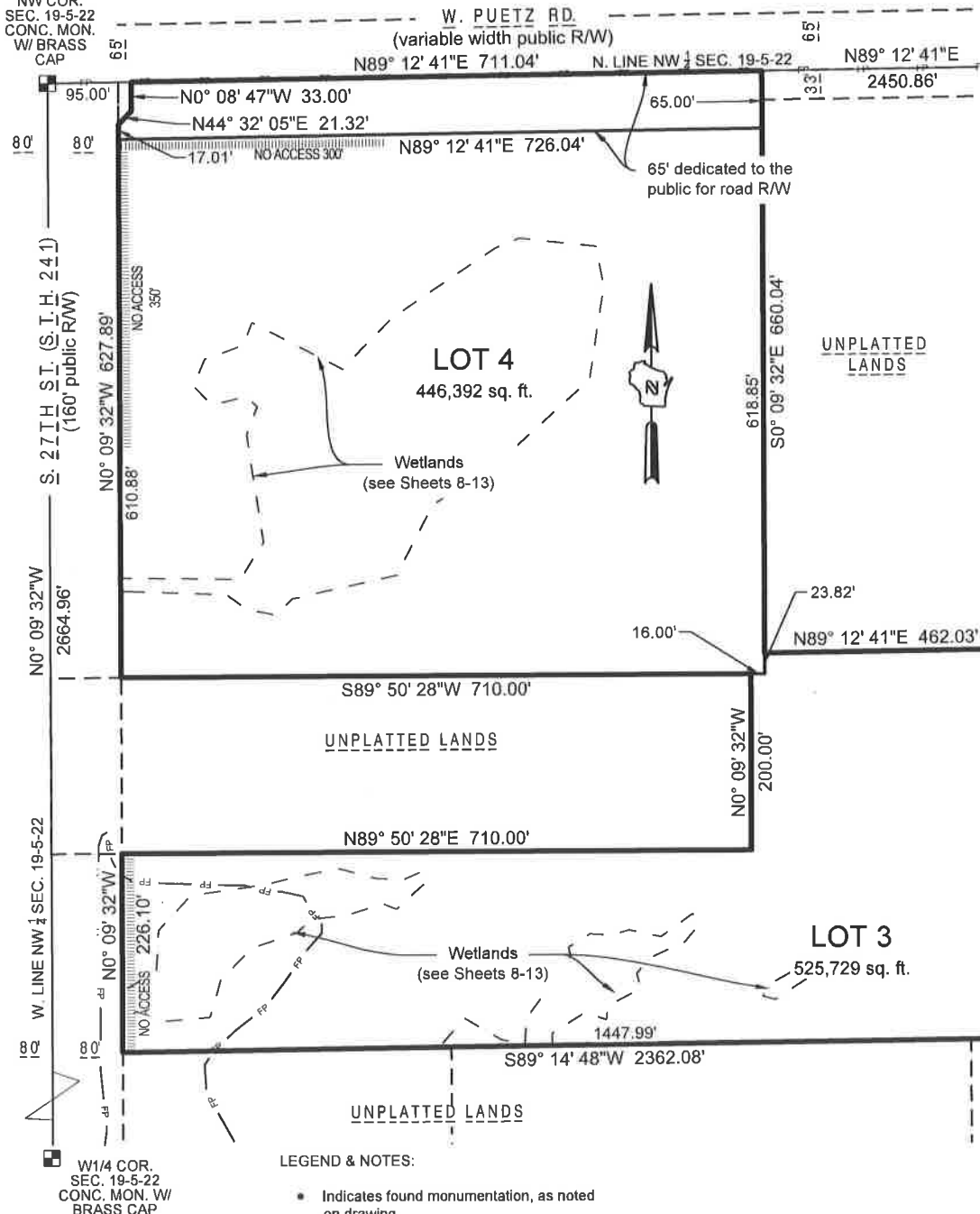


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Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

NW COR.  
SEC. 19-5-22  
CONC. MON. W/  
BRASS CAP

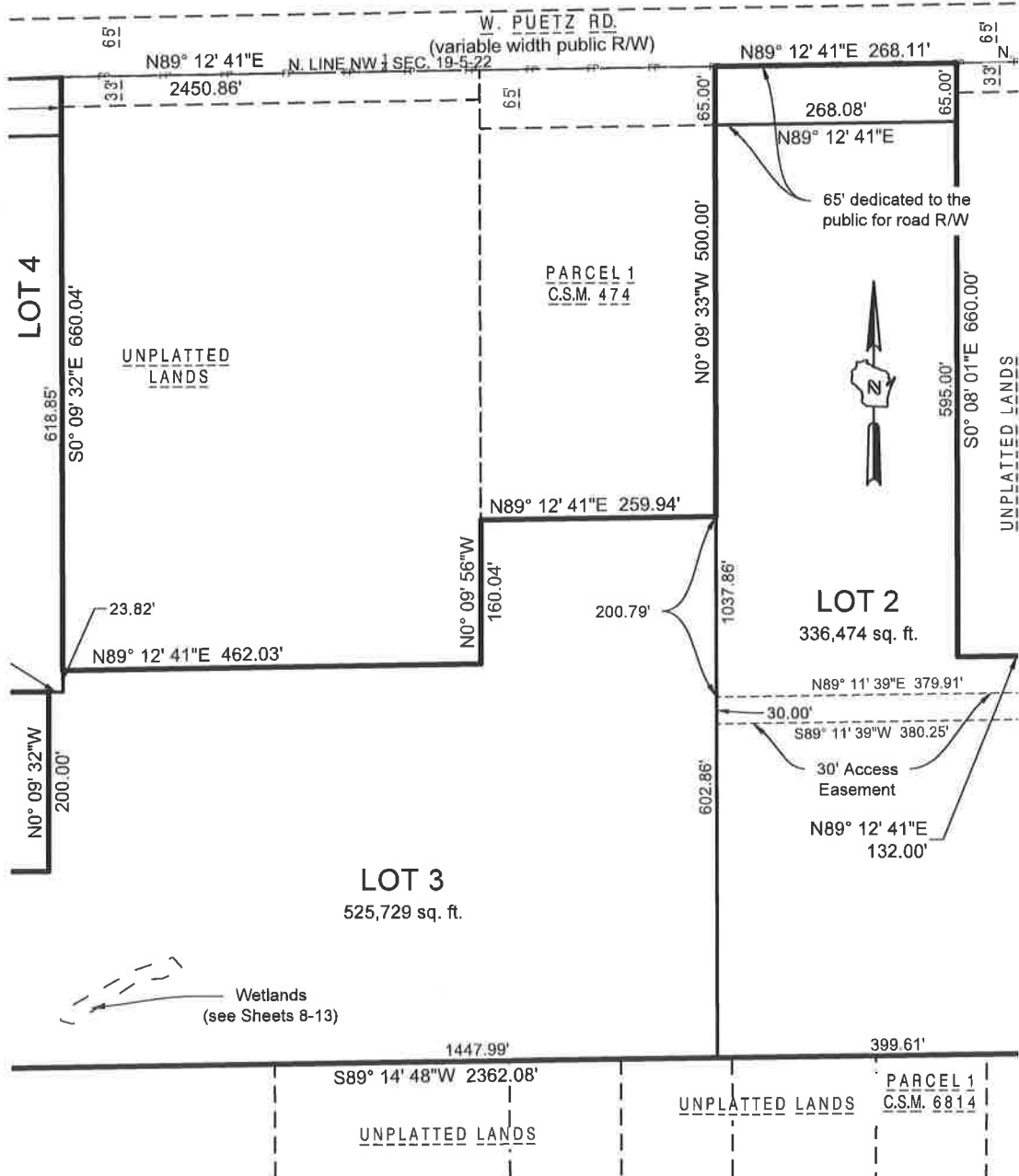


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Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



## GRAPHIC SCALE



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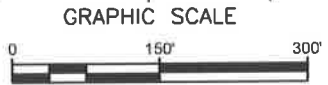
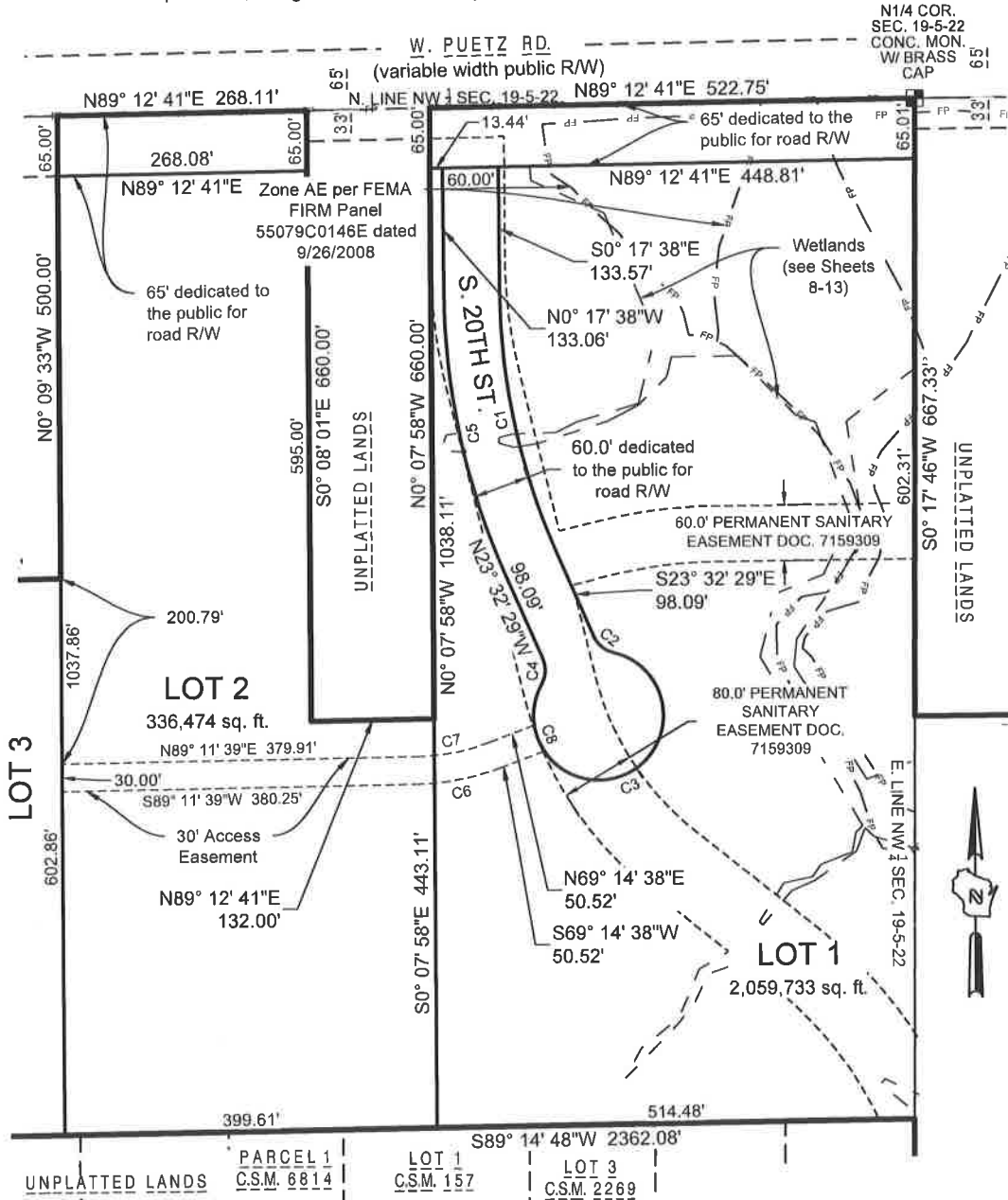
## LEGEND & NOTES:

- Indicates found monumentation, as noted on drawing.
- Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

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

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



**LEGEND & NOTES:**

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- Set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

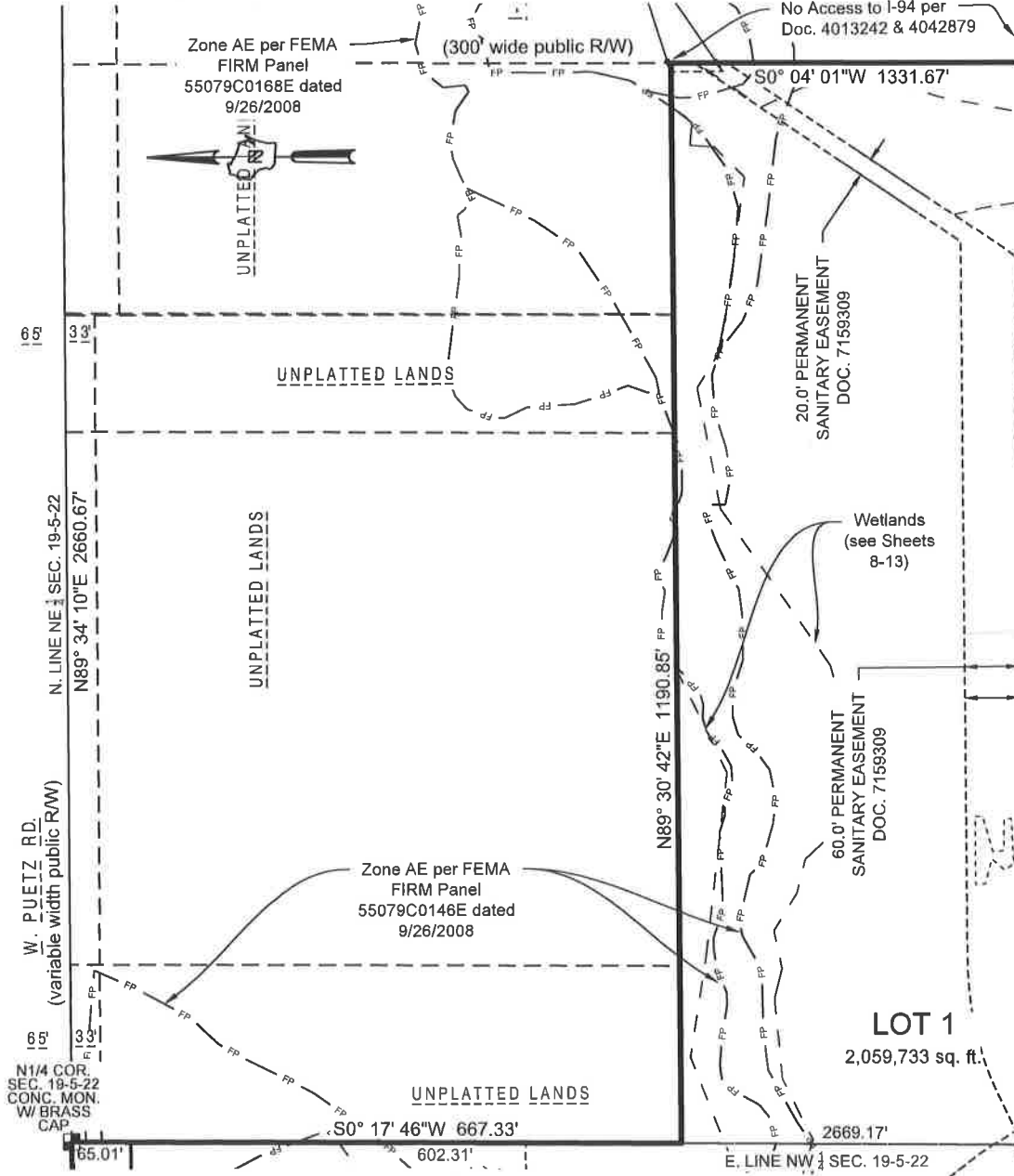
Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N89°12'41"E.

Floodplain line (Zone AE per FEMA FIRM panels 55079C0168E & 55079C0146E, dated 9/26/2008 depicted by scaled and digitized mapping only)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	92.27	265.00	19°57'01"	S79° 13' 09"W	91.81
C7	81.83	235.00	19°57'01"	N79° 13' 09"E	81.41
C8	30.23	70.00	24°44'50"	S20° 45' 22"E	30.00
C1	292.13	720.00	23°14'50"	S11° 55' 03"E	290.13
C2	29.36	32.00	52°33'59"	S49° 49' 28"E	28.34
C3	348.36	70.00	285°07'57"	S66° 27' 31"W	85.10
C4	29.36	32.00	52°33'59"	N2° 44' 31"E	28.34
C5	316.48	780.00	23°14'50"	N11° 55' 03"W	314.31

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Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
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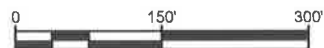
Floodplain line (Zone AE per FEMA FIRM panels 55079C0168E & 55079C0146E, dated 9/26/2008 depicted by scaled and digitized mapping only)

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### GRAPHIC SCALE

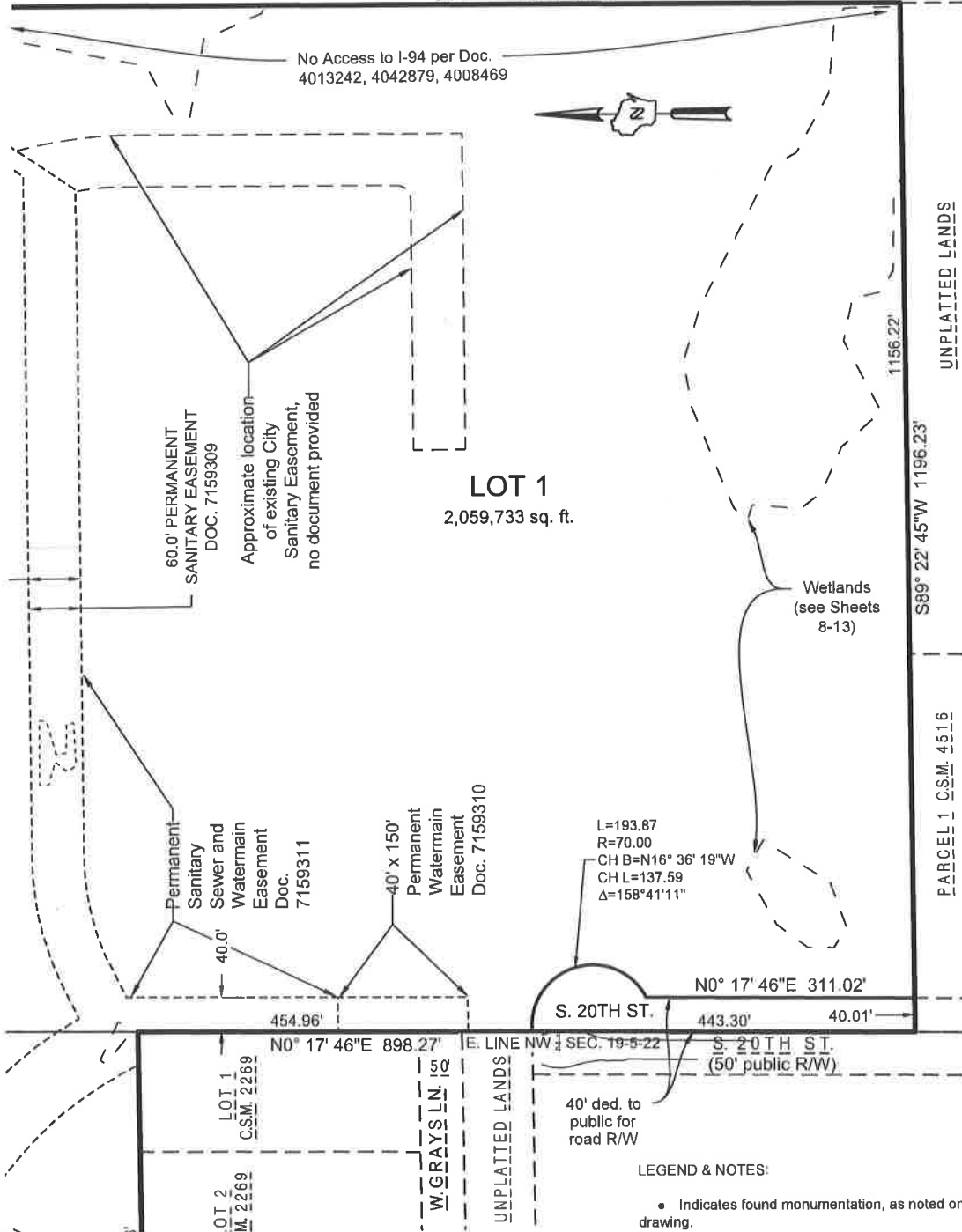


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Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

I-94

S0° 04' 01"W 1331.67' (300' wide public R/W)



### LEGEND & NOTES:

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- Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

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### GRAPHIC SCALE



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Sheet 6 of 15

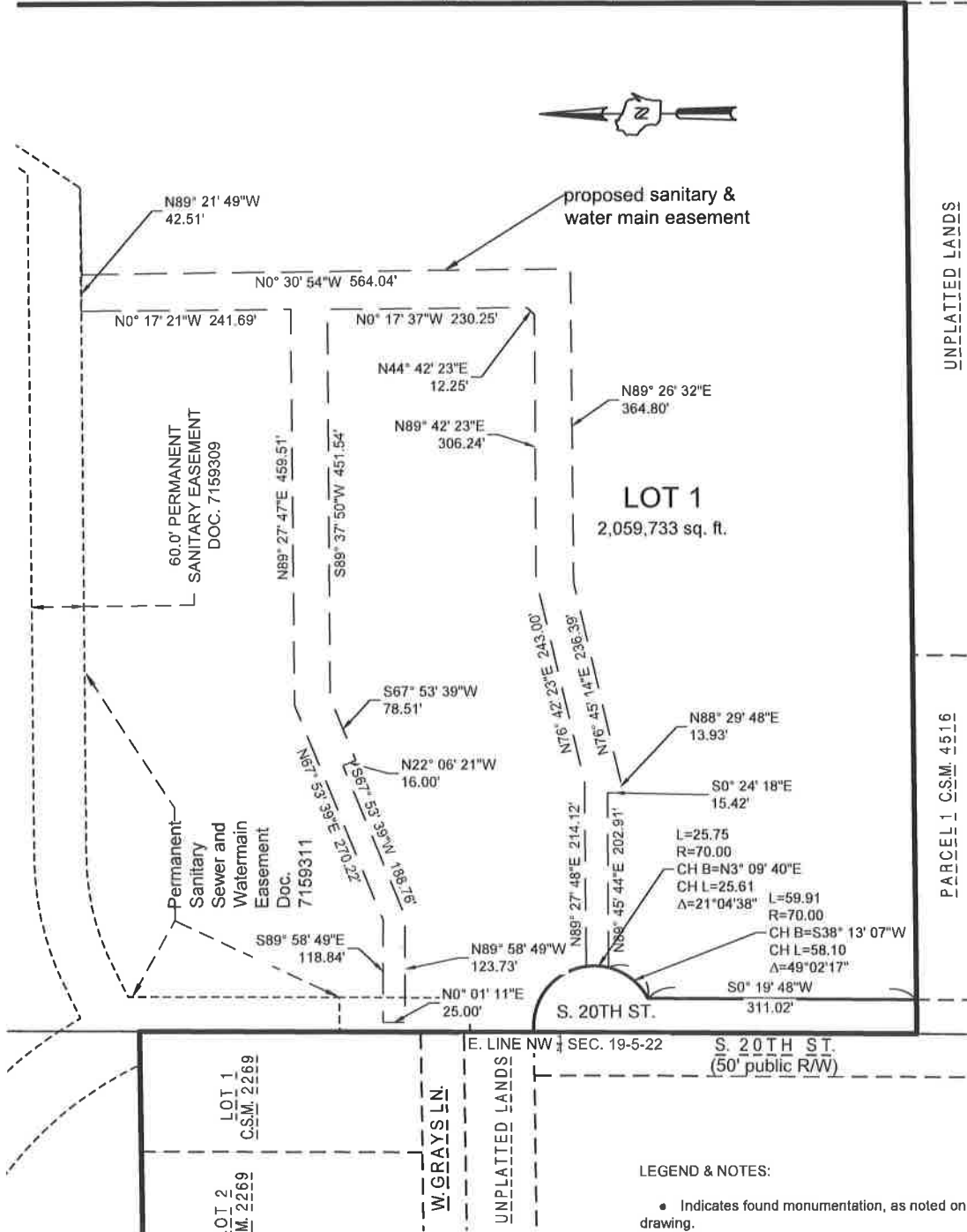


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I-94

(300' wide public R/W)



### LEGEND & NOTES:

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### GRAPHIC SCALE



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Sheet 7 of 15

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

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN)

SS  
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Section 19; thence North 89°12'41" East, 95.00 feet along the north line of the Northwest  $\frac{1}{4}$  of said Section 19 to the point of beginning; continue thence North 89°12'41" East, 711.04 feet along said north line; thence South 0°09'32" East, 660.04 feet; thence North 89°12'41" East, 462.03 feet; thence North 0°09'56" West, 160.04 feet to the south line of Parcel 1 of Certified Survey Map No. 474; thence North 89°12'41" East, 259.94 feet along said south line to the east line thereof; thence North 0°09'33" West, 500.00 feet along said east line to the north line of said Northwest  $\frac{1}{4}$  section; thence North 89°12'41" East, 268.11 feet along said north line; thence South 0°08'01" East, 660.00 feet; thence North 89°12'41" East, 132.00 feet; thence North 0°07'58" West, 660.00 feet to the aforesaid north line; thence North 89°12'41" East, 522.75 feet along said north line to the North  $\frac{1}{4}$  corner of said Section 19; thence South 0°17'46" West, 667.33 feet along the east line of said Northwest  $\frac{1}{4}$  section; thence North 89°30'42" East, 1190.85 feet to the westerly right-of-way line of I-94; thence South 0°04'01" West, 1331.67 feet along said westerly line; thence South 89°22'45" West, 1196.23 feet along the north line of Certified Survey Map No. 4516 and its easterly extension to the aforesaid east line of said Northwest  $\frac{1}{4}$  section; thence North 0°17'46" East, 898.27 feet along said east line to the north line of Certified Survey Map No. 2269; thence South 89°14'48" West, 2362.08 feet along said north line and its westerly extension also along the north lines of Certified Survey Maps No. 157 and 6814 to the easterly line of S. 27th Street, S.T.H. "241"; thence North 0°09'32" West, 226.10 feet along said easterly line; thence North 89°50'28" East, 710.00 feet; thence North 0°09'32" West, 200.00 feet; thence South 89°50'28" West, 710.00 feet to the aforesaid easterly line; thence North 0°09'32" West, 627.89 feet along said easterly line; thence North 44°32'05" East, 21.32 feet along said easterly line; thence North 0°08'47" West, 33.00 feet to the point of beginning.

Said parcel contains a total of 3,535,700 square feet or 81.169 acres of land, more or less.

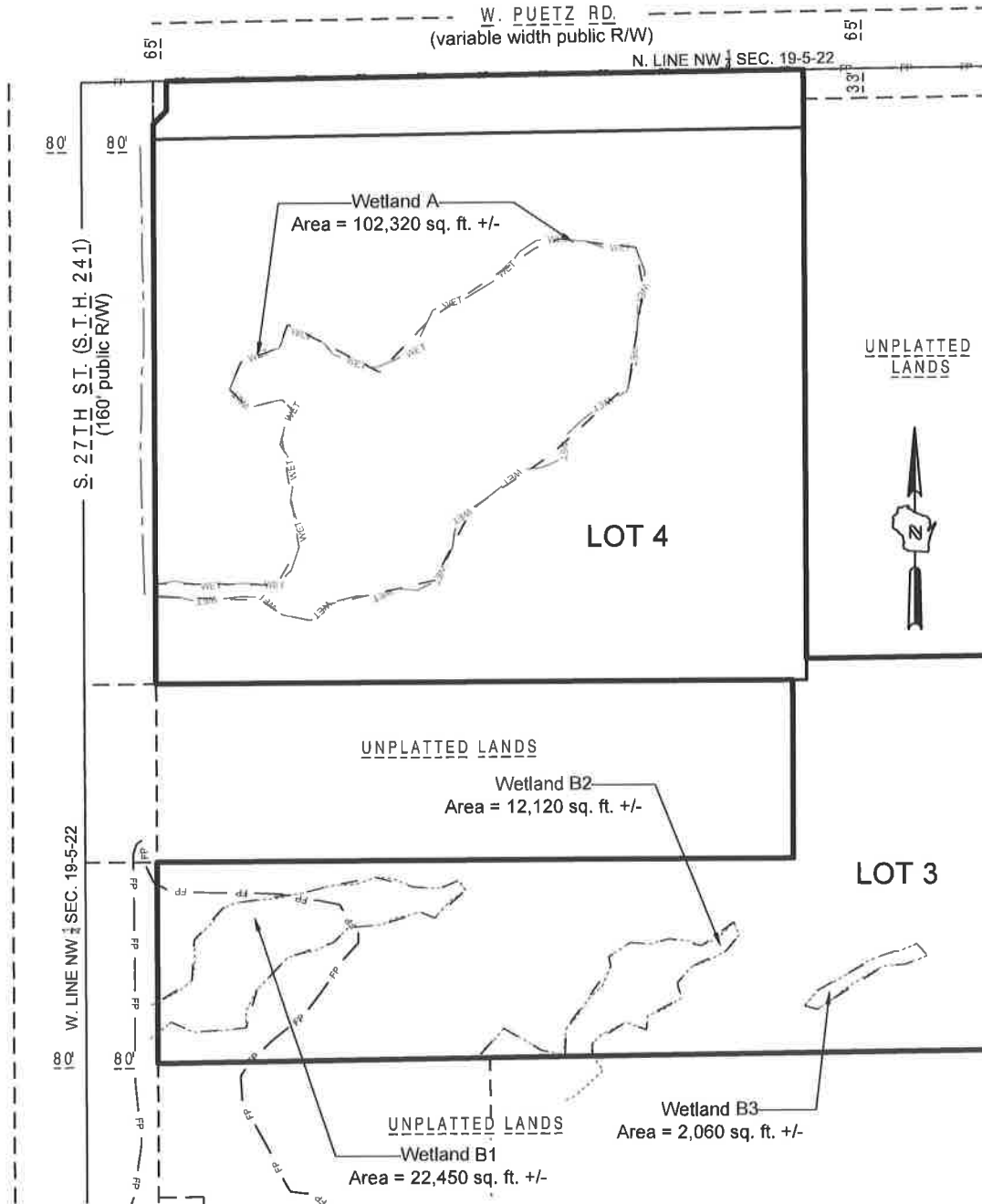
That I have made the survey, land division and map by the direction of the owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE in surveying, dividing and mapping the same.

\_\_\_\_\_  
Keivn A. Slottke S-2530

DATE

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

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

PROJECT NUMBER 20312 DRAFTED BY BMR

Wetland delineation  
completed by Wetland  
& Waterway Consulting,  
LLC, dated 12/05/2021

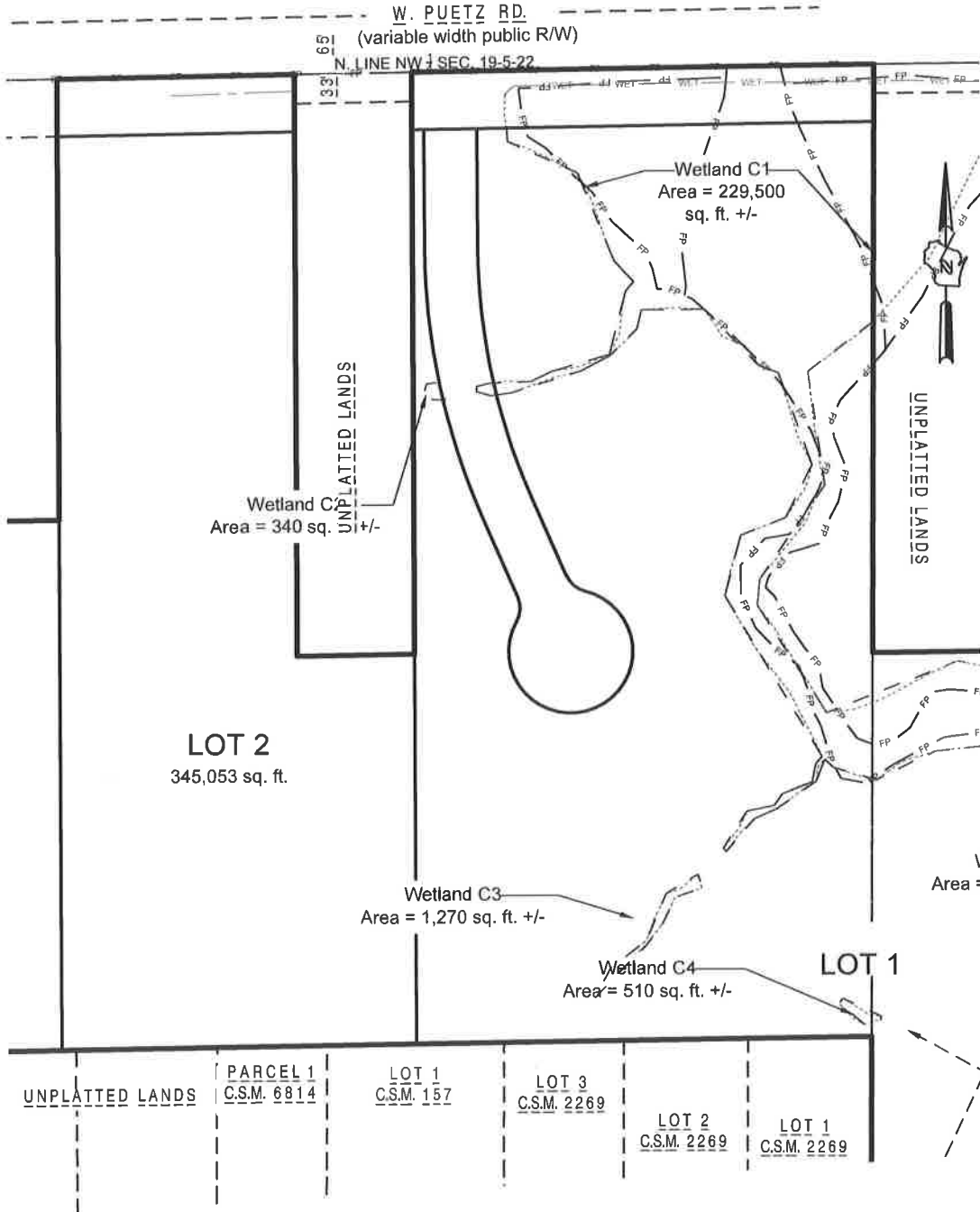
GRAPHIC SCALE



Sheet 9 of 15

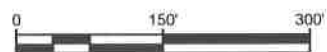
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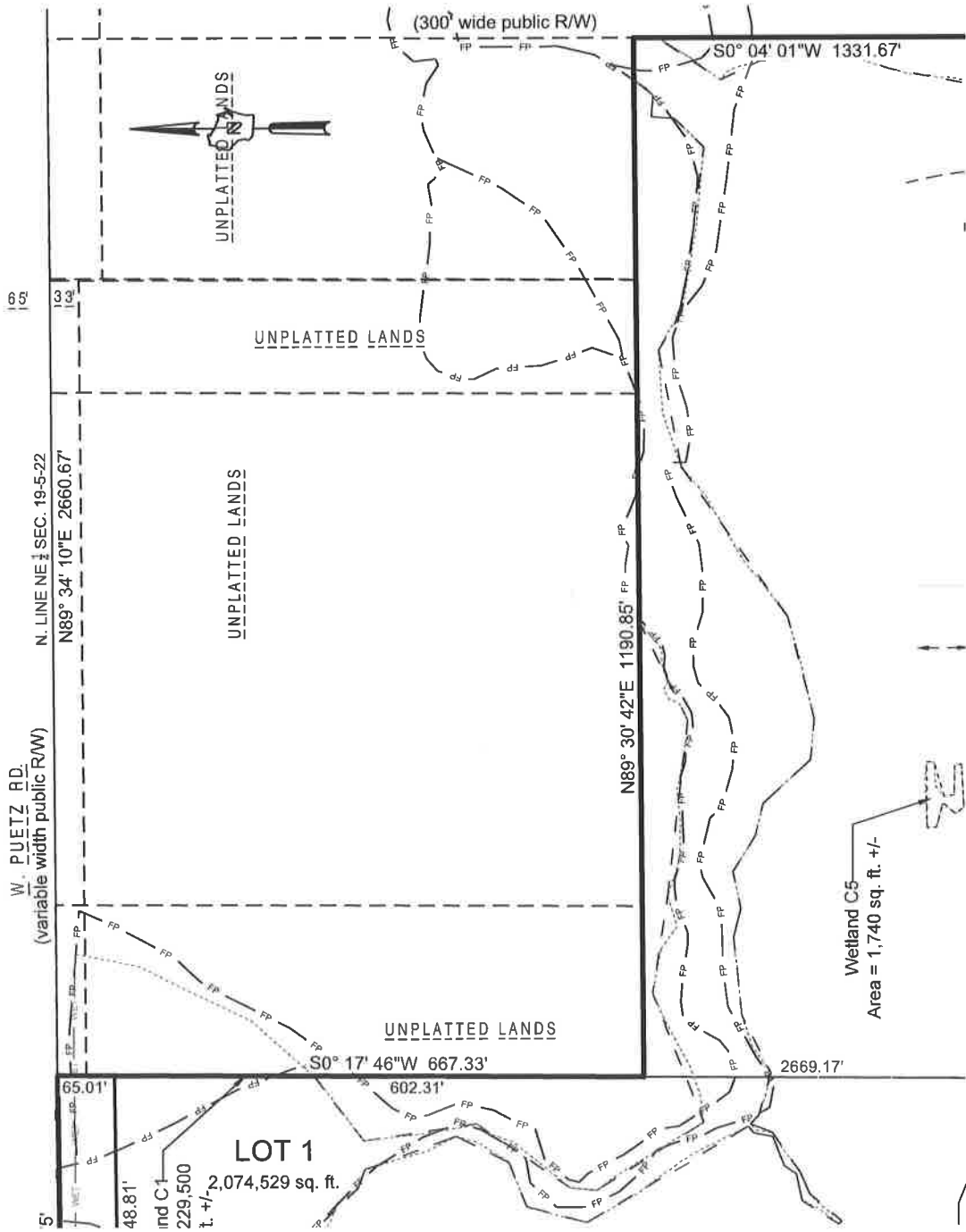
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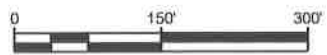
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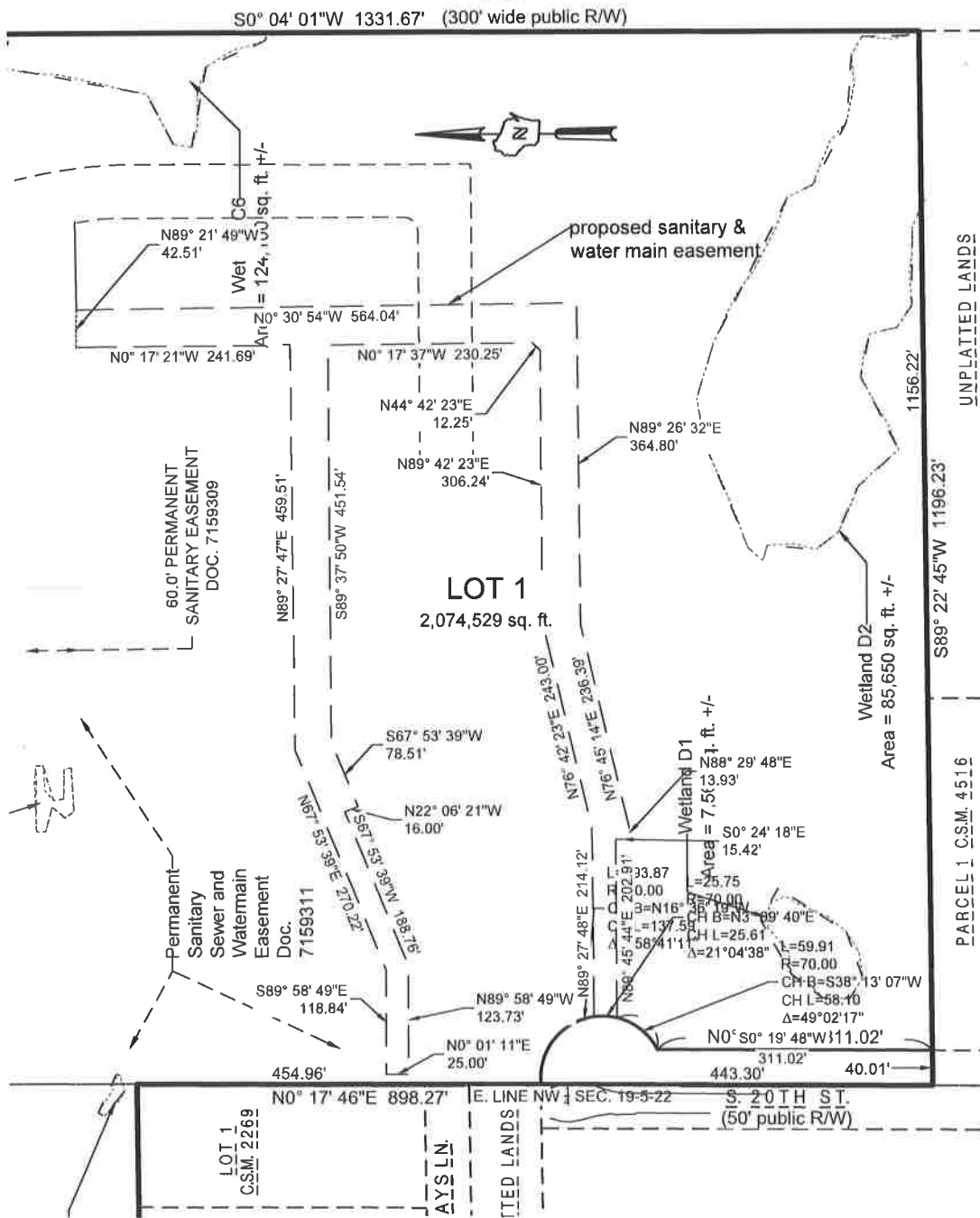
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GRAPHIC SCALE



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Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

Parcel Line Table		
Line #	Length	Direction
L1	12.44	N0° 04' 01"E
L2	200.02	N89° 22' 45"E
L3	22.90	S63° 04' 49"E
L4	90.46	S89° 22' 57"E
L5	29.87	S56° 15' 59"E
L6	31.89	S12° 38' 54"E
L7	50.18	S78° 16' 33"E
L8	92.85	N62° 17' 05"E
L9	61.87	S41° 40' 04"E
L10	57.03	S66° 24' 07"E
L11	31.50	S37° 38' 19"E
L12	56.16	S4° 37' 43"W
L13	17.95	S73° 35' 36"E
L14	21.41	S41° 22' 47"W
L15	126.63	S67° 37' 56"W
L16	54.40	S80° 19' 05"W
L17	65.04	N72° 57' 41"W
L18	184.72	N62° 58' 05"W
L19	31.40	N26° 20' 38"W
L20	79.76	N61° 20' 04"W
L21	77.45	N85° 23' 45"W
L22	23.75	N59° 56' 20"W
L23	53.03	N1° 05' 32"W
L24	5.12	S82° 56' 10"W
L25	40.71	S61° 06' 24"E
L26	71.52	N60° 42' 01"E
L27	44.44	N36° 44' 27"E
L28	30.71	N0° 57' 19"E
L29	27.88	N59° 39' 53"W
L30	54.97	S70° 24' 50"W
L31	91.67	S32° 30' 15"W
L32	10.82	N1° 59' 32"W
L33	28.66	N75° 31' 44"W
L34	18.87	N40° 54' 30"E
L35	12.06	N34° 32' 16"W
L36	50.14	S87° 02' 01"W
L37	8.25	S10° 43' 52"E
L38	33.79	S89° 14' 50"E
L39	11.68	S7° 16' 03"E
L40	40.68	S73° 31' 51"W

Parcel Line Table		
Line #	Length	Direction
L41	8.22	S2° 18' 55"W
L42	75.23	N89° 46' 01"E
L43	5.31	S18° 44' 55"W
L44	48.16	S65° 02' 33"E
L45	7.40	N36° 28' 07"E
L46	37.00	N50° 32' 24"W
L47	18.26	S76° 59' 32"W
L48	570.41	N0° 04' 01"E
L49	10.39	S62° 43' 16"E
L50	72.34	S23° 47' 51"E
L51	91.98	S79° 42' 14"E
L52	20.44	S7° 50' 27"W
L53	64.57	S62° 08' 50"W
L54	170.91	S10° 57' 01"W
L55	36.00	S19° 48' 50"W
L56	113.43	S1° 01' 21"E
L57	50.49	S25° 18' 40"E
L58	86.80	S34° 05' 29"W
L59	15.43	N3° 29' 06"W
L60	86.61	N65° 36' 32"W
L61	107.80	N22° 20' 32"W
L62	32.28	N42° 27' 59"W
L63	13.79	N40° 14' 43"E
L64	74.07	N14° 22' 10"E
L65	68.73	N73° 48' 26"E
L66	25.44	N63° 17' 24"E
L67	47.37	N87° 59' 26"E
L68	14.16	N75° 24' 01"E
L69	5.86	N7° 26' 52"E
L70	16.85	N73° 50' 00"W
L71	23.42	S82° 12' 08"W
L72	82.08	S72° 48' 44"W
L73	37.24	S62° 18' 48"W
L74	42.98	S45° 09' 20"W
L75	22.30	S13° 38' 49"W
L76	71.00	S89° 41' 51"W
L77	89.39	N43° 57' 25"W
L78	23.07	N69° 57' 18"W
L79	110.93	N19° 50' 58"W
L80	67.22	N26° 32' 13"E

Parcel Line Table		
Line #	Length	Direction
L81	54.66	N68° 32' 53"E
L82	71.06	N14° 45' 25"E
L83	213.68	N30° 54' 45"W
L84	10.30	N45° 04' 29"E
L85	21.78	N11° 11' 40"E
L86	36.42	N68° 28' 00"E
L87	15.95	N33° 49' 57"E
L88	31.71	N78° 18' 42"E
L89	49.75	N32° 33' 02"E
L90	4.93	N43° 15' 01"W
L91	48.77	S40° 40' 04"W
L92	27.13	S66° 21' 49"W
L93	55.11	S55° 00' 49"W
L94	26.84	S21° 16' 48"W
L95	13.36	N45° 43' 52"W
L96	50.78	N73° 31' 41"W
L97	75.09	S63° 27' 58"W
L98	89.57	S84° 21' 33"W
L99	34.21	N75° 51' 22"W
L100	42.70	S78° 05' 59"W
L101	48.12	N58° 17' 18"W
L102	38.50	N76° 14' 18"W
L103	73.56	N42° 54' 48"W
L104	47.25	N84° 42' 46"W
L105	121.12	S75° 38' 52"W
L106	210.15	S54° 53' 12"W
L107	136.12	S79° 08' 09"W
L108	50.35	N58° 14' 30"W
L109	190.56	N82° 17' 48"W
L110	47.14	S44° 47' 31"W
L111	26.55	S3° 57' 45"W
L112	24.64	N85° 05' 06"W
L113	28.24	S38° 31' 16"W
L114	620.72	N89° 30' 42"E
L115	124.90	N63° 54' 00"E
L116	203.36	S83° 29' 44"E
L117	113.01	S81° 11' 44"E
L118	158.89	N68° 35' 28"E
L119	145.08	S32° 34' 29"E
L120	30.04	S5° 31' 37"W

## WETLAND TABLES

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Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
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Parcel Line Table		
Line #	Length	Direction
L121	129.80	S34° 37' 21"W
L122	129.83	S8° 22' 34"E
L123	93.69	S52° 41' 42"W
L124	226.28	S0° 17' 46"W
L125	414.85	N89° 12' 41"E
L126	57.15	N22° 47' 31"E
L127	52.24	N51° 26' 19"E
L128	36.15	N28° 05' 44"E
L129	83.12	S44° 26' 12"W
L130	29.85	S36° 22' 14"W
L131	32.65	S25° 28' 49"W
L132	33.50	S71° 02' 21"W
L133	16.13	S22° 37' 50"E
L134	41.40	N58° 44' 56"E
L135	14.73	N74° 17' 31"W
L136	88.08	S56° 41' 17"W
L137	25.47	S85° 35' 21"W
L138	25.21	S65° 41' 02"W
L139	17.42	S41° 33' 24"E
L140	43.43	N71° 31' 16"E
L141	79.50	N60° 41' 11"E
L142	22.13	N39° 31' 14"E
L143	128.65	S89° 14' 48"W
L144	14.00	S1° 29' 01"E
L145	44.32	S57° 18' 27"W
L146	25.00	N69° 47' 04"W
L147	16.03	S5° 34' 17"W
L148	42.38	S62° 44' 27"W
L149	17.63	S15° 46' 10"E
L150	24.95	S41° 29' 47"W
L151	41.92	S65° 21' 10"W
L152	22.15	S39° 20' 44"W
L153	15.89	S19° 38' 07"E
L154	44.91	N53° 53' 16"E
L155	36.23	S77° 06' 23"E
L156	22.42	N74° 29' 16"E
L157	22.69	S86° 01' 08"E
L158	28.69	N57° 08' 23"E
L159	10.60	N12° 53' 33"W
L160	86.28	N35° 31' 48"E

Parcel Line Table		
Line #	Length	Direction
L161	29.22	N2° 57' 59"E
L162	26.58	S79° 57' 48"E
L163	49.26	S59° 33' 07"E
L164	43.95	N41° 11' 47"E
L165	34.53	N0° 09' 32"W
L166	18.82	S51° 40' 39"W
L167	27.44	N65° 19' 20"W
L168	58.87	S85° 27' 44"W
L169	44.74	S16° 00' 06"W
L170	50.52	S44° 08' 19"W
L171	52.97	S72° 01' 38"W
L172	23.02	S45° 11' 43"W
L173	37.01	S84° 47' 40"W
L174	45.82	S72° 44' 22"W
L175	16.33	N67° 18' 03"W
L176	46.58	S48° 31' 21"W
L177	13.46	S34° 50' 59"E
L178	22.12	N66° 48' 05"E
L179	29.43	S87° 16' 25"E
L180	44.24	S75° 13' 16"E
L181	49.74	N79° 18' 03"E
L182	32.16	N76° 04' 15"E
L183	76.32	N81° 46' 21"E
L184	15.90	N68° 09' 52"E
L185	47.87	N42° 07' 04"E
L186	45.99	N3° 19' 24"E
L187	44.60	N58° 17' 14"E
L188	118.71	N88° 00' 41"W
L189	29.52	N55° 03' 41"W
L190	31.63	N78° 37' 21"W
L191	26.64	S47° 10' 38"W
L192	120.44	S77° 26' 42"W
L193	90.39	S27° 19' 27"W
L194	105.46	S56° 02' 02"W
L195	120.53	S47° 37' 12"W
L196	108.31	S8° 28' 13"W
L197	45.59	S10° 33' 11"E
L198	86.86	S83° 43' 59"E
L199	139.59	N56° 02' 24"E
L200	139.59	N56° 02' 24"E

Parcel Line Table		
Line #	Length	Direction
L201	81.90	N43° 58' 36"E
L202	115.12	S62° 24' 03"E
L203	27.09	N20° 30' 48"E
L204	45.98	N69° 26' 44"E
L205	33.05	N22° 38' 14"E
L206	29.28	N43° 59' 08"W
L207	39.97	S76° 38' 46"W
L208	16.45	N45° 05' 28"W
L209	34.01	N20° 22' 30"E
L210	123.59	N8° 34' 01"W
L211	48.66	N30° 51' 29"E
L212	135.75	S89° 15' 52"E
L213	14.83	N0° 05' 09"W

Wetland delineation  
completed by Wetland  
& Waterway Consulting,  
LLC, dated 12/05/2021

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WETLAND TABLES



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Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

## OWNER'S CERTIFICATE

CCR HERZEBROCK II LTD PARTNERSHIP, as owner, caused the land described on this map to be surveyed,  
divided and mapped as represented on this map.

CCR HERZEBROCK II LTD PARTNERSHIP, as owner, does further certify that this map is required by s. 236.10 or  
236.12 to be submitted to the following for approval or objection: The City of Oak Creek.

IN WITNESS WHEREOF, the said CCR HERZEBROCK II LTD PARTNERSHIP, owner, has caused these presents to  
be signed by its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

by:

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the  
above-named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and  
to me known to be the \_\_\_\_\_ of CCR HERZEBROCK II LTD PARTNERSHIP., and  
acknowledged that they executed the foregoing instrument as such member as the deed of said corporation, by its  
authority.

(SEAL) \_\_\_\_\_  
NOTARY PUBLIC *signature*, STATE OF WISCONSIN

\_\_\_\_\_  
*notary printed name*

MY COMMISSION EXPIRES \_\_\_\_\_.

## City of Oak Creek Plan Commission Certificate of Approval

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

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

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

## City of Oak Creek Common Council Certificate of Approval

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

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

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

**EXCERPTED MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MARCH 28, 2023**

Mayor Bukiewicz called the meeting to order at 6:02 p.m. The following Commissioners were present at roll call: Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, and Alderman Loreck were excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

**CERTIFIED SURVEY MAP  
CR DEVCO, LLC**

**2231 & 1933 W. PUETZ RD., 8843 S. 13<sup>TH</sup> ST., AND 8950 S. 20<sup>TH</sup> ST.  
TAX KEY NOS. 856-9999-001, 857-9993-000, 857-9992-000, 857-9991-000**

Senior Planner Papelbon provided an overview of a certified survey map (CSM) dividing and reconfiguring the properties at 2231 & 1933 W. Puetz Rd., 8843 S. 13<sup>th</sup> St., and 8950 S. 20<sup>th</sup> St. (see staff report for details).

Barbara Linder, 2411 W Puetz Rd.:

*"Now, the corner next to me on Puetz Road now, how did you – how is that zoned? Because it was, last year when I was at the meetings, it was right next to my home, it was zoned single family resident, one (1) could be put in there, just one (1)."*

Mayor Bukiewicz clarified the item is not about zoning, but about a CSM.

Ms. Linder:

*"Oh, well that too. How come on that survey map they don't have the pond?"*

Mayor Bukiewicz stated that the topographic isn't specified, just the lots. Senior Planner Papelbon explained that the pond hasn't been constructed yet, so it wouldn't show on a CSM.

Ms. Linder:

*"There is a pond. This is what I'm saying. And the original map that we had, and because we've lived there so long, I know. There's a pond, that's why there would have only been, for years they said only one home could go next to me, a single-family home. Then, it would have been on the, towards 27<sup>th</sup> Street, they would be allowed, that's all business, zoned all business property there. But-"*

Senior Planner Papelbon stated that she believed the pond being referred to is a wetland, which is shown on page two (2) of the CSM. It wasn't one of the sheets chosen to be shown in the presentation as it wasn't connected to the Official Map Amendment compliance or future connection to the west.

Ms. Linder:

*"How are you, this is for the zoning or the survey map?"*

Mayor Bukiewicz and Alderman Guzikowski explained that the applicant did not have the map officially recorded in time, so the item is a renewal of that approval.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by CR Devco, LLC for the properties at 2231 & 1933 W. Puetz Rd., 8843R S. 13<sup>th</sup> St., 8950 S. 20<sup>th</sup> St. be approved with the following conditions:

1. That all applicable Code Sections remain in effect.
2. That the future public road to serve the development from W. Puetz Road be renamed to Apple Creek Drive.
3. 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.

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

Commissioner Siefert moved to adjourn the meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:06 pm.

ATTEST:

  
\_\_\_\_\_  
Kari Papelbon, Plan Commission Secretary

4-11-23  
\_\_\_\_\_  
Date

## COMMON COUNCIL REPORT

- Item:** Peter Cooper Vat House Demolition Project
- Recommendation:** That the Common Council considers a motion to award the Peter Cooper Vat House Demolition Project unit price contract to the lowest responsive, responsible bidder, Edgerton Contractors, Inc., at an estimated cost of \$686,400.00. (CIP# 23006) (4th Aldermanic District).
- Fiscal Impact:** Payment will come from the \$2,250,000 in funding reserved in CIP #23006.
- 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:** One initiative in the City's Strategic Action Plan is to market the lakefront (for Development) on a regional and national scale. The Vat House is located on the southwest portion of the former Peter Cooper property. It is extremely large and is deteriorated to the point that it needs to be demolished both for safety and to remove a blighted building from the overall redevelopment area.

Ramboll, the City's Environmental Consultant, who has extensive experience with large industrial demolition projects, as well as extensive knowledge of the site's regulatory and environmental needs were retained to prepare the plans and specifications. Due to the large size of the building, as well as the presence of asbestos in certain areas of the building, Ramboll included a requirement in the Specifications that all bidders include with their bids a narrative that conveys a reasonable assurance that the project can be completed in the time proposed, at the cost offered. Narrative included specific requirements be provided to demonstrate full understanding of the work, and the Contractor's ability to complete the work. The work was advertised, and the following eight bids were received on April 5, 2023:

Contractor	Base Bid	Alternative #1	Base + Alt #1
Guelig	\$438,200.00	\$10,800.00	\$449,000.00
Edgerton	\$699,000.00	(\$12,600.00)	\$686,400.00
American Demolition	\$970,900.00	\$42,300.00	\$1,013,200.00
Fowler Inc	\$979,024.00	\$18,000.00	\$997,024.00
LinnCo	\$977,792.00	\$37,584.00	\$1,015,376.00
CW Purpero	\$1,099,200.00	\$25,200.00	\$1,124,400.00
Veit	\$1,123,160.00	\$18,126.00	\$1,141,286.00
New Berlin Grading	\$1,119,800.00	\$3,600.00	\$1,123,400.00

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During the review of the initially apparent low bidder's required narrative, several items of concern were identified. Specifically, the required narrative:

- Does not provide a reasonable assurance that they understand the requirements of the project, or that it will be completed in the time proposed, at the price offered.
- Does not list any experience on similar scale demolition project, which was a requirement.
- Included discussion of out-of-scope items, which does not provide reasonable assurance that they understand the requirements of the scope of the project.

Given the inaccuracies and inadequacies identified in the apparent lowest Bidder's proposal, it is the determination of Ramboll and City staff that the proposal was not responsive or responsible.

The next apparent lowest bid proposal met all requirements within the provided narrative and demonstration of similar project experience. The base bid with the alternative is still within the budgeted amount.

Therefore, Ramboll's and City Engineering staff are recommending award as Base Bid Plus Alternate, to Edgerton Contractors, Inc. (Edgerton), as the lowest responsive bidder for this project.

**Options/Alternatives:** Choose to award to the lowest, but non-responsive bidder, the City would be at risk of a project that does not get completed as intended, and/or result in unforeseen additional costs to the project or to reject all bids which would be in direct conflict with working toward the overall redevelopment and marketing of the Lakefront area, and leave in place a blighted building.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Susan A. Winnen, PE  
Environmental Engineer

Fiscal Review:



Maxwell Gaglin, MPA  
Assistant City Administrator/Comptroller

Approved:



Matthew J. Sullivan, PE  
City Engineer

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Attachments:

## COMMON COUNCIL REPORT

**Item:** North Lakefront Bluff Stabilization and Revetment

**Recommendation:** That the Common Council considers a motion to award the North Lakefront Bluff Stabilization and Revetment Project unit price contract to the lowest responsive, responsible bidder, Edgerton Contractors, Inc., at an estimated cost of \$9,285,400.00. (Project No. 23005) (4th Aldermanic District).

**Fiscal Impact:** Payment will come from the \$8,075,383 in funding reserved in CIP #23005, \$1,124,617 from the MMSD grant and the remaining funds from CIP #23006.

**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:** One initiative in the City's Strategic Action Plan is to market the lakefront (for Development) on a regional and national scale. The City acquired the Peter Cooper parcel, along with two additional shoreline parcels, for the purpose of eliminating blight, stabilizing the bluff, and building a revetment to protect the shoreline from wave-driven erosion. This new area will become the basis for a future public park amenity.

The City has been working with our Coastal Engineering Consultant, Edgewater Resources, on design, permitting, and bidding of the project. The bid requirements included that the Contractor have certain pre-qualifications and include them with their bid form. These are intended to demonstrate the selected Contractor has sufficient experience to stabilize the bluff and construct a revetment along the shoreline of Lake Michigan. The project also included two alternatives for use of certain approved granular materials, such as clean crushed concrete. The project was advertised, and the following two bids were received on April 11, 2023.

	Edgerton Contractors	CW Purpero
Base Bid	\$9,285,000.00	\$10,695,316.00
Alternate 1	\$3,130,000.00	NO BID
Alternate 2	\$15,000.00	(\$50,000.00)

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Two bids were received in the amounts of \$9,285,000 and \$10,695,316. The bidder attached pre-qualifications have been reviewed and determined to be qualified. The Base Bid and Alternatives were evaluated and the combinations tallied as shown in the attached table.

City Engineering staff is recommending award of the Base Bid to Edgerton Contractors, Inc. (Edgerton), as the lowest responsive bidder for this project.

**Options/Alternatives:** To not award the project which would be in direct conflict to the intention of working toward overall redevelopment and marketing of the Lakefront area and would leave the eroded bluff at risk of continued erosion and possible release of contaminants left over from the previous industrial operations.

---

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Susan A. Winnen, PE  
Environmental Engineer

Fiscal Review:



Maxwell Gaglin, MPA  
Assistant City Administrator/Comptroller

Approved:



Matthew J. Sullivan, PE  
City Engineer

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Attachments:

## COMMON COUNCIL REPORT

- Item:** Award of 2023 Road Improvements Contract
- Recommendation:** That the Common Council considers a motion to award the 2023 Road Improvements unit price contract bid alternate 2 to the lowest responsive, responsible bidder, Stark Pavement Corporation, at the estimated cost of \$1,559,806.75 (Project No. 22003)
- Fiscal Impact:** There is \$247,152.86 remaining in CIP #20019, \$645,000 allocated in 2022, and \$1,000,000 allocated in the 2023 budget. This brings the total funding available to \$1,892,152.86 for the proposed road projects. An additional \$150,000 is allocated in CIP #22004 for the Union Pacific Railroad Crossing improvements.
- 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 Common Council adopted Resolution No. 12364-111522, selecting and authorizing the 2023 road improvements for design and public bid. The Engineering Department prepared plans and specifications for the project, the work was advertised, and the following two bids were received:

Contractor	Bid Alternate 1	Bid Alternate 2
Stark Pavement Corp.	\$1,556,524.99	\$1,559,806.75
Payne and Dolan, Inc.	\$1,565,679.04	\$1,568,960.80

The bids were very competitive, just 0.6% separating them. Bids came in under the estimate, due mainly to lower than expected maintenance treatment, excavation, and restoration prices.

This is a unit price contract, so bids have been evaluated based on estimated quantities. City payments to the contractor will reflect actual installed and measured quantities.

The bids reflect costs for completion of the road segment Nos. 1 - 13 in the table. Manitowoc has an LRIP grant tied to it. This is grant funding provided through WisDOT where up to 50% of the project costs get reimbursed to the City. Road Segment #10 (S. Clement Ave.) is a maintenance section where the goal is to apply a seal coating-type surface treatment as a way to preserve the road, in effect pushing the need for a larger rehabilitation project further into the future. Two alternates were bid for this road segment, chip sealing (Bid Alternate 1) and micro-surfacing (Bid Alternate 2). Engineering recommends awarding bid alternate 2. This would be the first micro-surfacing project completed by the City. Micro-surfacing involves spreading a mixture of polymer modified asphalt, aggregate, asphalt and water across the pavement surface. Micro-surfacing can be used fill small surface deviations in the roadway in addition to sealing the pavement. Micro-surfacing is expected to have less aggregate shedding than chip



seal creating less impacts on adjacent property owners. This maintenance treatment is consistent with one of the main recommendations in the CIP Funding Alternatives white paper that was developed under the Financial Stability SAP initiative. Road Segment #13 is a Railroad Crossing improvement project at 1700 E. Puetz Road funded through CIP #22004. This work will regrade the approaches to the crossing to improve the ride. The Railroad Crossing improvement at 2100 E. Oakwood Rd. is not included in this contract. Engineering is working through data gathering for environmental permitting at the Oakwood crossing.

	Proposed Street	From	To	Length (Feet)	Treatment Type
1	S. Manitowoc Ave.	E. Marshall Ave.	E. Marquette Ave.	1,541	3" HMA Overlay
2	E. Marquette Ave.	Termini	S. Quincy Ave.	966	3" HMA Overlay
3	E. Susan Dr.	S. Howell Ave.	S. Verdev Dr.	1187	Mill & Overlay (2")
4	S. Griffin Ave.	E. Groveland Dr.	E. Valbeth Dr.	682	Mill & Overlay (2")
5	E. Valbeth Dr.	S. Griffin Ave.	S. Verdev Dr.	431	Mill & Overlay (2")
6	S. Verdev Dr.	E. Groveland Dr.	E. Forest Hill Ave.	1,336	Mill & Overlay (2")
7	E. Oakwood Rd	S. Chicago Rd.	Railroad	1,329	Reconstruct (4.5" Asphalt over 9" Base)
8	S. Shepard Ave.	E. Oakwood Rd.	E. Fitzsimmons Rd.	2577	Mill & Overlay (2")
9	E. Lisa Dr.	S. Howell Ave.	S. Cindy Ln.	126	Reconstruct (4.5" Asphalt over 9" Base)
10	S. Clement Ave.	E. Drexel Ave.	E. Rawson Ave.	5,166	Maintenance Treatment (xxxxx)
11	E. Lily Dr.	264' W. of S. Verdev Dr.	S. Verdev Dr.	232	Reconstruct (4.5" Asphalt over 9" Base)
12	Oak Leaf Trail: (Drexel S. Side)	S. Howell Ave.	50' W. of UPRR	4,850	Pavement Replacement (3" Asphalt) Curb Ramp Reconstruction
13	UPRR Crossing Improvement: 1700 E. Puetz Rd.			336	Railroad Crossing Approach Reconstruction

**Options/Alternatives:** To reject the bids and not repair road infrastructure in 2023, or to direct Engineering Department to rebid the project later in 2023 for construction in 2024.

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



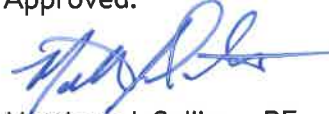
Andrew Ledger, PE  
Design Engineer

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator/Comptroller

Approved:



Matthew J. Sullivan, PE  
City Engineer

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### COMMON COUNCIL REPORT

**Item:** Project award for the 2023 Sanitary Rehabilitation project

**Recommendation:** That the Common Council consider a motion to approve the 2023 Sanitary Rehabilitation project and award the construction contract to the lowest, responsive, responsible bidder, Visu-Sewer, based on the bid amount of \$539,233.50.(Project No. 23116)(All Aldermanic Districts)

**Fiscal Impact:** This project was funded \$750,000 with the 2023 Capital Improvement Project budget.

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

**Background:** This project is part of the sanitary sewer rehabilitation program that has been ongoing for the past 5 years. The Utility uses the NASSCO rating system to evaluate the sewer repairs based on the camera work completed on the system. A new list of sewer deficiencies was created last year based on the videos. The project continues to identify and correct deficiencies in the sanitary sewer system throughout the City of Oak Creek. The repairs utilize different construction techniques in complete pipe lining, spot repairs and spot lining. This project will also look at correcting mains that are maintenance issues with protruding laterals and tree roots. The project received one bidder. This is not unexpected given the specialized work for the lining project. Visu-sewer has been involved with the previous sanitary rehab projects as well.

**Options/Alternatives:** The Council could not award the project or request to rebid the project.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Kristina Strmsek  
Assistant comptroller

Approved:

Michael J. Sullivan, PE  
General Manager

Attachments:



Meeting Date: April 18, 2023

Item No. 18

### COMMON COUNCIL REPORT

**Item:** Milwaukee County S. 13<sup>th</sup> Street Project Sanitary Conveyance of Rights in Land at 8401 & 8275 S. 13<sup>th</sup> St.

**Recommendation:** That the Common Council adopts Resolution No. 12404-041823, a resolution for the sanitary conveyance of rights in land at 8401 & 8275 S. 13<sup>th</sup> Street (Tax Key Nos. 830-9997-000 and 811-9980-000)(2<sup>nd</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

**Background:** Milwaukee County is proposing to improve S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue with a construction project in 2024. As part of this project additional right-of-way is being acquired. The existing sanitary appertenances are located on the existing property but not in an easement. The proposed right-of-way to be acquired will place the facility in the new right-of-way. The conveyance of rights will require the Utility to adjust/relocate the facility, if needed, with future road projects. The lands being released and only those lands are designated as Parcel #06 and Parcel #10 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13th Street (CTH V), W. Puetz Road to W. Drexel Avenue.

**Options/Alternatives:** The Council could deny the conveyance and request the County to maintain our current rights.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Kristina Strmsek  
Assistant Comptroller

Approved:

Michael J. Sullivan, PE  
General Manager

Attachments: Resolution 12404-041823, Conveyance of Rights in Land, Exhibit

**RESOLUTION NO. 12404-041823**

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

**RESOLUTION FOR SANITARY CONVEYANCE OF RIGHTS  
AT 8401 S. 13<sup>TH</sup> STREET**

**(TAX KEY NOS. 830-9997-000 AND 811-9980-000)**

**(2<sup>ND</sup> ALDERMANIC DISTRICT)**

WHEREAS, Milwaukee County is proposing to reconstruct S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue in 2024, and;

WHEREAS, Milwaukee County is purchasing additional right-of-way along S. 13<sup>th</sup> Street, and;

WHEREAS, the lands being released and only those lands are designated as Parcel #06 and Parcel #10 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, and;

WHEREAS, the existing sanitary appurtenances will be located in the new right-of-way;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the conveyance of rights in land be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to record the document 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 18<sup>th</sup> day of April, 2023.

Passed and adopted this 18<sup>th</sup> day of April, 2023.

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

Approved this 18<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

**CONVEYANCE OF RIGHTS IN LAND  
(Non-Fee Land Interests)**

Exempt from filing transfer form s.77.21(1) Wis. Stats.  
Locals 04/2019 County Projects s 83.08(1) Wis. Stats.

City of Oak Creek, GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Milwaukee, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal roadway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Other persons having an interest in record in the property:  
Oak Creek-Franklin Joint School District No. 1;  
Camille Lankford

This space is reserved for recording data

Return to  
Rachel DeSombre  
raSmith  
16745 W. Bluemound Road  
Brookfield, WI 53005

Parcel Identification Number/Tax Key Number  
830-9997-000, 811-9980-000

**Legal Description**

The legal description is attached and incorporated hereto by reference.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

**Acknowledgment**

\_\_\_\_\_  
City of Oak Creek  
(Grantor Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)

State of \_\_\_\_\_ )  
County \_\_\_\_\_ ) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

\_\_\_\_\_  
(Signature, Notary Public)

\_\_\_\_\_  
(Print or Type Name, Notary Public)

\_\_\_\_\_  
(Date Commission Expires)

## LEGAL DESCRIPTION

All that part of the lands subject to the Grantor's easements for sanitary sewer or interests included in lands acquired for the improvement of South 13<sup>th</sup> Street (CTH V) by the Grantee in:

That part of the South 33 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of Section 18, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee, State of Wisconsin, lying Easterly of a reference line described as follows:

Commencing at a point in the North line and 1319.64 feet West of the Northeast corner of said 1/4 Section to a point in the South line and 1322.49 feet West of the Southeast corner of said 1/4 Section. ALSO EXCEPTING that land deeded to State Highway Commission of Wisconsin in Deed dated November 5, 1964 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 17, 1964, Reel 221, Image 1461, as Document No. 4144231 for Interstate Highway 94.

The lands being released and only those lands are designated as Parcel #06 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

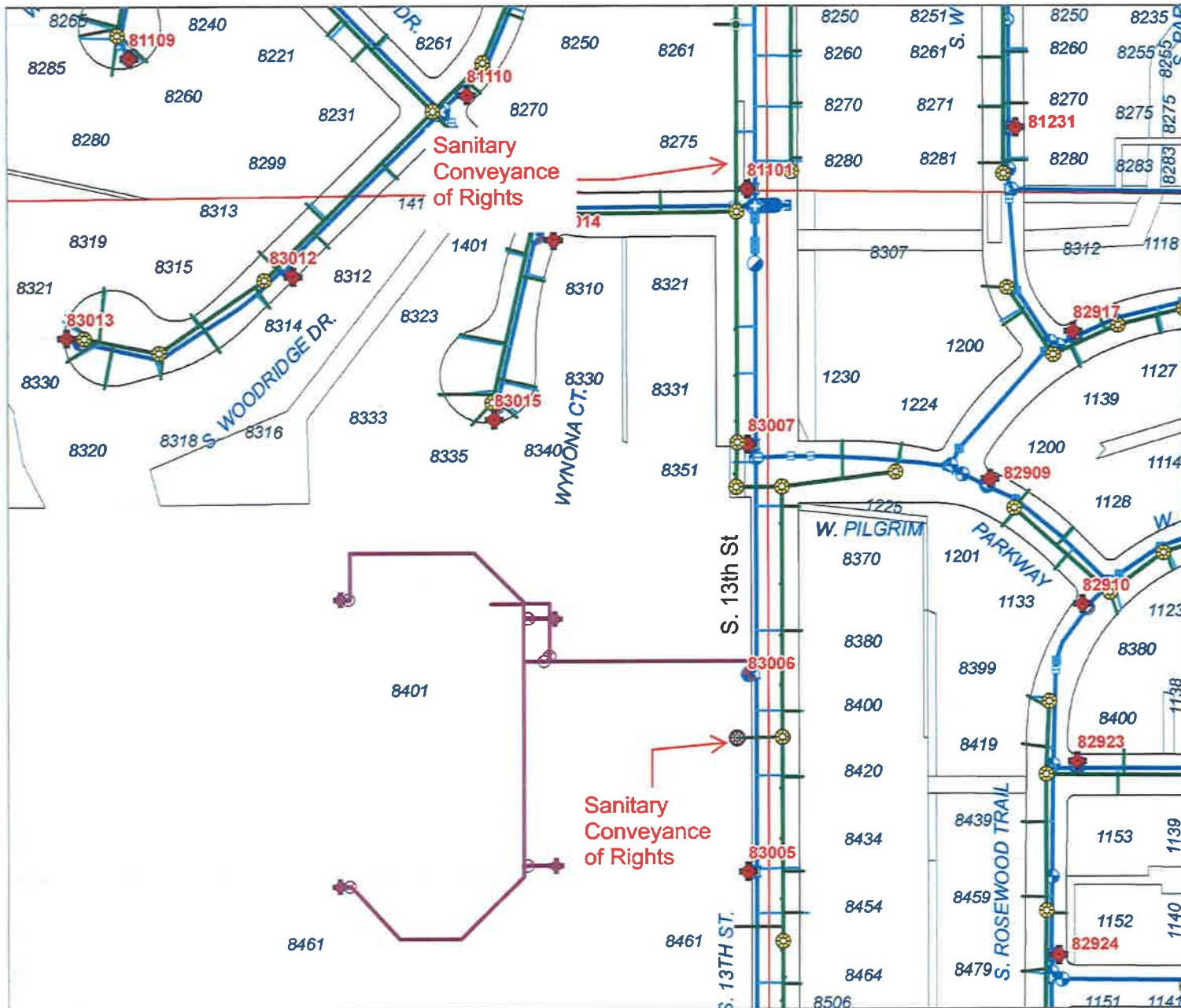
Said Grantor's easement or interest being further described as follows: No record of easement. Parcel #06 is further described as part of Tax Key Number 830-9997-000.

AND

All that part of the lands subject to the Grantor's easements for sanitary sewer or interests included in lands acquired for the improvement of South 13<sup>th</sup> Street (CTH V) by the Grantee in:

The East 250 feet of the South 130 feet of the South 30 acres of the East 1/2 of the Northeast 1/4 of Section 18, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.  
The lands being released and only those lands are designated as Parcel #10 as shown on Sheet #4.07, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

Said Grantor's easement or interest being further described as follows: Easements recorded in the Office of the Register of Deeds for Milwaukee County Wisconsin as Document No. 5239859. Parcel #10 is further described as part of Tax Key Number 811-9980-000.



1 inch = 200 feet



Date Printed: 4/13/2023





Meeting Date: April 18, 2023

Item No. 19

### COMMON COUNCIL REPORT

- Item:** Milwaukee County S. 13<sup>th</sup> Street Project Water Conveyance of Rights in Land at 8401 S. 13<sup>th</sup> St.
- Recommendation:** That the Common Council adopts Resolution No. 12405-041823, a resolution for the water conveyance of rights in land at 8401 S. 13<sup>th</sup> Street (Tax Key No. 830-9997-000)(2<sup>nd</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

**Background:** Milwaukee County is proposing to improve S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue with a construction project in 2024. As part of this project additional right-of-way is being aquired. The existing water appertenances are located on the existing property but not in an easement. The proposed right-of-way to be acquired will place the facility in the new right-of-way. The conveyance of rights will require the Utility to adjust/relocate the facility, if needed, with future road projects. The lands being released and only those lands are designated as Parcel #06 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

**Options/Alternatives:** The Council could deny the conveyance and request the County to maintain our current rights.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Kristina Strmsek  
Assistant Comptroller

Approved:

Michael J. Sullivan, PE  
General Manager

Attachments: Resolution 12405-041823, Conveyance of Rights in Land, Exhibit

**RESOLUTION NO. 12405-041823**

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

**RESOLUTION FOR WATER CONVEYANCE OF RIGHTS  
AT 8401 S. 13<sup>TH</sup> STREET**

**(TAX KEY NOS. 830-9997-000)**

**(2<sup>ND</sup> ALDERMANIC DISTRICT)**

WHEREAS, Milwaukee County is proposing to reconstruct S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue in 2024, and;

WHEREAS, Milwaukee County is purchasing additional right-of-way along S. 13<sup>th</sup> Street, and;

WHEREAS, the lands being released and only those lands are designated as Parcel #06 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, and;

WHEREAS, the existing water appurtenances will be located in the new right-of-way;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the conveyance of rights in land be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to record the document 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 18<sup>th</sup> day of April, 2023.

Passed and adopted this 18<sup>th</sup> day of April, 2023.

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

Approved this 18<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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



### LEGAL DESCRIPTION

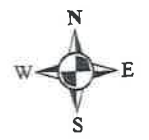
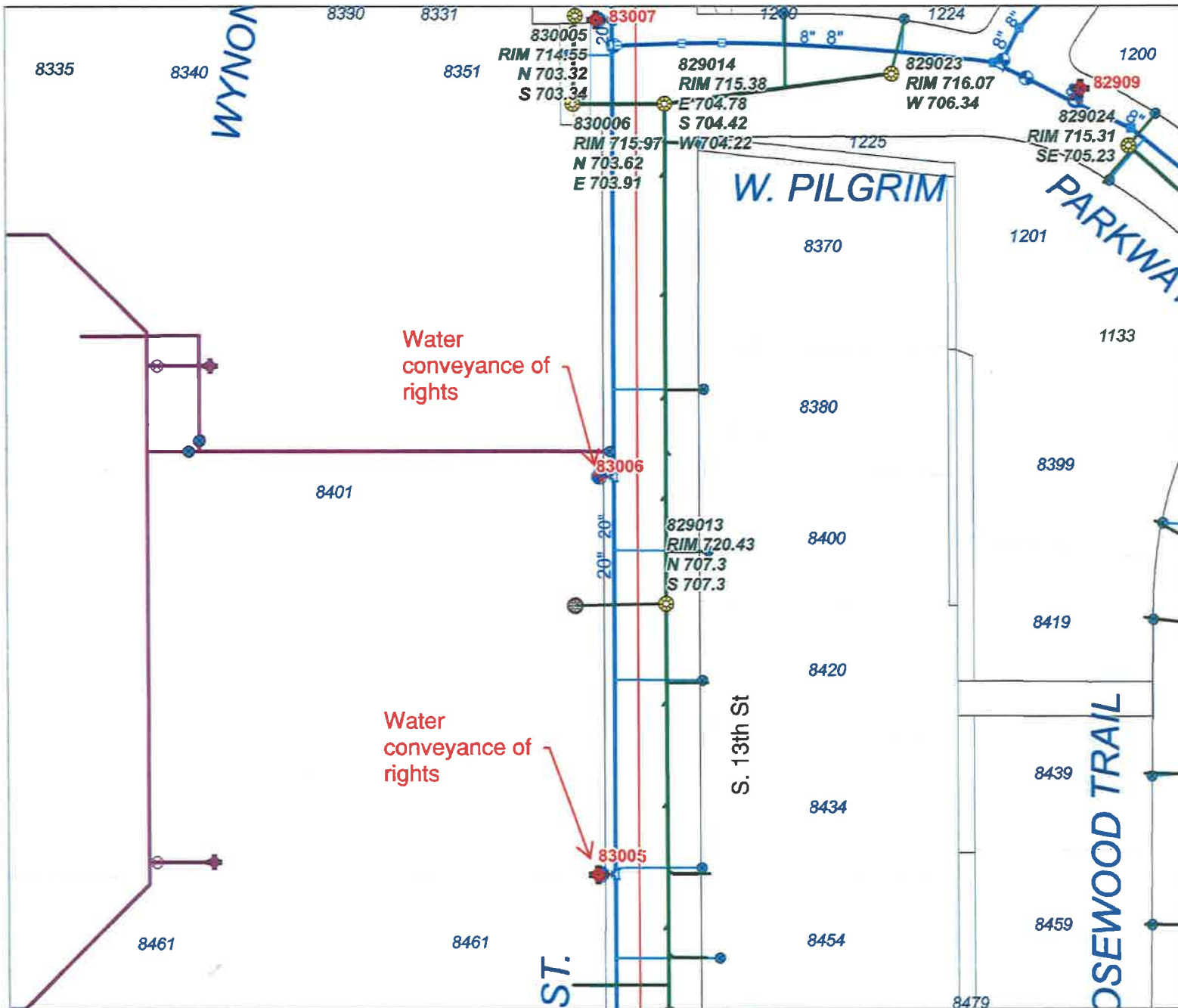
All that part of the lands subject to the Grantor's easements for water utilities or interests included in lands acquired for the improvement of South 13<sup>th</sup> Street (CTH V) by the Grantee in:

That part of the South 33 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of Section 18, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee, State of Wisconsin, lying Easterly of a reference line described as follows:

Commencing at a point in the North line and 1319.64 feet West of the Northeast corner of said 1/4 Section to a point in the South line and 1322.49 feet West of the Southeast corner of said 1/4 Section. ALSO EXCEPTING that land deeded to State Highway Commission of Wisconsin in Deed dated November 5, 1964 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 17, 1964, Reel 221, Image 1461, as Document No. 4144231 for Interstate Highway 94.

The lands being released and only those lands are designated as Parcel #06 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

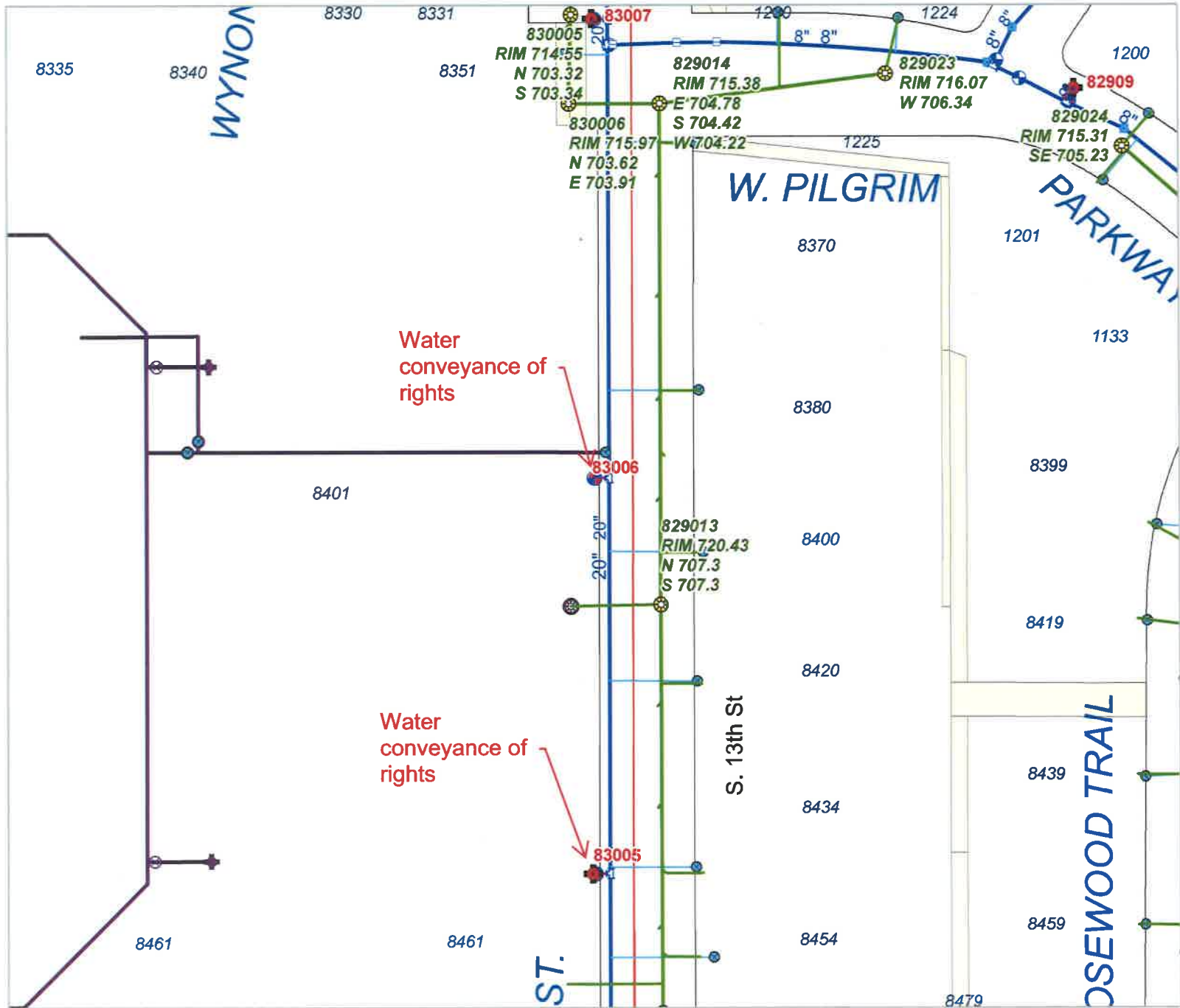
Said Grantor's easement or interest being further described as follows: No record of easement.



1 inch = 100 feet



Date Printed: 4/13/2023



1 inch = 100 feet



Date Printed: 4/13/2023



Meeting Date: April 18, 2023

Item No. 20

### COMMON COUNCIL REPORT

**Item:** Milwaukee County S. 13<sup>th</sup> Street Project Sanitary Temporary Construction Easement at various locations along S. 13<sup>th</sup> St.

**Recommendation:** That the Common Council adopts Resolution No. 12406-041823, a resolution for the sanitary temporary construction easement at various location between W. Puetz Road and W. Drexel Avenue along S. 13<sup>th</sup> Street (Tax Key No. various)(2<sup>nd</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

**Background:** Milwaukee County is proposing to improve S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue with a construction project in 2024. Milwaukee County is acquiring a temporary construction easement on this parcel. The existing sanitary sewer is located on the properties and will be in the proposed temporary easement. Milwaukee County is requesting permission to occupy the area with the existing sanitary facility for grading and drainage facilities with the road construction. This impacts parcels 6, 7, 10, 15, 16, 17, 18, 19,, 20, 58, and 59 as shown on the Right-of-Way Plat for Project No. 2505-03-21.

**Options/Alternatives:** The Council could deny the temporary easement and request the County to maintain our current rights.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Kristina Strmsek  
Assistant Comptroller

Approved:

Michael J. Sullivan, PE  
General Manager

Attachments: Resolution 12406-041823, Temporary Construction Easement

**RESOLUTION NO. 12406-041823**

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

**RESOLUTION FOR SANITARY TEMPORARY CONSTRUCTION EASEMENT  
AT VARIOUS LOCATIONS**

**(TAX KEY NOS. VARIES)**

**(2<sup>ND</sup> ALDERMANIC DISTRICT)**

WHEREAS, Milwaukee County is proposing to reconstruct S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue in 2024, and;

WHEREAS, Milwaukee County is purchasing temporary construction easement along S. 13<sup>th</sup> Street, and;

WHEREAS, the land of interest are designated as Parcels 6, 7, 10, 15, 16, 17, 18, 19, 20, 58, and 59 as shown on the Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, and;

WHEREAS, the existing sanitary appurtenances will be located in the temporary construction easement;

WHEREAS, Milwaukee County is granted the right and permission to occupy Grantor's easement area for highway improvement purposes, and;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the temporary construction easement be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to record the document 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 18<sup>th</sup> day of April, 2023.

Passed and adopted this 18<sup>th</sup> day of April, 2023.

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

Approved this 18<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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



# TEMPORARY CONSTRUCTION EASEMENT

Wisconsin Department of Transportation  
Locals 8/2018 County Projects s 83.08(1) Wis. Stats.

City of Oak Creek, Grantor, which has an interest in the lands described below, grants to the County of Milwaukee, Grantee the right and permission to occupy Grantor's easement area for highway improvement purposes, which may include but are not limited to: 1) Constructing slopes and drainage facilities on the following described lands, including the right to operate necessary equipment thereon; 2) The right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, provided such activities are consistent with the rights held by the Grantor under its easement.

### Legal Description:

The said lands are situated in Milwaukee County, Wisconsin and are shown on Sheet Numbers 4.06 and 4.07, which are a part of the Right of Way Plat for Project No. 2505-03-21, filed by the grantee with the County Clerk and Milwaukee County Department of Transportation of the said County as required by Wisconsin Statutes. This plat is also available for viewing at the Milwaukee County Clerk Office located at County Courthouse – Room 105, 901 North 9th Street, Milwaukee, WI 53233.

The said lands are part of Parcels 6, 7, 10, 15, 16, 17, 18, 19, 20, 58 and 59 as shown on said Right of Way Plat and further described on the following pages.

This Temporary Construction Easement establishes the right of Grantee to occupy lands on which Grantor has easement interests for sanitary sewer facilities. However, Grantor reserves to itself the right to continue to use said easement area with its present and future overhead and/or underground facilities in a manner which is consistent with this grant, and further, that the costs of any relocation or alteration of any facilities of Grantor required by Grantee to accomplish its work, now or in the future, will be paid by Grantee.

This Temporary Construction Easement shall terminate upon completion of Construction Project No. 2505-03-71 for which this instrument is given.

The Grantor has an easement or prescriptive right and therefore grants this Temporary Construction Easement as a holder of a property interest and not as a property owner.

The Grantor's easements are recorded as 5239859, 5328752, 5238753, 5305831, 5242349 in the Milwaukee County Register of Deeds Office or exists by prescriptive rights as defined by Section 893.28 Wisconsin Statutes.

