

PROCEEDINGS, COMMON COUNCIL MEETING
MAY 2, 2023, 7:00 P.M.
CITY OF OAK CREEK
MILWAUKEE COUNTY

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

Also present were City Attorney Melissa Karls, Assistant City Administrator / Comptroller Maxwell Gagin, City Treasurer Sara Kawczynski, IT Manager Thomas Kramer, Fire Chief Michael Kressuk, Assistant IT Manager Brent Miller, Community Development Director Douglas Seymour, City Engineer Matthew Sullivan, City Administrator Andrew Vickers, and City Clerk Catherine Roeske.

2. The meeting began with the Pledge of Allegiance being said by all present.
3. Ald. Marshall, seconded by Ald. Guzikowski, moved to approve the minutes of the 4/18/23 meeting. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

4. **MAYORAL PROCLAMATION: HUNTINGTON DISEASE AWARENESS MONTH.**

The Mayoral Proclamation for Huntington Disease Awareness Month was informational.

5. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY KATHLEEN SMIGIELSKI, NEXT BEST PLACE CHILD CARE & PRESCHOOL, FOR CUP FOR PRIVATE PLAYGROUND/OUTDOOR RECREATION FACILITY ON PROPERTY AT 150 W. RYAN RD.**

A public hearing was held to consider a request by Kathleen Smigielski, Next Best Place Child Care & Preschool, for a Conditional Use Permit for a private playground/outdoor recreation facility on the property at 150 W. Ryan Rd. (See Item No. 6 for action on this hearing).

6. **PRESENTED AND ADOPTED: ORDINANCE NO. 3070, APPROVING CUP FOR OUTDOOR RECREATION FACILITY/PRIVATE PLAYGROUND ON PROPERTY AT 150 W. RYAN RD.**

Ald. Ruetz, seconded by Ald. Guzikowski, moved to adopt Ordinance No. 3070, approving a Conditional Use Permit for an outdoor recreation facility/private playground on the property at 150 W. Ryan Rd. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY CHANDRA SEKHAR VASIREDDY, OAK CREEK RESIDENCES, LLC, TO ESTABLISH PUD ON PROPERTIES AT 9102, 9120, AND 9140 S. 27TH ST.**

A public hearing was held to consider a request submitted by Chandra Sekhar Vasireddy, Oak Creek Residences, LLC, to establish a Planned Unit Development on the properties at 9102, 9120, and 9140 S. 27th St. (See Item No. 8 for action on this hearing).

8. **PRESENTED AND ADOPTED: ORDINANCE NO. 3071, ESTABLISHING PUD ON PROPERTIES AT 9102, 9120, AND 9140 S. 27TH ST.**

Ald. Guzikowski, seconded by Ald. Marshall, moved to adopt Ordinance No. 3071, establishing a Planned Unit Development (PUD) on the properties at 9102, 9120, and 9140 S. 27th St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY RYAN SWINGRUBER, CR DEVCO, LLC, FOR AMENDMENT TO SECTION 8, TIME OF COMPLIANCE, OF EXISTING PUD AFFECTING PORTIONS OF PROPERTIES AT 2231 W. PUETZ RD., 8843 S. 13TH ST., AND 8950 S. 20TH ST.**

A public hearing was held to consider request submitted by Ryan Swingruber, CR Devco, LLC for an amendment to Section 8, Time of Compliance, of the existing Planned Unit Development affecting portions of the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. (See Item No. 10 for action on this hearing).

10. **PRESENTED AND ADOPTED: ORDINANCE NO. 3072, APPROVING AMENDMENT TO SECTION 8, TIME OF COMPLIANCE, OF PUD ON PROPERTIES AT 2231 W. PUETZ RD., 8843 S. 13TH ST., AND 8950 S. 20TH ST.**

Ald. Guzikowski, seconded by Ald. Gehl, moved to adopt Ordinance No. 3072, approving an Amendment to Section 8, Time of Compliance, of the Planned Unit Development on the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **MAYOR MAKES ALDERMANIC COMMITTEE APPOINTMENTS.**

The Mayor made Aldermanic Committee appointments as follows:

- a. Small Claims Committee – 1
Ald. Marshall
- b. Library Board – 1
Ald. Loreck

12. **COUNCIL CONCURS WITH MAYORS ALDERMANIC COMMITTEE APPOINTMENTS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to concur with the Mayoral Aldermanic appointments as follows:

- a. Tourism Commission - 1
Ald. Ruetz
- b. Community Development Authority (CDA) -2
Ald. Gehl
Ald. Kurkowski

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

13. **COUNCIL PRESIDENT MAKES ALDERMANIC COMMITTEE APPOINTMENTS.**

Council President Gehl made Aldermanic Committee appointments as follows:

- a. Personnel & Finance Committee – 3
Ald. Gehl (chair)
Ald. Kurkowski
Ald. Ruetz

- b. License Committee – 3
Ald. Gehl
Ald. Kurkowski (chair)
Ald. Ruetz
- c. Plan Commission Representatives – 2
Ald. Guzikowski
Ald. Loreck
- d. Board of Health Representative – 1
Ald. Marshall
- e. Emergency Management Advisory Committee Representative – 1
Ald. Loreck
- f. Parks & Recreation Commission – 1
Ald. Guzikowski
- g. Board of Public Works and Capital Assets - 3
Ald. Gehl
Ald. Guzikowski (chair)
Ald. Marshall