The undersigned certify that this instrument is executed with the full right, power and authority to do so on behalf of GRANTOR.

City of Oak Creek	
(Company Name)	
	Click or tap to enter a date.
(Authorized Signature)	(Date)
Click or tap here to enter text.	
(Title)	
Click or tap here to enter text.	
(Print Name)	
	Click or tap to enter a date.
(Authorized Signature)	(Date)
Click or tap here to enter text.	
(Title)	
Click or tap here to enter text.	
(Print Name)	

## LEGAL DESCRIPTION

Part of prescriptive rights to the City of Oak Creek as follows:

That part of the South 33 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of Section 18, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee, State of Wisconsin, lying Easterly of a reference line described as follows:

Commencing at a point in the North line and 1319.64 feet West of the Northeast corner of said 1/4 Section to a point in the South line and 1322.49 feet West of the Southeast corner of said 1/4 Section. ALSO EXCEPTING that land deeded to State Highway Commission of Wisconsin in Deed dated November 5, 1964 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 17, 1964, Reel 221, Image 1461, as Document No. 4144231 for Interstate Highway 94.

The lands being released and only those lands are designated as Parcel #06 as shown on Sheet #4.05, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of prescriptive rights to the City of Oak Creek as follows:

Lot 20, of Willow Heights South, being a redivision of Outlot A, in Willow Heights Addition No. 1 and part of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

The lands being released and only those lands are designated as Parcel #07 as shown on Sheet #4.05, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5239859 described as follows:

The East 250 feet of the South 130 feet of the South 30 acres of the East 1/2 of the Northeast 1/4 of Section 18, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

The lands being released and only those lands are designated as Parcel #10 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5328752 described as follows:

Lot 13, Block F, Willow Heights Addition No. 5, being a subdivision of a part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

The lands being released and only those lands are designated as Parcel #15 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5328752 described as follows:

Lot 14, Block F, Willow Heights Addition No. 5, being a subdivision of a part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

The lands being released and only those lands are designated as Parcel #16 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5328752 described as follows:

Lot 15, Willow Heights Addition No. 5, being a subdivision of a part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

The lands being released and only those lands are designated as Parcel #17 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document numbers 5328752 and 5238753 described as follows:

Lot 16, Block F, Willow Heights Addition No. 5, being a subdivision of a part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee, State of Wisconsin.

The lands being released and only those lands are designated as Parcel #18 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5238753 described as follows:

Lot 17, Willow Heights Addition No. 5, being a subdivision of a part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 22 East, City of Oak Creek, County of Milwaukee, State of Wisconsin.

The lands being released and only those lands are designated as Parcel #19 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5238753 described as follows:

A parcel of land located in the Northeast 1/4 of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the East line of said 1/4 Section, 1126.73 feet North 0 degrees 7' 10" East of the Southeast corner of said 1/4 Section; thence North 89 degrees 52' 50" West 209.97 feet; thence North 0 degrees 7' 10" East 86.50 feet; thence South 89 degrees 52' 50" East 209.97 feet to a point in the Easterly line of said 1/4 Section; thence South 0 degrees 7' 10" West along said Easterly line 86.50 feet to the point of commencement. Dedicating the Easterly 45 feet for public street purposes.

The lands being released and only those lands are designated as Parcel #20 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5305831 described as follows:

Certified Survey Map No. 3595 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on April 24, 1979 in Reel 1197, Image 1377, as Document No. 5305831, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, reserving the West 25 feet for street purposes.

The lands being released and only those lands are designated as Parcel #58 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.

AND

Part of legal descriptions conveying utility easements to City of Oak Creek recorded in the Milwaukee County Register of Deeds as document number 5242349 described as follows:

That portion of the land depicted and dedicated on the Plat of Weatherly Meadows to the City of Oak Creek for Drainage R.O.W.

The lands being released and only those lands are designated as Parcel #59 as shown on Sheet #4.06, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.



Meeting Date: April 18, 2023

Item No. 21

### COMMON COUNCIL REPORT

**Item:** Milwaukee County S. 13<sup>th</sup> Street Project Water Temporary Construction Easement at 8675 S. 13<sup>th</sup> St.

**Recommendation:** That the Common Council adopts Resolution No. 12407-041823, a resolution for the water temporary construction easement at 8675 S. 13<sup>th</sup> Street (Tax Key No. 830-9985-001)(2<sup>nd</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

**Background:** Milwaukee County is proposing to improve S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue with a construction project in 2024. Milwaukee County is acquiring a temporary construction easement on this parcel. The existing water appertenances that are located on the property will be in the proposed temporary easement. Milwaukee County is requesting permission to occupy the area with the existing water facility for grading and drainage facilites with the road construction. The said lands are part of Parcel 1 as shown on Sheet 4.05, which are part of the Right of Way Plat for Project 2505-03-21, Plat of Right of Way required for S 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue.

**Options/Alternatives:** The Council could deny the temporary easement and request the County to maintain our current rights.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Kristin Strmsek  
Assistant Comptroller

Approved:

Michael J. Sullivan, PE  
General Manager

Attachments: Resolution 12407-041823, Temporary Construction Easement

**RESOLUTION NO. 12407-041823**

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

**RESOLUTION FOR WATER TEMPORARY CONSTRUCTION EASEMENT  
AT 8675 S 13<sup>TH</sup> STREET**

**(TAX KEY NOS. 830-9985-001)**

**(2<sup>ND</sup> ALDERMANIC DISTRICT)**

WHEREAS, Milwaukee County is proposing to reconstruct S. 13<sup>th</sup> Street from W. Puetz Road to W. Drexel Avenue in 2024, and;

WHEREAS, Milwaukee County is purchasing temporary construction easement along S. 13<sup>th</sup> Street, and;

WHEREAS, the land of interest is designated as Parcels 1 as shown on the Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, and;

WHEREAS, the existing water appurtenances will be located in the temporary construction easement;

WHEREAS, Milwaukee County is granted the right and permission to occupy Grantor's easement area for highway improvement purposes, and;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the temporary construction easement be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to record the document 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 18<sup>th</sup> day of April, 2023.

Passed and adopted this 18<sup>th</sup> day of April, 2023.

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

Approved this 18<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

# TEMPORARY CONSTRUCTION EASEMENT

Wisconsin Department of Transportation  
Locals 8/2018 County Projects s 83.08(1) Wis. Stats.

City of Oak Creek, Grantor, which has an interest in the lands described below, grants to the County of Milwaukee, Grantee the right and permission to occupy Grantor's easement area for highway improvement purposes, which may include but are not limited to: 1) Constructing slopes and drainage facilities on the following described lands, including the right to operate necessary equipment thereon; 2) The right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil, provided such activities are consistent with the rights held by the Grantor under its easement.

## Legal Description:

The said lands are situated in Milwaukee County, Wisconsin and are shown on Sheet Number 4.05, which are a part of the Right of Way Plat for Project No. 2505-03-21, filed by the grantee with the County Clerk and Milwaukee County Department of Transportation of the said County as required by Wisconsin Statutes. This plat is also available for viewing at the Milwaukee County Clerk Office located at County Courthouse – Room 105, 901 North 9th Street, Milwaukee, WI 53233.

The said lands are part of Parcel 1 as shown on said Right of Way Plat and further described on the following pages.

This Temporary Construction Easement establishes the right of Grantee to occupy lands on which Grantor has easement interests for water utilities. However, Grantor reserves to itself the right to continue to use said easement area with its present and future overhead and/or underground facilities in a manner which is consistent with this grant, and further, that the costs of any relocation or alteration of any facilities of Grantor required by Grantee to accomplish its work, now or in the future, will be paid by Grantee.

This Temporary Construction Easement shall terminate upon completion of Construction Project No. 2505-03-71 for which this instrument is given.

The Grantor has an easement or prescriptive right and therefore grants this Temporary Construction Easement as a holder of a property interest and not as a property owner.

The Grantor's easement is recorded as not applicable in the Milwaukee County Register of Deeds Office or exists by prescriptive rights as defined by Section 893.28 Wisconsin Statutes.

The undersigned certify that this instrument is executed with the full right, power and authority to do so on behalf of GRANTOR.

City of Oak Creek

(Company Name)

Click or tap to  
enter a date.

(Authorized Signature)

(Date)

Click or tap here to enter text.

(Title)

Click or tap here to enter text.

(Print Name)

Click or tap to  
enter a date.

(Authorized Signature)

(Date)

Click or tap here to enter text.

(Title)

Click or tap here to enter text.

(Print Name)

## LEGAL DESCRIPTION

Part of prescriptive rights to the City of Oak Creek as follows:

A parcel of land located in the Southeast 1/4 of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Section 18, Township 5 North, Range 22 East; running thence North 40 rods; thence West 20 rods; thence South 40 rods; thence East 20 rods to the place of beginning. EXCEPTING THEREFROM lands conveyed to the City of Oak Creek in Warranty Deed recorded July 27, 2011 as Document No. 10017178.

The lands being released and only those lands are designated as Parcel #01 as shown on Sheet #4.05, for Right of Way Project 2505-03-21, Plat of Right of Way required for S. 13<sup>th</sup> Street (CTH V), W. Puetz Road to W. Drexel Avenue, Milwaukee County, Wisconsin.





## COMMON COUNCIL REPORT

**Item:** License Committee Report

**Recommendation:** That the Common Council grant the various license requests as listed on the 4/18/23 License Committee Report.

**Fiscal Impact:** License fees in the amount of \$530.00 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

**Background:**

1. Grant an Operator’s license to (favorable background reports received):
  - \* Olegario Rivera (BelAir)
  - \* Catherine A. Oremus (Kwik Trip)
  - \* Aine McConaughy-Shady (BP W Discount)
  - \* Debra A. Reichart (Legion)
  - \* Kristin J. Bonnier (Kwik Trip)

**Options/Alternatives:** None

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Christa J. Miller CMC/WCMC  
Deputy City Clerk

Fiscal Review:

Maxwell Gagrin, MPA  
Assistant City Administrator / Comptroller

Attachments: none



## COMMON COUNCIL REPORT

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the April 12, 2023 Vendor Summary Report in the total of \$586,513.62.

**Fiscal Impact:** Total claims paid of \$586,513.62.

**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:

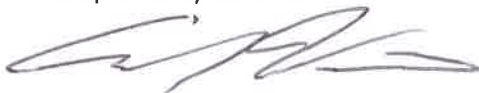
1. \$27,255.00 to ACP Creativit LLC (pg #1) for laptop replacements. Project #21023.
2. \$9,210.00 to Baycom, Inc. (pg #2) for mobile incident response equipment. Project #23020.
3. \$67,938.58 to Bestco UA (pg #2) for May retiree insurance.
4. \$6,222.00 to Doormaster Garage Door Co. (pg #4) for fire station #1 door repair and new openers at fire station #3. Project #20005.
5. \$8,942.13 to Emergency Lighting & Electronics (pg #4) for squad set up parts.
6. \$16,632.53 to Enterprise FM Trust (pgs #4 & 5) for DPW vehicle lease monthly payment, Project #19024.
7. \$11,396.00 to Gerber Leisure Products, Inc. (pg #5) for Orchard Hills Park shelter. Project #22002.
8. \$29,602.00 to Godfrey & Kahn S.C. (pg #6) for legal services regarding F Street, Emerald Row, and redevelopment of lakefront site.
9. \$6,208.00 to Graef (pg #6) for Drexel Ave. streetscape phase 1. Project #23002.
10. \$5,000.00 to Herr Construction (pg #6) for BD bond refund.
11. \$18,920.04 to Impact Acquisitions, LLC (pg #7) for copier replacements. Project #22015.
12. \$45,837.90 to J. H. Hassinger, Inc. (pg #7) for fire station #3 dorm remodel. Project #22009.
13. \$13,365.30 to Kansas City Life Insurance Co. (pgs #7 & 8) for May disability insurance.
14. \$44,331.97 to Lake Chevrolet (pg #8) for 2023 Chevy Blazer.

- 
15. \$17,097.07 to MADACC (pg #9) for 2nd quarter operating costs, 2023 1st installment debt service, and November 2022 thru March 2023 dog/cat licenses.
  16. \$5,542.72 to Milwaukee County Treasurer (pg #10) for March court fines.
  17. \$10,691.86 to Ray O'Herron Co., Inc. (pg #11) for holsters and ammo.
  18. \$6,642.55 to Securian Financial Group, Inc. (pg #13) for May employee life insurance.
  19. \$15,000.00 to Southern Police Canine, Inc. (pg #14) for patrol/narcotics detection canine.
  20. \$16,875.00 to Tyler Technologies, Inc. (pg #15) for consulting services.
  21. \$60,898.43 to US Bank (pgs #19 - 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.
  22. \$12,956.23 to WE Energies (pg #16) for street lighting, electricity & natural gas.
  23. \$16,164.17 to WI Court Fines & Surcharges (pg #16) for March court fines.

Options/Alternatives: None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Rory T. Vircks  
Staff Accountant

Fiscal Review:



Maxwell Gaglin, MPA  
Assistant City Administrator/Comptroller

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Attachments: 04/12/2023 Invoice GL Distribution Report