14. **COUNCIL ADOPTS 2023-2027 STRATEGIC ACTION PLAN.**

Ald. Marshall, seconded by Ald. Loreck, moved to adopt the 2023-2027 Strategic Action Plan. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **COUNCIL CONCURS WITH MAYOR'S CITIZEN APPOINTMENTS.**

Ald. Marshall, seconded by Ald. Ruetz, moved to concur with the Mayor's citizen (re)appointments as follows:

- a. Board of Public Works & Capital Assets – 3 year term to expire 4/2026
Fredrick Siepert
- b. Board of Review – 5 year term to expire 4/2028
Donald Garcia-Dwyer – 7705 S. Manitowoc Ave. (new)
- c. Celebrations Commission – 3 year term to expire 4/2026
Courtney Kolhouse
Kyle Kolhouse
Richard Maggard, Jr.
Tony Rufer
- d. Parks & Recreation Commission – 3 year term to expire 4/2026
Anne Beyer
Leah Schrieber Johnson

- e. Tourism Commission – 1 year term to expire 4/2024
Mike Grab
Melissa Rasmussen
Clint Wills
- f. Zoning Board of Appeals / Housing Board of Appeals – 3 year term to expire 4/2026
Lawrence Bodette
Randy Gregorek

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

16. **COUNCIL AUTHORIZES PUBLICATION AND WRITE-OFF OF 2021 DELINQUENT PERSONAL PROPERTY TAX.**

Ald. Marshall, seconded by Ald. Loreck, moved to authorize the publication and write-off of the 2021 delinquent personal property tax as reported by the City Treasurer. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 12409-050223, ESTABLISHING DATE AND TIME OF 2023 BOR.**

Ald. Loreck, seconded by Ald. Marshall, moved to adopt Resolution No. 12409-050223, establishing the date and time of the 2023 Board of Review. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **PRESENTED AND ADOPTED: RESOLUTION NO. 12408-050223, APPROVING CSM SUBMITTED BY CHRISTOPHER FINK FOR PROPERTIES AT 7101 AND 7115 S. PENNSYLVANIA AVE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 12408-050223, approving a Certified Survey Map submitted by Christopher Fink for the properties at 7101 and 7115 S. Pennsylvania Ave. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19. **PRESENTED AND ADOPTED: RESOLUTION NO. 12410-050223, APPROVING CSM SUBMITTED BY GREG & GAIL HOLTZ AND JAMES & SARAH NICKOLS FOR PROPERTIES AT 8801 S. CHARMAINE CIR. AND 3381 E. CAROL CT.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12410-050223, approving a Certified Survey Map submitted by Greg & Gail Holtz and James & Sarah Nickols for the properties at 8801 S. Charmaine Cir. and 3381 E. Carol Ct. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

20. **PRESENTED AND ADOPTED: RESOLUTION NO. 12411-050223, APPROVING CSM SUBMITTED BY JOHN THOMSEN, HIGHGATE LLC FOR PROPERTY AT 1402 W. HAMPSTEAD LN.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 12411-050223, approving a Certified Survey Map submitted by John Thomsen, Highgate LLC for the property at 1402 W. Hampstead Ln. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

21. **COUNCIL APPROVES AMENDMENTS TO ARCHITECTURAL AND ENGINEERING DESIGN SERVICES CONTRACT FOR ABENDSCHEIN PARK TO PLUNKETT RAYSICH ARCHITECTS FOR STATED SERVICES FEE OF \$60,000.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to approve the amendments to the Architectural and Engineering Design Services Contract for Abendschein Park to Plunkett Raysich Architects for their stated services fee of \$60,000. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, no; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

22. **COUNCIL AUTHORIZES ENGINEERING DEPARTMENT TO ENTER INTO THREE PARTY DESIGN CONTRACT, NOT TO EXCEED \$108,322, BETWEEN WI DOT, CITY, AND ALFRED BENESCH AND COMPANY, FOR DESIGN SERVICES OF S. 6TH ST. BRIDGE OVER OAK CREEK.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to authorize the Engineering Department to enter into a Three Party Design Contract, not to exceed \$108,322, between the Wisconsin Department of Transportation, City of Oak Creek, and Alfred Benesch and Company for the design services of the S. 6th Street bridge over Oak Creek. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

23. **LICENSE COMMITTEE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to grant the various license requests as listed on the 5/2/23 License Committee Report.

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

- | | |
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| * Jennifer H. Helser (Community Center) | * Joyce A. Paul (Southbound Again) |
| * Ian J. Sanchez (Kwik Trip) | * Jenna N. Hagar (South Shore Cinema) |
| * Misti S. Stenglein (Kwik Trip) | * Judy A. Schneider (Route 41 Bar & Grill) |
| * Angelica D. Doughty (Aldi) | |

Grant a Transient Merchant solicitor license to Travis J. Cobb, soliciting home improvement products for Renewal by Anderson (approved on 2/20/23) (favorable background reports received).

Grant a Temporary Class B Beer / Class B Wine license to Paula Nevarez, Oak Creek Tourism Commission for a Pop-Up Beer Gardens to be held at Drexel Town Square, on June 15-17, July 13-15, and August 17-19.

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

23. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to approve the April 26, 2023 Vendor Summary Report in the amount of \$489,574.41. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ADJOURNMENT.

Ald. Ruetz, seconded by Ald. Loreck, moved to adjourn the meeting at 8:38 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor