



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

## COMMON COUNCIL MEETING AGENDA

**JUNE 6, 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.*

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance.
3. Approval of Minutes: 5/16/23

### Recognition

4. **Resolution:** Consider Resolution No. 12414-060623, a Resolution of Commendation to Wesley G. Skarban, retiring Fire Fighter (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.*

5. **Conditional Use Permit:** Consider a request submitted by Mohammad Abuain, Smart Wash, LLC, for a Conditional Use Permit for a moving vehicle rental facility on the property at 1155 W. Anderson Ct. (1<sup>st</sup> District).
6. **Ordinance:** Consider Ordinance No. 3074, approving a Conditional Use Permit for vehicle rentals on the property at 1155 W. Anderson Ct. (1<sup>st</sup> District).

### New Business

7. **Motion:** Consider a motion to concur with the Mayor's (re)appointments as follows:
  - a. Board of Review – 5 year term to expire 5/2028  
Elizabeth Jackson
  - b. Library Board – 3 year term to expire 6/2026  
Karen Umbs
  - c. Tourism Commission – 1 year term to expire 4/2024  
Alicia Haase, 2040 E. Creek Ct., Oak Creek (new)

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>.

## **COMMUNITY DEVELOPMENT**

8. **Resolution:** Consider Resolution No. 12415-060623, approving a Certified Survey Map submitted by Jason Atkielski, St. John Properties Inc., on behalf of East Rawson Avenue, LLC, for the property at 140 E. Rawson Ave. (1<sup>st</sup> District).

## **ENGINEERING**

9. **Motion:** Consider a motion to award the S. 13<sup>th</sup> Street Sidewalk Construction unit price contract to the lowest responsive, responsible bidder, Parking Lot Maintenance, at the estimated cost of \$174,783.00, and to authorize the transfer of funds from TID #12 (Project No. 18021) (1<sup>st</sup> District).

## **LICENSE COMMITTEE**

10. **Motion:** Consider a motion to grant the 2023-24 renewal business alcohol license requests as listed on the 6/6/23 - Report A License Committee Report, with issuance and release subject to final inspection approvals listed and payment of any fees or obligations (by Committee of the Whole).
11. **Motion:** Consider a motion to approve the various license requests as listed on the 6/6/23 – Report B License Committee Report (by Committee of the Whole).

## **VENDOR SUMMARY**

12. **Motion:** Consider a motion to approve the June 1, 2023 Vendor Summary Report in the amount of \$514,225.09 (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 12414-060623**

**RESOLUTION OF COMMENDATION  
TO WESLEY G. SKARBAN**

WHEREAS, Wesley G. Skarban was appointed a Fire Fighter on May 23, 1994 and;

WHEREAS, Wesley G. Skarban retired from his position as Fire Fighter effective June 2, 2023, after 29 years of dedicated full-time service to the City of Oak Creek Fire Department; and

WHEREAS, during his years of service, Wesley G. Skarban has performed his duties admirably, looking out for the health, safety, and welfare of the citizens of Oak Creek; and

WHEREAS, Wesley G. Skarban responded to many major alarms utilizing his skills in firefighting and rescue with dedication and without hesitation; and

WHEREAS, Wesley G. Skarban has been an Emergency Medical Technician in the State of Wisconsin, and has cared for thousands of citizens who were sick or injured, always delivering caring and skilled emergency care to them; and

WHEREAS, Wesley G. Skarban conducted many tours and participated in fire prevention activities for the children of Oak Creek during his career; and

WHEREAS, Wesley G. Skarban served as an Acting Officer, providing supervision and leadership to his crews in the station and on emergency calls; and

WHEREAS, Wesley G. Skarban lent his expertise in woodworking by designing and building lockers and other various furniture pieces to assist with many station improvement projects; and

NOW, THEREFORE, BE IT RESOLVED that the City's best wishes for good health and happiness be extended to Wesley G. Skarban and his family in his retirement years.

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 Wesley G. Skarban.

Passed and adopted this 6<sup>th</sup> day of June 2023.

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

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

ATTEST:

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

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

TO BE PUBLISHED MAY 3 & 10, 2023

OFFICIAL NOTICE

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

**PURPOSE:**

The purpose of this public hearing is to consider a request submitted by Mohammad Abuain, Smart Wash, LLC, for a Conditional Use Permit for a moving vehicle rental facility on the property at 1155 W. Anderson Ct.

**Hearing Date:**

June 6, 2023

**Time:**

7:00 PM

**Place:**

Oak Creek Civic Center (City Hall)  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Applicant(s):**

Mohammad Abuain, Smart Wash, LLC

**Property Owner(s):**

1155 ANDERSON, LLC

**Property Location(s):**

1155 W. Anderson Ct.

**Tax Key(s):**

735-0006-000

**Legal Description:**

COLLEGE PARK BUSINESS CENTER LOT 6 SW ¼ SEC 5-5-22 (2.000 ACS).

The Common Council has scheduled other public hearings for June 6, 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 change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: April 26, 2023

CITY OF OAK CREEK COMMON COUNCIL

By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

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## COMMON COUNCIL REPORT

**Item:** Conditional Use Permit - 1155 W. Anderson Ct. - Mohammad Abuain, Smart Wash LLC

**Recommendation:** That the Council considers Ordinance 3074, an ordinance to approve a Conditional Use Permit for vehicle rentals on the property at 1155 W. Anderson Ct. (1<sup>st</sup> Aldermanic District)

**Fiscal Impact:** Approval would allow for the use of a tenant space within an existing multitenant industrial building and a portion of the lot for an additional service in the form of rental of moving vehicles. Further reviews by the Plan Commission for any site, landscaping/screening, and related property modifications will be required, along with associated permits. Fees for such reviews and permits would yield positive financial impacts. This property is not currently part of a TID.

- Critical Success Factor(s):**
- Active, Vibrant and Engaged Community
  - Financial Stability and Resiliency
  - Thoughtful Growth and Prosperous Local Economy
  - Clean, Safe & Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** The Applicant, with support of the current landowner, is requesting approval of a Conditional Use Permit for vehicle rentals on a portion of the property at 1155 W. Anderson Ct. Vehicle rental uses are Conditional Uses in the M-1, Manufacturing district.

Per the submitted narrative, the proposal includes U-Haul vehicle rentals in addition to State emissions testing. While the emissions testing portion of the business does not require a Conditional Use Permit, it does affect the overall operations. Emissions tests are typically about three (3) minutes in length, and the Applicant anticipates approximately 5-8 per day on a first-come, first-served basis. Hours of operation for both the emissions tests and vehicle rentals are 10:00 AM – 6:00 PM Monday through Saturday, with a drop box proposed on the north elevation for after-hours returns. Up to four (4) vehicles and one (1) trailer are proposed to be onsite and parked on the southeast, and returns are required to be made in the same spot as pickup.

Customer and emissions test parking is identified on the north, while parking for the anticipated two (2) employees is on the south. An existing trash enclosure is for use by the entire property; however, it appears that the Applicant's 7,000 square-foot space is the only current lease. No additional sales (e.g., packing materials) or services (e.g., vehicle repairs) are included with the request. No other outdoor storage or display of materials, equipment, etc. would be allowed.

After careful consideration at their April 11 & 25, 2023 meetings, the Plan Commission recommended Common Council approval of the request subject to attached Conditions and Restrictions.

**Options/Alternatives:** Council has the discretion to approve or not approve the proposed Conditional Use Permit request. Per Section 17.0804(e)(3) of the Municipal Code: A conditional use permit may be granted upon finding in the review of the application that all applicable use specific provisions per Article 4 of [this] Zoning Ordinance as well as the following criteria are met. A negative finding of fact on any of the following criteria shall require a negative vote on the application as a whole.

- o Section 17.0804(e)(3)(a) - The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- o Section 17.0804(e)(3)(b) - The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- o Section 17.0804(e)(3)(c) - Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.
- o Section 17.0804(e)(3)(d) - Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
- o Section 17.0804(e)(3)(e) - The conditional use conforms to all applicable regulations of the district in which it is located.

Should the Council determine that the proposed request for a Conditional Use Permit is acceptable, the suggested motion is to approve Ordinance 3074 as stated. The approval of the Conditional Use Permit would allow for the use of a tenant space within an existing multitenant industrial building and portion of the property to provide additional services in the form of renting moving vehicles. Denial would result in the property remaining in its present condition without rental moving vehicles.

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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:

Location Map

Ord. 3074

Project Narrative & Supplemental Email (2 pages)

Concept Site Plans (2 pages)

Draft Conditions and Restrictions (5 pages)

Excerpted Plan Commission Minutes (2 pages)

ORDINANCE NO. 3074

By: \_\_\_\_\_

AN ORDINANCE TO APPROVE A CONDITIONAL USE PERMIT FOR VEHICLE RENTALS ON THE PROPERTY AT 1155 W. ANDERSON CT.

(1<sup>st</sup> Aldermanic District)

WHEREAS, MOHAMMAD ABUAIN, SMART WASH LLC, has applied for a Conditional Use Permit that would allow for vehicle rentals on the property at 1155 W. Anderson Ct.; and

WHEREAS, the property is more precisely described as follows:

COLLEGE PARK BUSINESS CENTER LOT 6 SW ¼ SEC 5-5-22 (2.000 AC).

WHEREAS, the Plan Commission has reviewed this proposal and has recommended that the Conditional Use be approved; and

WHEREAS, the Common Council held a public hearing on this matter on June 6, 2023, at which time all interested parties appeared and were heard; and

WHEREAS, the Plan Commission had recommended that the application for a Conditional Use be approved and authorized subject, however, to the imposition of certain Conditions and Restrictions upon the design, construction, location and operation of this Conditional Use, and which Conditions and Restrictions are incorporated by reference into the Conditional Use Permit; and

WHEREAS, following said public hearing and upon recommendation of approval of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the Conditional Use were approved and authorized for the lands hereinabove described, subject, however, to the imposition of certain Conditions and Restrictions on the design, construction, location and operation of the Conditional Use.

NOW, THEREFORE, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the Building Commissioner is hereby authorized to grant a Conditional Use Permit for vehicle rentals on the property at 1155 W. Anderson Ct., which shall include the aforementioned Conditions and Restrictions.

SECTION 2: The Conditional Use is subject to the aforementioned Conditions and Restrictions on the design, location, construction and operation of the Conditional Use for the vehicle rentals on the property at 1155 W. Anderson Ct.

SECTION 3: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 4: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

**SECTION 5:** This ordinance shall take effect and be in force from and after its passage and publication.

Passed and adopted this 6<sup>th</sup> day of June, 2023.

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

Approved this 6<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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



## EXHIBIT A: CONDITIONS AND RESTRICTIONS

### City of Oak Creek – Conditional Use Permit (CUP) Conditions and Restrictions

<b>Applicant:</b>	Mohammad Abuain, Smart Wash LLC	Approved by Plan Commission: 4-25-23
<b>Property Address(es):</b>	1155 W. Anderson Ct	Approved by Common Council: 6-6-23
<b>Tax Key Number(s):</b>	735-0006-000 (portion)	(Ord. 3074)
<b>Conditional Use:</b>	Vehicle Rentals (moving vehicles only)	

#### 1. LEGAL DESCRIPTION

COLLEGE PARK BUSINESS CENTER LOT 6 SW ¼ SEC 5-5-22 (2.000 ACS).

#### 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.

B. A precise detailed site plan for the area affected by the Conditional Use Permit shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall show and describe the following:

- 1) **General Development Plan**
  - a) Detailed building/structure location(s) with setbacks
  - b) Square footage of all buildings/structures
  - c) Area(s) for future expansion/phases
  - d) Area(s) to be paved
  - e) Access drive(s) (width and location)
  - f) Sidewalk location(s)
  - g) Parking layout and traffic circulation
    - i) Location(s) and future expansion
    - ii) Number & type(s) of dwellings
    - iii) Number of all parking spaces
    - iv) Dimensions
    - v) Setbacks
  - h) Location(s) of loading berth(s)
  - i) Location of sanitary sewer (existing & proposed)
  - j) Location of water (existing & proposed)
  - k) Location of storm sewer (existing & proposed)
  - l) Location(s) of wetlands (field verified)
  - m) Location(s) and details of sign(s)
  - n) Location(s) and details of proposed fences/gates
- 2) **Landscape Plan**
  1. Screening plan, including parking lot screening/berming
  2. Number, initial & mature sizes, and types of plantings
  - c) Percentage open/green space
- 3) **Building Plan**
  - a) Architectural elevations (w/dimensions)
  - b) Building floor plans (w/dimensions)
  - c) Materials of construction (including colors)
- 4) **Lighting Plan**
  - a) Types & color of fixtures
  - b) Mounting heights
  - c) Types & color of poles
  - d) Photometrics of proposed fixtures
- 5) **Grading, Drainage and Stormwater Management Plan**
  1. Contours (existing & proposed)
  2. Location(s) of storm sewer (existing and proposed)
  3. Location(s) of stormwater management structures and basins (if required)
- 6) **Fire Protection**
  - a) Locations of existing & proposed fire hydrants
  - b) Interior floor plan(s)
  - c) Materials of construction
  - d) Materials to be stored (interior & exterior)

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building or occupancy permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of

## EXHIBIT A: CONDITIONS AND RESTRICTIONS

any building permits.

- E. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed by the M-1, Manufacturing zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. A maximum of three (3) rental moving vehicles and one (1) trailer shall be allowed on the property in striped and designated stalls on the southeast portion of the property as approved by the Plan Commission per Exhibit A. All vehicles shall be currently licensed and operable.
- C. No rental moving vehicle shall be parked or displayed outside of the area approved by the Plan Commission except for rental moving vehicles actively in transport or in the specific act of rendering a service. Any rental moving vehicles returned by customers shall be moved to the designated parking area during regular hours of operation, or by the beginning of operation the following business day for rental moving vehicles returned after hours.
- D. Rental moving vehicles shall not block or hinder required Fire Department access routes, hydrants, or building FDC.
- E. Landscaping per approved plans for the site shall be maintained.
- F. There shall be no outdoor storage, rental, or sale of equipment, merchandise, parts, supplies, or any other materials on the property.
- G. There shall be no autobody, automotive mechanical repair, or service station operations on the property.
- H. One (1) after-hours secure drop-box shall be allowed in a location approved by the Plan Commission as part of Site and Building Plan Review.
- I. Hours of operation for the rental moving vehicles shall be between 10:00 AM and 5:00 PM.
- J. All signs shall conform to the requirements of Sec. 17.0601 – 17.0609 of the Municipal Code (as amended).
- K. The number, size, location and screening of appropriate solid waste collection units shall be in conformance with plans approved by the Plan Commission.
- L. Solid waste collection and recycling shall be the responsibility of the owner.

EXHIBIT A: CONDITIONS AND RESTRICTIONS

M. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

- A. Parking of rental moving vehicles shall not occur within customer parking areas on the north.
- B. Parking is restricted to three (3) stalls for rental moving vehicles and one (1) rental trailer in striped and designated stalls in the location approved by the Plan Commission per Exhibit A. See Section 3 above.
- C. Parking and the shared driveway for this development shall be provided in accordance with Sections 17.0501 and 17.0503 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sec. 17.0509 of the Municipal Code (as amended).
- B. All light sources shall be fully shielded full cutoff fixtures directed downward.
- C. The color temperature of the parking lot fixtures shall be limited to a maximum of 5,000 Kelvins.

6. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b>Lot Standards (Minimum)</b>	
Lot Area	30,000 sq ft
Lot Width	150 ft
<b>Yard Setbacks (Minimum) (1)</b>	
Front	25 ft
Street Facing Side	25 ft
Interior Side	15 ft
Rear	25 ft
<b>Building Standards (Maximum)</b>	
Height	50 ft
Building Coverage	40%
Lot Coverage	70%
<b>Parking</b>	
Rental Moving Vehicles	See Exhibit A
Transition & Required Landscape Areas	See Sec. 17.0505
<b>Notes:</b>	
(1) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	

EXHIBIT A: CONDITIONS AND RESTRICTIONS

7. TIME OF COMPLIANCE

The operator of the Conditional Use Permit shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Conditional Use Permit. This Conditional Use Permit approval shall expire twelve (12) months after the date of adoption of the ordinance if building permits have not been issued for this use. The applicant shall re-apply for Conditional Use Permit approval prior to recommencing work or construction.

8. DURATION OF CONDITIONAL USE PERMIT

This Conditional Use Permit is limited in duration to two (2) years from the date of issuance of the Conditional Use Permit. The owner may apply for an extension of this Conditional Use Permit. The process for extension of the Conditional Use Permit shall follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these Conditions and Restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 11 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCATION

Should an applicant, their heirs, successors or assigns, fail to comply with the Conditions and Restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use Permit as set forth in Section 17.0804 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

The approval and execution of these Conditions and Restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these Conditions and Restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

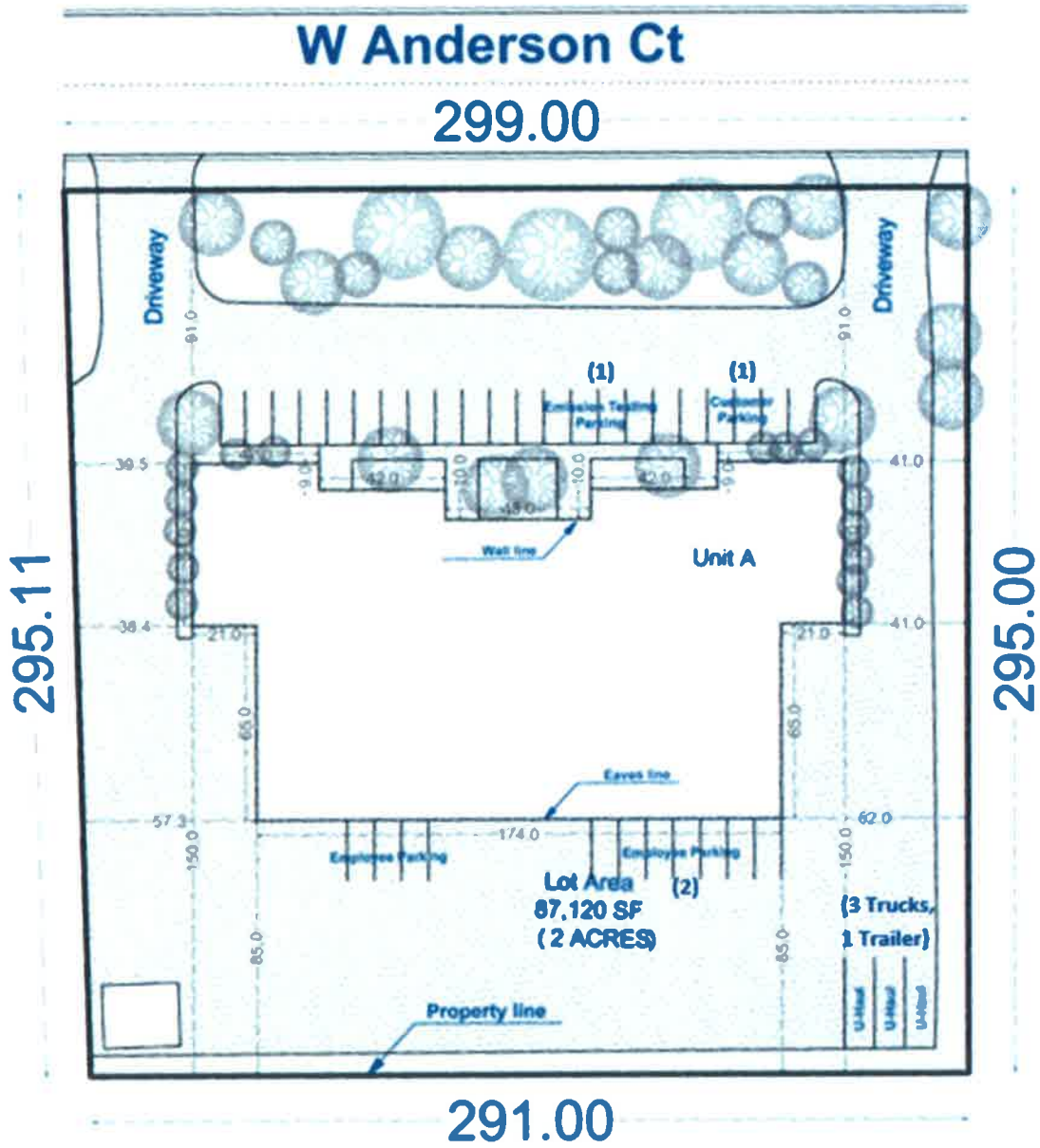
\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)

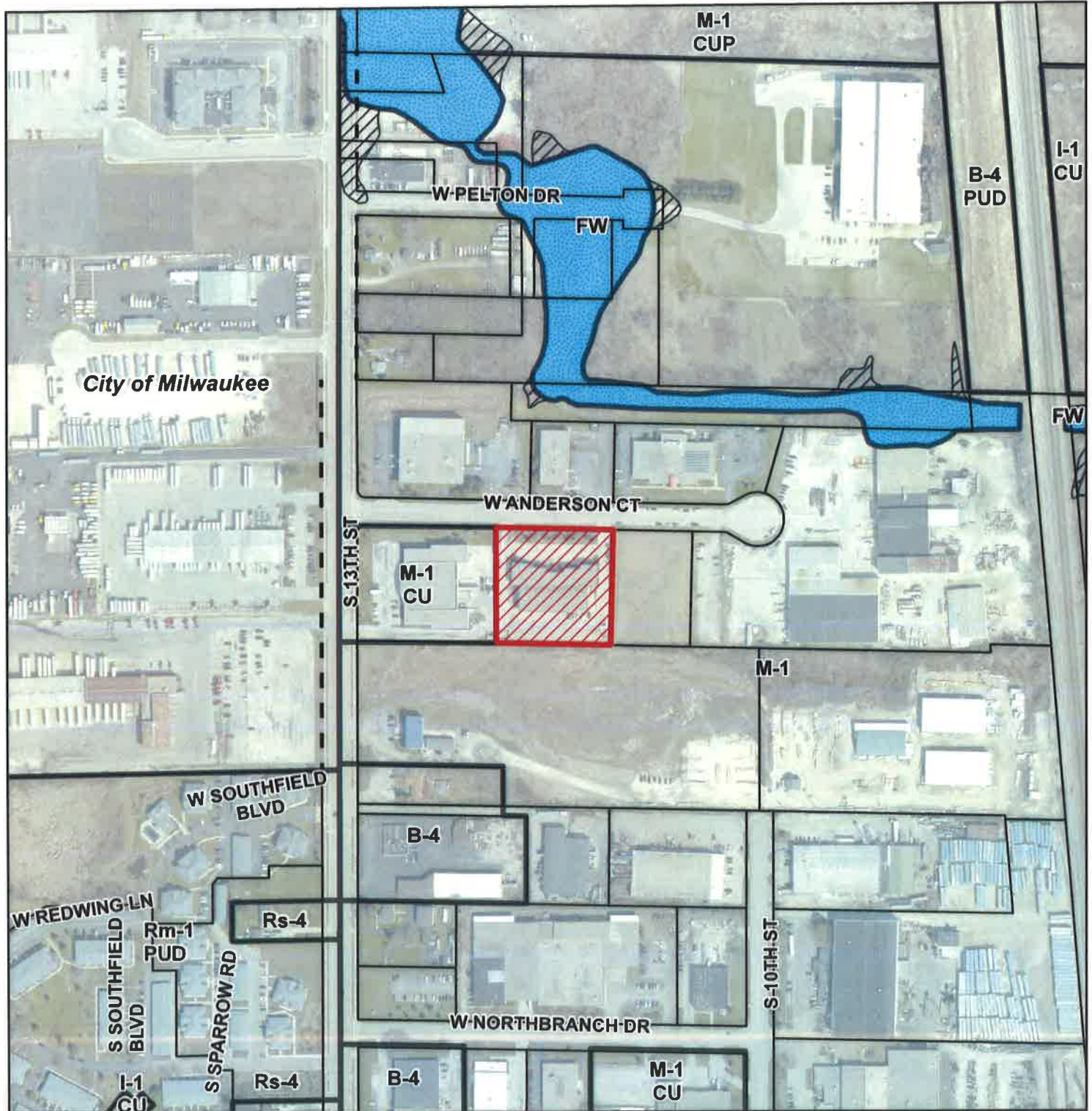
EXHIBIT A: CONDITIONS AND RESTRICTIONS

EXHIBIT A



# LOCATION MAP

## 1155 W. Anderson Ct.



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

### Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 1155 W. Anderson Ct.



Community Development



RECEIVED

FEB 27 2023

CITY OF OAK CREEK

APPLICATION FOR A CONDITIONAL USE APPROVAL  
IN THE CITY OF OAK CREEK

The undersigned, being owner(s) or parties of interest of all or part of the lands described below,  
hereby petition the Common Council of the City of Oak Creek to approve a Conditional Use within the  
\_\_\_\_\_ zoning district as it appears on the Zoning Map of Chapter 17 of the  
Municipal Code.


Conditional Use requested:

LEGAL DESCRIPTION OF PROPERTY AFFECTED

- 1-U-HAUL DEALER AND EMISSION STATE TESTING
- 2-number of employees (2)
- 3-hours of operation MONDAY THROUGH SATURDAY 10:00AM TO 6:00PM
- SUNDAY CLOSE
- number of vehicles available for rent (8)
- parking-EAST OF THE property

Address of Property:

STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

Owner(s): 1155 Anderson LLC  
  
tax key # 735-0006-000

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of February 20 23.

Addresses: W. 147 S. 7250 Durham Ct  
Muskego, WI 53150

  
Notary Public, Milwaukee County, Wisconsin

My Commission expires  
06/24/2024

Phone No: (414) 878-4431

ELIZABETH J HOEK  
Notary Public  
State of Wisconsin

## Kari Papelbon

---

**From:** Mohammad Abuain <M.Smarthome@outlook.com>  
**Sent:** Thursday, March 16, 2023 11:50 AM  
**To:** Kari Papelbon  
**Subject:** Re: [EXTERNAL] Re: Oak Creek Plan Commission Application  
**Attachments:** Scan Mar 16, 2023 at 11\_45 AM.pdf; Scan Mar 16, 2023 at 11\_48 AM.pdf

Hey thank you for your response

For emission testing

- Does the proposal include any vehicle repair services?

(NO)

- Do emissions tests require customers to make an appointment, or will this be on a first-come, first-served basis?

(First-come First-served basis)

- Do you have an anticipated customer count per day?

(Around 5 to 8 also a day and it's 3 minutes testing so for parking it's only 1 car)

- Will any products, parts, or other merchandise be available for sale onsite?

(NO)

- (U-Haul) rental portion:

- Size of the tenant lease space.

(Is around 7000 square feet)

- Maximum number of rental (U-Haul) vehicles onsite.

For know is 3-4 trucks and 1 trailer

- Location and screening for the vehicles.

For customers is all in front desk and customer go pick up truck in the back lot

- How will after-hours vehicle returns be handled?

There is drop off key box in the front building and customer must return the truck or trailer in same spot where was picked up from and then when we come in the morning we will handle the check in

- What types of vehicles will be rented (e.g., trucks, vans, trailers, etc.)? Outdoor storage of anything other than the rental vehicles (if approved) will not be allowed.

We only be renting box trucks and trailer only

- Will any other products or services be offered onsite?

NO

For all parking for customers for emissions testing only 1 car and for employees is only 2 in the back lot and for renting trucks we don't allow customers leave they personal cars on the lot they have to get dropped off

For all extra parking you see it's for the rest of the building not for me

Also please if you can resend me the link for the application again

Thank you so much

Get [Outlook for iOS](#)

---

**From:** Kari Papelbon <kpapelbon@oakcreekwi.gov>

**Sent:** Thursday, March 16, 2023 10:08 AM



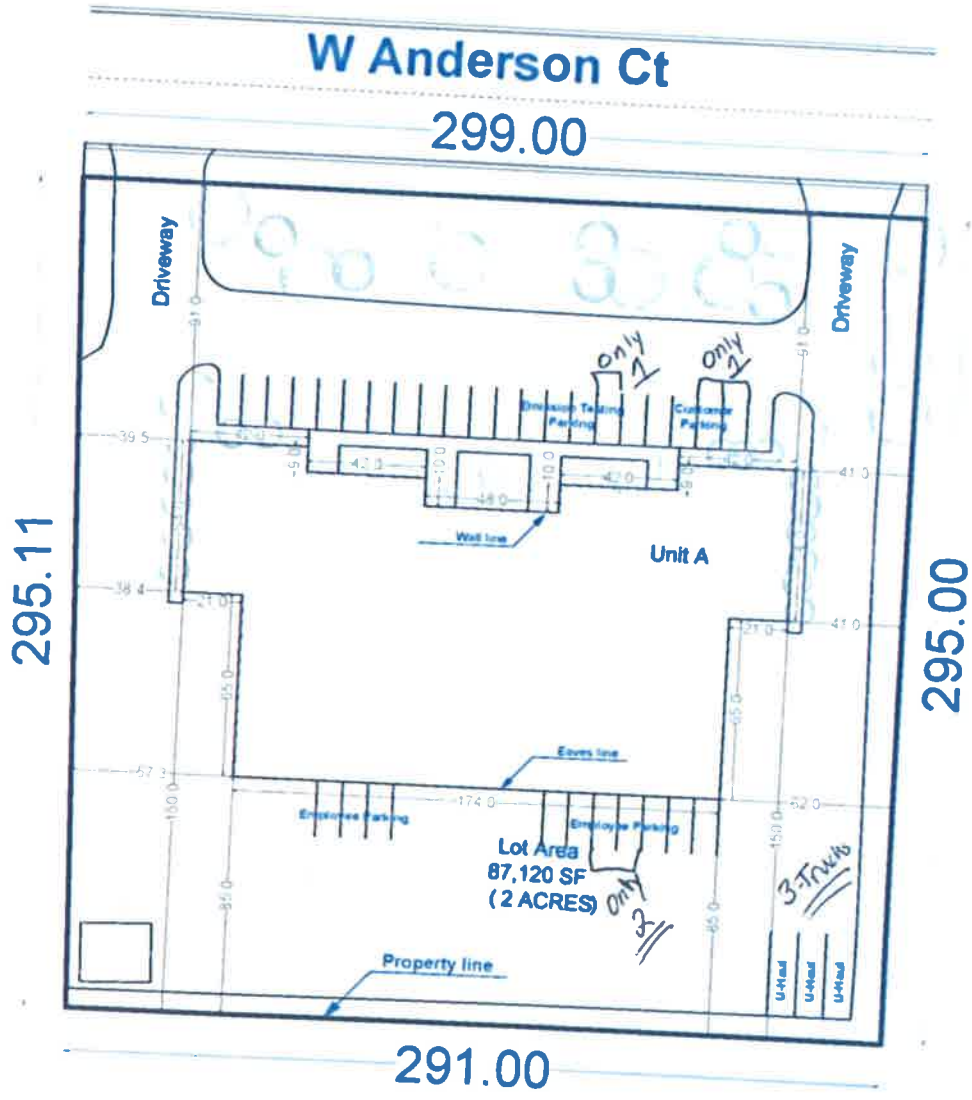


Parcel#: 735-0008-000  
Address :1155 w Anderson ave  
City, State, ZIP: Oak creek wi 53154  
Purpose of site plan: Permit for my business

Scale: 1"=40'

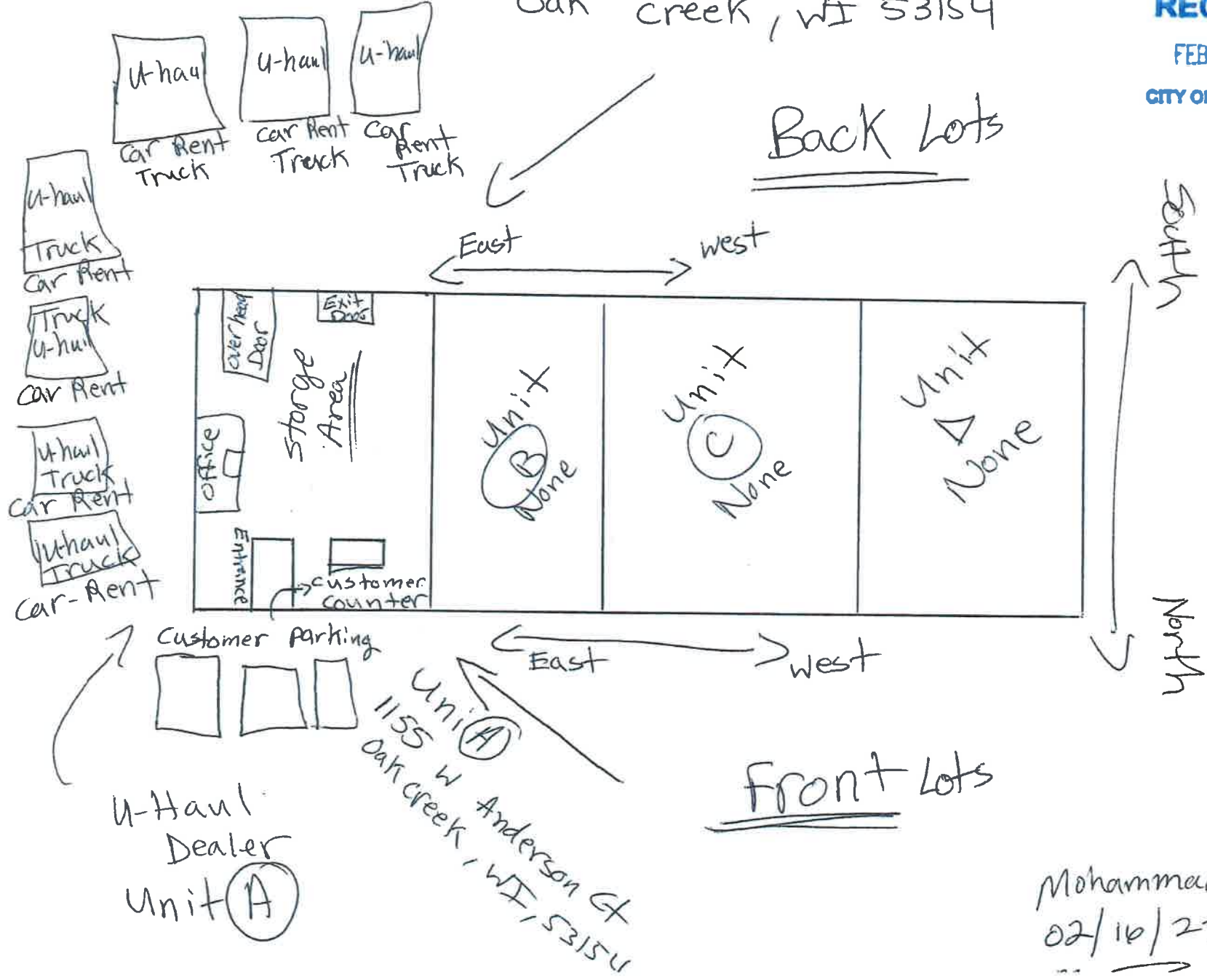
Owner : 1155 ANDERSON, LLC, A W LLC  
Legal Information: COLLEGE PARK  
BUSINESS CENTER LOT 6 SW } SEC  
5-5-22 (2,000 AC)

Land Use Cat: COMMERCIAL



← Concept site plan →  
 1155 W Anderson Ct Unit (A)  
 Oak Creek, WI 53154

**RECEIVED**  
 FEB 27 2023  
 CITY OF OAK CREEK



Mohammad AbuAin  
 02/16/23

**City of Oak Creek – Conditional Use Permit (CUP)**  
**DRAFT Conditions and Restrictions**

<b>Applicant:</b> Mohammad Abuain, Smart Wash LLC	<b>Approved by Plan Commission:</b> 4-25-23
<b>Property Address(es):</b> 1155 W. Anderson Ct.	<b>Approved by Common Council:</b> TBD
<b>Tax Key Number(s):</b> 735-0006-000 (portion)	(Ord. TBD)
<b>Conditional Use:</b> <b>Vehicle Rentals</b> (moving vehicles only)	

1. LEGAL DESCRIPTION

COLLEGE PARK BUSINESS CENTER LOT 6 SW ¼ SEC 5-5-22 (2.000 ACS).

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.

B. A precise detailed site plan for the area affected by the Conditional Use Permit shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall show and describe the following:

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion/phases
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number & type(s) of dwellings
  - iii) Number of all parking spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

2) **Landscape Plan**

- 1. Screening plan, including parking lot screening/berming
- 2. Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- 1. Contours (existing & proposed)
- 2. Location(s) of storm sewer (existing and proposed)
- 3. Location(s) of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building or occupancy permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of

any building permits.

- E. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).

### **3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS**

- A. Uses allowed on this property shall be limited to those allowed by the M-1, Manufacturing zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. A maximum of three (3) rental moving vehicles and one (1) trailer shall be allowed on the property in striped and designated stalls on the southeast portion of the property as approved by the Plan Commission per Exhibit A. All vehicles shall be currently licensed and operable.
- C. No rental moving vehicle shall be parked or displayed outside of the area approved by the Plan Commission except for rental moving vehicles actively in transport or in the specific act of rendering a service. Any rental moving vehicles returned by customers shall be moved to the designated parking area during regular hours of operation, or by the beginning of operation the following business day for rental moving vehicles returned after hours.
- D. Rental moving vehicles shall not block or hinder required Fire Department access routes, hydrants, or building FDC.
- E. Landscaping per approved plans for the site shall be maintained.
- F. There shall be no outdoor storage, rental, or sale of equipment, merchandise, parts, supplies, or any other materials on the property.
- G. There shall be no autobody, automotive mechanical repair, or service station operations on the property.
- H. One (1) after-hours secure drop-box shall be allowed in a location approved by the Plan Commission as part of Site and Building Plan Review.
- I. Hours of operation for the rental moving vehicles shall be between 10:00 AM and 5:00 PM.
- J. All signs shall conform to the requirements of Sec. 17.0601 – 17.0609 of the Municipal Code (as amended).
- K. The number, size, location and screening of appropriate solid waste collection units shall be in conformance with plans approved by the Plan Commission.
- L. Solid waste collection and recycling shall be the responsibility of the owner.

M. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

A. **Parking of rental moving vehicles shall not occur within customer parking areas on the north.**

B. **Parking is restricted to three (3) stalls for rental moving vehicles and one (1) rental trailer in striped and designated stalls in the location approved by the Plan Commission per Exhibit A. See Section 3 above.**

C. Parking and the shared driveway for this development shall be provided in accordance with Sections 17.0501 and 17.0503 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission.

5. LIGHTING

A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sec. 17.0509 of the Municipal Code (as amended).

B. All light sources shall be fully shielded full cutoff fixtures directed downward.

C. The color temperature of the parking lot fixtures shall be limited to a maximum of 5,000 Kelvins.

6. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b>Lot Standards (Minimum)</b>	
Lot Area	30,000 sq ft
Lot Width	150 ft
<b>Yard Setbacks (Minimum) (1)</b>	
Front	25 ft
Street Facing Side	25 ft
Interior Side	15 ft
Rear	25 ft
<b>Building Standards (Maximum)</b>	
Height	50 ft
Building Coverage	40%
Lot Coverage	70%
<b>Parking</b>	
<b>Rental Moving Vehicles</b>	<b>See Exhibit A</b>
<b>Transition &amp; Required Landscape Areas</b>	<b>See Sec. 17.0505</b>
<b>Notes:</b>	
(1) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	

7. TIME OF COMPLIANCE

The operator of the Conditional Use Permit shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Conditional Use Permit. This Conditional Use Permit approval shall expire twelve (12) months after the date of adoption of the ordinance if building permits have not been issued for this use. The applicant shall re-apply for Conditional Use Permit approval prior to recommencing work or construction.

8. DURATION OF CONDITIONAL USE PERMIT

This Conditional Use Permit is limited in duration to **two (2) years** from the date of issuance of the Conditional Use Permit. The owner may apply for an extension of this Conditional Use Permit. The process for extension of the Conditional Use Permit shall follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these Conditions and Restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 11 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCACTION

Should an applicant, their heirs, successors or assigns, fail to comply with the Conditions and Restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use Permit as set forth in Section 17.0804 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

The approval and execution of these Conditions and Restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these Conditions and Restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

\_\_\_\_\_  
Owner / Authorized Representative Signature

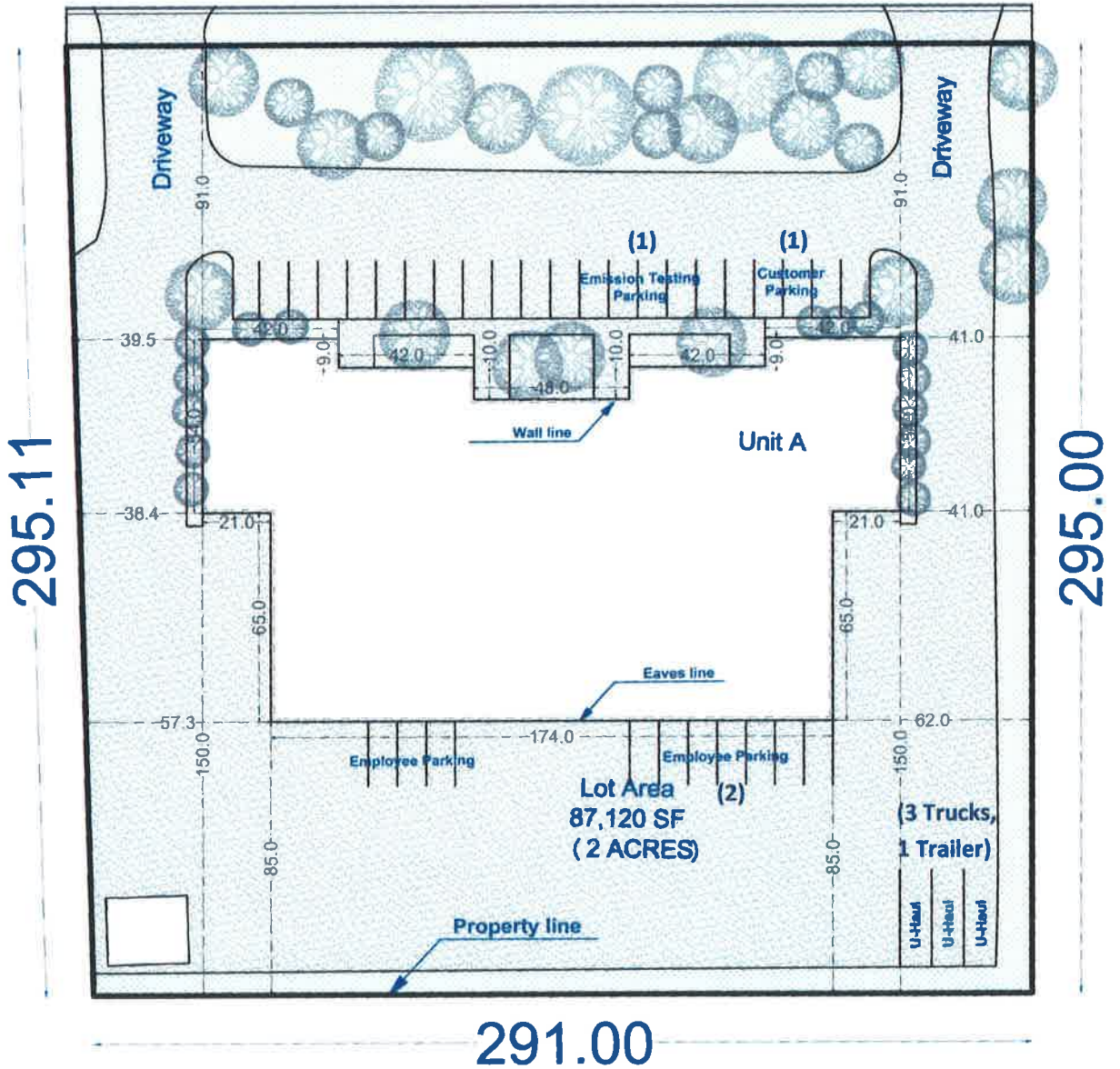
\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)

EXHIBIT A

W Anderson Ct

299.00



**EXCERPTED MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, APRIL 11, 2023**

Alderman Loreck called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Kiepczynski, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Also present: Senior Planner Kari Papelbon, Zoning Administrator Sylvia Brueckert, and Assistant Fire Chief Mike Havey. Mayor Bukiewicz, Commissioner Carrillo, and Commissioner Oldani were excused.

**CONDITIONAL USE PERMIT  
SMART WASH LLC  
1155 W. ANDERSON CT.  
TAX KEY. 735-0006-000**

Senior Planner Papelbon provided an overview of the request for a Conditional Use Permit for vehicle rentals (U-Haul) at 1155 S. W Anderson Ct. (see staff report for details).

Alderman Loreck asked Senior Planner Papelbon if the business was similar to one recently approved on 27<sup>th</sup> St.

Senior Planner Papelbon clarified that, although the Plan Commission recommended approval of the 27<sup>th</sup> St. Conditional Use Permit, the Common Council did not approve. There are differences between the properties in that the current request is in an M-1 district in a multitenant building, there is no commercial use of the property at this point, the property is set back from the road, and screening would be required from adjacent M-1 properties.

Commissioner Siefert moved that the Plan Commission recommend that the Common Council approve a Conditional Use Permit for vehicle rentals on a portion of the property at 1155 W. Anderson Ct., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (April 25, 2023).

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

ATTEST:

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

4-25-23  
\_\_\_\_\_  
Date



**EXCERPTED MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, APRIL 25, 2023**

Alderman Loreck called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Mayor Bukiewicz and Commissioner Oldani were excused. Also present: Senior Planner Kari Papelbon, Zoning Administrator/Planner Sylvia Brueckert, and Assistant Fire Chief Mike Havey.

**CONDITIONS AND RESTRICTIONS**

**SMART WASH, LLC  
1155 W. ANDERSON CT.  
TAX KEY NO. 735-0006-000**

Senior Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for vehicle rentals (U-Haul) on the property at 1155 W. Anderson Ct. (see staff report for details).

Commissioner Chandler asked if the stalls being used for the rentals need to be marked for rentals. Senior Planner Papelbon stated that the rentals just need to be in striped parking stalls on the southeast portion of the property so they are not in the customer parking area.

Commissioner Chandler asked to confirm the stalls are just a striped area. Senior Planner Papelbon confirmed that is correct.

Senior Planner Papelbon asked the Plan Commission to clarify whether the afterhours drop box would be required to receive Site and Building Plan Review, or if the approximate location on the north end of the building, per Exhibit A, is sufficient.

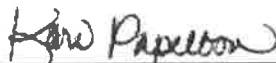
Alderman Loreck stated that he thinks it is appropriately placed, and the applicant can work with staff.

Commissioner Chandler asked Senior Planner Papelbon to show the Plan Commission where the afterhours drop box is. Senior Planner Papelbon stated it is on the front of the entrance to unit A.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for vehicle rentals on the property at 1155 W. Anderson Ct.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

ATTEST:



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

5-9-23

\_\_\_\_\_  
Date

## COMMON COUNCIL REPORT

- Item:** Certified Survey Map – 140 E. Rawson Ave and 140 E. Rawson Ave Right of Way
- Recommendation:** That the Council adopts Resolution No. 12415-060623, a resolution approving a Certified Survey Map submitted by Jason Atkielski, St John Properties Inc. on behalf of East Rawson Avenue, LLC for the property at 140 E. Rawson Ave. (1<sup>st</sup> Aldermanic District)
- Fiscal Impact:** The proposal is to combine property with acquired right of way to allow for the development of a third commercial building on an existing property. If approved, development on the property would yield a positive fiscal impact in terms of assessed value, permit fees, and impact fees. This property is not part of a TID.
- Critical Success Factor(s):**
- Active, Vibrant and Engaged Community
  - Financial Stability and Resiliency
  - Thoughtful Growth and Prosperous Local Economy
  - Clean, Safe & Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

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**Background:** The applicant is requesting approval of a Certified Survey Map (CSM) combining the property at 140 E. Rawson Ave. with adjacent right of way. The purpose of the CSM is to allow for the construction of a third building on the property, to the west of the two existing buildings. The current property boundaries do not allow for the preferred site plan while meeting Code for setbacks. The Applicant is currently under contract with Milwaukee County to purchase the adjacent frontage road right of way. The applicant has also agreed to grant an access easement over the Front Road Area allowing access to and from Rawson Avenue for the adjacent properties to the west.

The Plan Commission reviewed this request during their May 23, 2023 meeting, and recommended approval subject to the following condition:

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

**Options/Alternatives:** Council has the discretion to approve the Certified Survey Map with conditions, modify the conditions, or deny the request.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



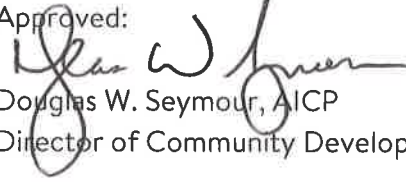
Sylvia Brueckert  
Zoning Administrator/Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Res. 12415-060623

Location Map

CSM Narrative (1 page)

Proposed CSM (4 pages)

RESOLUTION NO. 12415-060623

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

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
EAST RAWSON AVENUE, LLC

140 E. Rawson Ave  
(1<sup>st</sup> Aldermanic District)

WHEREAS, EAST RAWSON AVENUE, 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 condition:

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

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

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

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6<sup>th</sup> day of June, 2023.

Passed and adopted this 6<sup>th</sup> day of June, 2023.

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

Approved this 6<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

# Notification Map

## 140 East Rawson Ave and Frontage Road



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



### Legend

-  Zoning
-  Flood Fringe
-  Official Street Map
-  Parcels
-  Floodway
-  140 East Rawson Ave

City of Oak Creek  
8040 S. 6<sup>th</sup> St.  
Oak Creek, WI 53154

## CSM Narrative

East Rawson Avenue, LLC (“Owner”) owns the property located at 140 E Rawson Avenue consisting of tax parcel 733-9991-001 (the “140 Rawson Parcel”). There are currently 2 commercial buildings located on the 140 Rawson Parcel. Owner proposes to construct a third building on the 140 Rawson Parcel located west of the existing buildings. The current property boundaries do not allow for the preferred site plan and cost-effective building design desired by Owner without creating a setback violation. To solve this issue, Owner intends to purchase the adjacent frontage road area from Milwaukee County (the “Frontage Road Area”) and combine it into the 140 Rawson Parcel. Owner is under contract with Milwaukee County to purchase the Frontage Road Area and has agreed to grant an access easement over the Frontage Road Area allowing access to and from Rawson Avenue for the adjacent tax parcels to the west, as shown on the proposed Certified Survey Map. The proposed Certified Survey Map combines the Frontage Road Area with and into the existing 140 Rawson Parcel. The resulting combined tax parcel would allow for the preferred site plan and building design with no setback violation.

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

BEING A DIVISION OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

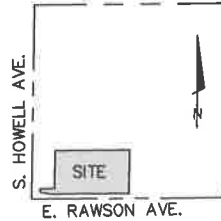
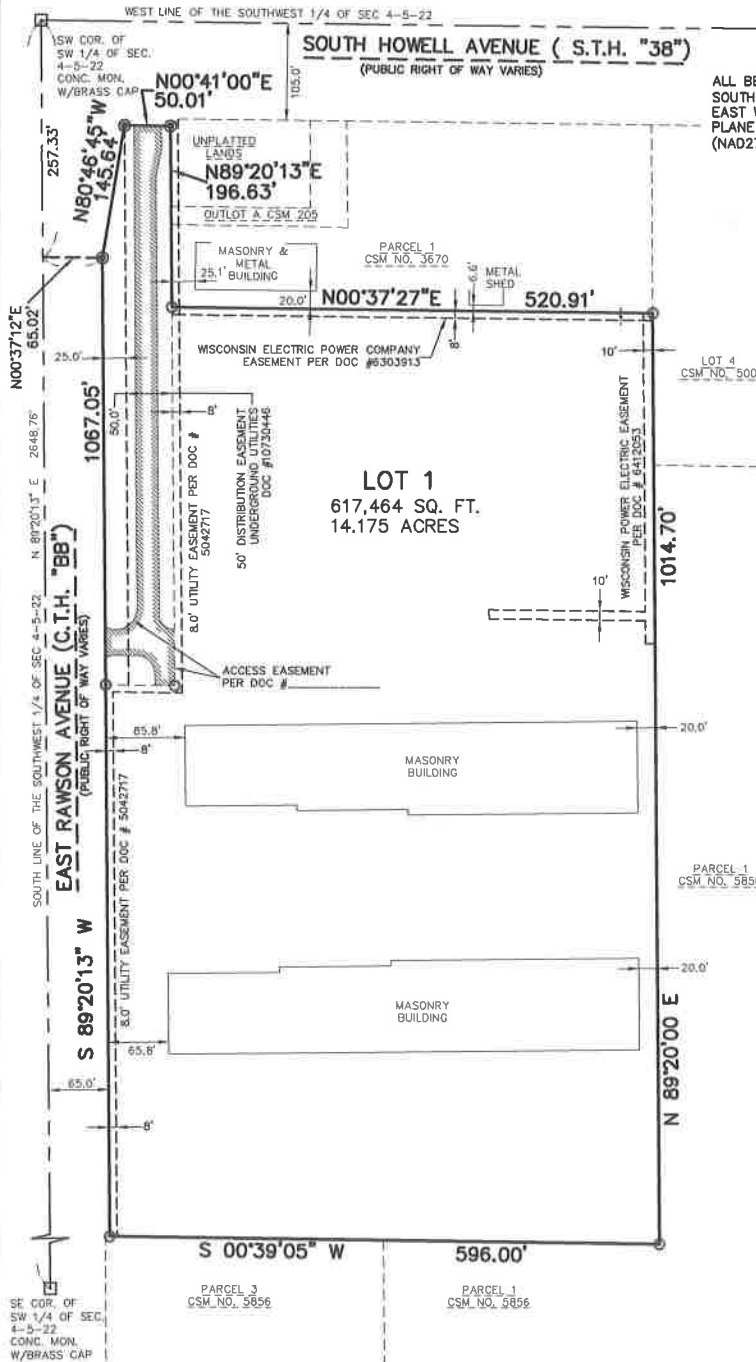
## LEGEND

- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1" IRON PIPE FOUND

ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 4, TOWN 5 NORTH RANGE 22 EAST WHICH ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH-ZONE (NAD27) WHICH BEARS NORTH 89°20'13" EAST.

PREPARED BY:  
CHRISTOPHER JACKSON, PLS  
CJ ENGINEERING, LLC  
9205 N. CENTER STREET, #214  
MILWAUKEE, WI 53222

PREPARED FOR:  
EAST RAWSON AVE LLC,  
A MARYLAND LLC  
2560 LORD BALTIMORE DR.  
BALTIMORE, MD. 21244



VICINITY MAP  
1" = 2000'  
SW 1/4 OF SECTION  
04-05-22

## GRAPHIC SCALE



1 INCH = 160 FT.

04-20-2023

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

BEING A DIVISION OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED A DIVISION OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, 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 SOUTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 4, THENCE N 89°20'13" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 257.33 FEET; THENCE N 00°37'12" E, 65.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST RAWSON AVENUE (C.T.H. "BB") AND THE POINT OF BEGINNING; THENCE N 80°46'45" W, ALONG SAID NORTH RIGHT-OF-WAY, 145.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HOWELL AVENUE (S.T.H. "36"); THENCE N 00°41'00" E, ALONG SAID EAST RIGHT-OF-WAY, 50.01 FEET; THENCE N 89°20'13" E, 196.63 FEET; THENCE N 00°37'27" E, 520.91 FEET; THENCE N 89°20'00" E, 1014.70 FEET; THENCE S 00°39'05" W, 596.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST RAWSON AVENUE (C.T.H. "BB"); THENCE S 89°20'13" W, ALONG SAID NORTH LINE, 1067.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 617,464 SQUARE FEET OR 14.175 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, MAP AND DIVISION BY THE DIRECTION OF EAST RAWSON AVE, LLC, A MARYLAND LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

04-20-2023



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

BEING A DIVISION OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

## CORPORATE OWNER'S CERTIFICATE

EAST RAWSON AVE, LLC, A MARYLAND LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF OAK CREEK FOR APPROVAL.

IN WITNESS WHEREOF, EAST RAWSON AVE, LLC, A MARYLAND LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY EDWARD A. ST. JOHN, AS GENERAL MANAGER OF EDWARD ST. JOHN, LLC, THE MANAGER OF EAST RAWSON AVENUE, LLC THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

STATE OF MARYLAND)  
BALTIMORE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, THE ABOVE EDWARD A. ST. JOHN, AS GENERAL MANAGER OF EDWARD ST. JOHN, LLC, THE MANAGER OF EAST RAWSON AVENUE, LLC, KNOWN TO BE THE AUTHORIZED SIGNATORY OF EAST RAWSON, LLC, A MARYLAND LLC, AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF MARYLAND  
MY COMMISSION EXPIRES \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

CIBC BANK USA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CIBC BANK USA, AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
NAME:  
TITLE:

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

PERSONALLY CAME BEFORE ME ON \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_, IN HIS/HER CAPACITY AS \_\_\_\_\_ OF \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: \_\_\_\_\_

04-20-2023

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

BEING A DIVISION OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

## PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OAK CREEK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DANIEL BUKIEWICZ, CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DOUGLAS SEYMOUR, SECRETARY

\_\_\_\_\_  
DATE

## COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY RESOLUTION NUMBER \_\_\_\_\_

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CATHERINE ROESKE, CITY CLERK

\_\_\_\_\_  
DATE

04-20-2023

## COMMON COUNCIL REPORT

**Item:** Award of S. 13<sup>th</sup> Street Sidewalk Construction

**Recommendation:** That the Common Council considers a motion to award the S. 13<sup>th</sup> Street Sidewalk Construction unit price contract to the lowest responsive, responsible bidder, Parking Lot Maintenance, at the estimated cost of \$174,783.00 and to authorize the transfer of funds from TID#12 (Project No. 18021) (1<sup>st</sup> District).

**Fiscal Impact:** The total construction contract amount is \$174,783.00. This will be funded from TID# 12.

**Critical Success Factor(s):**

- Active, Vibrant and Engaged Community
- Financial Stability and Resiliency
- Thoughtful Growth and Prosperous Local Economy
- Clean, Safe & Welcoming
- Inspired, Aligned, and Proactive City Organization
- Quality Infrastructure, Amenities, and Services
- Not Applicable

**Background:** In 2018 and 2019 sidewalk was installed along S. 13<sup>th</sup> Street/CTH V between W. Drexel Avenue and W. Rawson Ave. as part of Milwaukee County's reconstruction project. In a letter dated April 8, 2019, the City of Oak Creek requested that 2,000 linear feet of sidewalk be removed from the project to avoid having newly constructed sidewalk removed to accommodate road improvements for the Highgate Development. If the sidewalk was not constructed as part of the development within one year after the County's project, it would be the City's responsibility to install the sidewalk. This project will construct the sidewalk in accordance with the City's commitment. The Engineering Department prepared plans and specifications for the project, the work was advertised, and the following bids were received:

Contractor	Bid
Parking Lot Maintenance	\$174,783.00
Cornerstone Pavers, LLC	\$178,589.05
LaLonde Contractors, Inc.	\$194,142.02
State Contractors	\$215,800.43
Zenith Tech, Inc.	\$220,536.66
Forward Contractors of Wisconsin	\$226,828.00

There was a lot of interest in the project with 6 contractors submitting bids. Bids came in slightly higher than the estimate. There were small quantity items which were bid higher than anticipated. This includes storm sewer, culvert, and asphalt items which require a subcontractor to mobilize on site to complete a relatively

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small amount of work. This is a unit price contract, so the bids were evaluated based on estimated quantities. City payments to the contractor will reflect actual installed and measured quantities.

**Options/Alternatives:** To reject the bids and rebid the project for construction later in 2023. This would likely lead to higher prices and fewer bidders as contractor's schedules may be filling up and larger concrete projects are typically completed in late summer and fall.

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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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Attachments: Letter to Milwaukee County dated April 8, 2019



OAK CREEK  
WISCONSIN

ENGINEERING  
DEPARTMENT

April 8, 2019

Lauren Justus  
Milwaukee County DOT  
10320 W. Watertown Plank Road  
2nd Floor  
Wauwatosa, WI 53226

Re: Sidewalk Commitment for 13th Street  
Project #2505-00-73

Dear Ms. Justus,

Following up from our recent meeting, please consider this letter a request by the City of Oak Creek to have Milwaukee County's 13<sup>th</sup> Street reconstruction project (Project #2505-00-73) eliminate from the project approximately 2,000 L.F. of sidewalk along the west side of 13<sup>th</sup> Street, from Drexel Avenue to approximately 2,000 feet north of Drexel (Sta. 30+00). The reason for this request is to avoid having the sidewalk constructed under this project only to have it be torn out within a year's time to accommodate further road improvements that the developing properties in this area will require.

As part of this request, the City of Oak Creek commits to WisDOT that:

1. A sidewalk similar in scope to the removed item will be included in the proposed development plans along the west side of S. 13<sup>th</sup> Street from Drexel Avenue approximately 2,000 feet north to the connection point (Sta. 30+00).
2. If the proposed development is cancelled or not initiated within one year after the completion of the #2505-00-73 project, the City of Oak Creek will install the sidewalk per the #2505-00-73 plan. The future sidewalk and associated work would be the responsibility of the City of Oak Creek.

Thank you for consideration of this request.

Sincerely,

Michael C. Simmons, P.E.  
City Engineer



## COMMON COUNCIL REPORT

**Item:** License Committee Report

**Recommendation:** That the Common Council grant the 2023-24 renewal alcohol beverage license requests as listed on the 6/6/23 - Report A License Committee Report, with issuance subject to final inspection approvals listed and payment of any fees or obligations.

**Fiscal Impact:** License fees in the amount of \$41,564.04 were collected. Additional fees in the amount of \$2,550.00 will be collected prior to the release of licenses that show a license fee balance. An additional \$10,000 State-Mandated Issuance Fee will be collected from a Reserve Class B Combination license applicant once Occupancy is granted.

- Critical Success Factor(s):**
- Active, Vibrant and Engaged Community
  - Financial Stability and Resiliency
  - Thoughtful Growth and Prosperous Local Economy
  - Clean, Safe & Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** The attached listing shows the renewal alcoholic beverage license applications received for the period of July 1, 2023 through June 30, 2024.

License Committee met on May 9, 2023 to review renewal applications, as required by State Statute. A recommendation was made at that meeting for approval, with release of each license subject to payment of any fees due and receipt of final department approvals, as listed.

**Options/Alternatives:** None

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Christa J. Miller CMC/WCMC  
Deputy City Clerk

Fiscal Review:

Maxwell Gaggin, MPA  
Assistant City Administrator / Comptroller

Attachments: none

## Report A – 2023-24 Liquor Licenses

### \*\*OFFICIAL NOTICE\*\* CITY OF OAK CREEK

Published by the authority of the Common Council of the City of Oak Creek in the County of Milwaukee, pursuant to Section 125.04 of the Wisconsin State Statutes.

NOTICE IS HEREBY GIVEN THAT the following named persons have made application to the Common Council for license to sell alcoholic beverages for the period July 1, 2023 through June 30, 2024, the granting of which is now pending:

#### **CLASS A BEER / CLASS A LIQUOR (CIDER ONLY)**

- Pilot Travel Centers LLC dba Pilot Travel Center #040, 5508 Lanas Dr., Knoxville, TN 37909, Location: 2031 W. Ryan Rd. **Inspection**
- Speedway LLC dba Speedway #4462, 8667 S. Howell Ave. **Fire**

#### **CLASS A COMBINATION**

- Aldi, Inc. (Wisconsin) dba Aldi #01, 9342 S. 13<sup>th</sup> St., Oak Creek, WI 53154, Location: 6810 S. 27<sup>th</sup> St. **Fire**
- Aldi, Inc. (Wisconsin) dba Aldi #91, 9342 S. 13<sup>th</sup> St., Oak Creek, WI 53154, Location: 410 W. Drexel Ave.
- AT Mart, Inc. dba Oak Creek Mobil, 1200 W. Rawson Ave. **Fire**
- Chohan Brothers II, Inc. dba Ryan Road Mobil, 9444 S. Chicago Rd. **Fire, Inspection**
- Dairyland Retail Group LLC dba 7-Eleven #35841B, 4641 Saratoga Ave., Downers Grove, IL 60515, Location: 1225 W. Rawson Ave. **Fire**
- Fortune Inc. dba Discount Smokes & Spirits, 2111 E. Rawson Ave. **Fire**
- Gary's Corporation of Oak Creek dba Gary's Beer & Liquor, 9555 S. Howell Ave. **Fire**
- Kwik Trip, Inc. dba Kwik Trip #976, PO Box 2107, LaCrosse, WI 54602, Location: 6300 S. 27<sup>th</sup> St. **Inspection**
- Kwik Trip, Inc. dba Kwik Trip #290, PO Box 2107, LaCrosse, WI 54602, Location: 7880 S. 10<sup>th</sup> St. **Fire**
- Kwik Trip, Inc. dba Kwik Trip #422, PO Box 2107, LaCrosse, WI 54602, Location: 9535 S. 13<sup>th</sup> St. **Fire**
- Kwik Trip, Inc. dba Kwik Trip #576, PO Box 2107, LaCrosse, WI 54602, Location: 2040 W. Ryan Rd. **Fire**
- Love's Travel Stops & Country Stores, Inc. dba Love's Travel Stop #432, 10601 N. Pennsylvania Ave., Oklahoma City, OK 73120, Location: 9650 S. 20<sup>th</sup> St. **Fire, Inspection**
- Mega Marts, LLC dba Pick 'n Save # 348, PO Box 305103, Nashville, TN 37230, Location: 6462 S. 27<sup>th</sup> St. **Fire**
- Mega Marts, LLC dba Pick 'n Save # 387, PO Box 305103, Nashville, TN 37230, Location: 2320 W. Ryan Rd. **Fire**
- Mega Marts, LLC dba Pick 'n Save # 862, PO Box 305103, Nashville, TN 37230, Location: 8770 S. Howell Ave. **Fire**
- Meijer Stores Limited Partnership dba Meijer Store # 283, 2929 Walker Ave NW, Grand Rapids, MI 49544, Location: 171 W. Town Square Way. **Fire**
- Meijer Stores Limited Partnership dba Meijer Gas Station # 283, 2929 Walker Ave NW, Grand Rapids, MI 49544, Location: 8031 S. Howell Ave.
- P & K Kooner LLC dba Checker Liquor, 9110 S. Chicago Rd. **Fire**
- RAB Supermarkets, LLC dba Piggly Wiggly #342, 5201 Washington Ave., Racine, WI 53406, Location: 2201 E. Rawson Ave.
- Rasleen Gas & Food Mart, Inc. dba B.P., 9502 S. Howell Ave.
- Rawson Citgo LLC dba Citgo, 150 W. Rawson Ave. **Fire**
- Sal's Beer & Wine LLC dba Sal's Beer & Wine, 7872 S. Howell Ave. **Fire**
- Spring South, LLC dba BP W Discount Liquor, 9510 S. 27<sup>th</sup> St. **Fire**
- Target Corporation dba Target Store T-1925, 1000 Nicollet Mall, Minneapolis, MN 55403, Location: 8989 S. Howell Ave.
- Walgreen Co. dba Walgreens #04887, PO Box 901 Deerfield, IL 60015; Location: 9449 S. Howell Ave.
- Woodman's Food Market, Inc. dba Woodman's Food Market, 2631 Liberty Ln., Janesville, WI 53545, Location: 8131 S. Howell Ave. **Fire, Inspection**

### **CLASS B BEER**

- BWG Designs LLC dba Board & Brush Oak Creek, 3210 97<sup>th</sup> St., Sturtevant, WI 53177; Location: 8880 S. Howell Ave., #860. **Fire, Inspection**
- Gastrau's Golf Center, Inc. dba Gastrau's Golf Center, 1300 E. Rawson Ave. **Inspection**
- Georgie Porgie's Ltd. dba Georgie Porgie's, 9555 S. Howell Ave.

### **CLASS B BEER / CLASS C WINE**

- MOD Super Fast Pizza (Wisconsin), LLC dba MOD Pizza, PO Box 6939, Bellevue, WA 98008, Location: 160 W. Town Square Way, #100.
- Panda Gourmet, LLC dba Panda Gourmet, 8880 S. Howell Ave., #900. **Fire, Inspection**
- The Waters Senior Living Management LLC dba The Waters of Oak Creek, 1600 Hopkins Crossroad, Minnetonka, MN 55305, Location: 8000 S. Market St. **Fire, Inspection**

### **CLASS B COMBINATION**

- 8950 LLC dba Ayra's Liquor & Cigar, 2714 4 ½ Mile Rd., Racine, WI 53402, Location: 8950 S. 27<sup>th</sup> St.
- BelAir Cantina Oak Creek Inc. dba BelAir Cantina, 410 W. Town Square Way.
- Blazin Wings, Inc. dba Buffalo Wild Wings, 3 Glenlake Pkwy, Atlanta, GA 30328, Location: 8171 S. Howell Ave. **Fire, Inspection**
- Brickler's Restaurant LLC dba Cosina Caliente, 939 E. Rawson Ave., Oak Creek, WI 53154, Location: 1000 E. Rawson Ave. **Fire, Inspection**
- Cellar on Oakwood LLC dba the Cellar, 811 E. Elm Rd., Location: 812 W. Oakwood Rd. **Fire, Inspection**
- Classic Oak Creek Bowling LLC dba Classic Lanes Oak Creek, 7501 S. Howell Ave. **Fire, Inspection**
- Comfort South, Inc. dba Comfort Suites, 6362 S. 13<sup>th</sup> St. **Fire, Inspection**
- CUB DTS, LLC dba Cubanita's, 7973 S. Main St. **Fire, Inspection**
- EAK Inc. dba Erv's Mug, 130 W. Ryan Rd. **Fire, Inspection**
- John P. Sagan, Joyce M. Mueller (PTNSHP) dba Cozy Inn, 9509 S. Chicago Rd. **Fire**
- KMDG LLC dba Branded Steer, 1299 W. College Ave. **Fire, Inspection**
- Lotus Restaurant, LLC dba Lotus Restaurant, 9011 S. Howell Ave. **Fire, Inspection**
- Marcus Cinemas of Wisconsin LLC dba South Shore Cinemas, 100 E. Wisconsin Ave., #1900, Milwaukee, WI 53202, Location: 7261 S. 13<sup>th</sup> St. **Fire, Inspection**
- Maria Cobian (Ind) dba Victor's Again, 3927 E. Dexter Ave., Oak Creek, WI 53154, Location: 9117 S. 5<sup>th</sup> Ave. **Fire, Inspection**
- Melrose Foods Inc., dba Melrose, 6840 S. 27<sup>th</sup> St. **Fire, Inspection**
- Milwaukee Yard Corporation dba Milwaukee Yard, 7727 S. Longwater Dr. **Inspection**
- Oak Creek Community Center, Inc. dba: Oak Creek Community Center, 8580 S. Howell Ave. **Fire, Inspection**
- Double Cs Diner LLC dba Oak Creek Diner, 6874 S. 13<sup>th</sup> St. **Inspection**
- Oelschlaeger-Dallmann Post No. 434 of the American Legion Dept of Wisconsin dba American Legion Post 434, 9327 S. Shepard Ave. **Fire, Inspection**
- Old Skoolz LLC dba South Bound Again, 9504 S. Chicago Rd. **Inspection**
- Olive Tree Café, LLC dba Olive Tree Café, 3570 E. Puetz Rd. **Fire, Inspection**
- Pedone Restaurant & Catering dba Trattoria di Carlo, 8469 S. Howell Ave. **Inspection, Sanitarian**
- Route 41 Bar and Grill LLC dba Route 41 Bar 'n Grill, 8900 S. 27<sup>th</sup> St. **Fire, Inspection**
- Sidetracked, LLC dba Sidetracked, 823 W. Oakwood Rd. **Fire, Inspection**
- St. Ledger Enterprises, Inc. dba Oak Hills Golf, 10360 S. Howell Ave. **Fire, Inspection**
- The Char-Grill Inc. dba The Charcoal Grill & Rotisserie, 16840 W. Cleveland Ave., New Berlin, Location: 111 W. Ryan Rd. **Inspection**
- WSB Oak Creek Restaurant LLC dba Water Street Brewery, 1122 N. Edison St., Milwaukee, WI 53202, Location: 140 W. Town Square Way. **Inspection**
- Wisconsin Apple LLC dba Applebee's Neighborhood Grill & Bar, 1409 Kingsley Ave., #2, Orange Park, FL 32073, Location: 7135 S. 13<sup>th</sup> St. **Fire, Inspection**
- Woodland Golf Inc. dba Woodland Golf Course, 3027 E. Elm Rd., Oak Creek, WI 53154, Location: 3025 E. Elm Rd. **Fire**



### RESERVE CLASS B COMBINATION

- Cozumel LLC dba Cozumel, 8201 S. Howell Ave., #700. **Inspection**
- D'Vine LLC dba D'Vine, 7228 S. 27<sup>th</sup> St. **Fire**
- Ilirjan Basho dba Sopot Coffee, 2191 E. Rawson Ave.
- Oak Creek Hotel Ventures, LLC dba Homewood Suites by Hilton-Oak Creek, PO Box 434, Wisconsin Dells, WI 53965, Location: 1900 W. Creekside Crossing Cir. **Fire, Inspection**
- Oak Pro II LLC dba Fairfield Inn & Suites, 6460 S. 13<sup>th</sup> St. **Fire, Inspection**
- Pub 41 LLC dba Pub 41, 9510 S. 27<sup>th</sup> St. **Fire, Inspection, \$10k issuance fee**
- Texas Roadhouse Holdings LLC dba Texas Roadhouse, 6040 Dutchmans Lane, Louisville, KY 40205, Location: 1489 W. Broadwick Pl.

## COMMON COUNCIL REPORT

**Item:** License Committee Report

**Recommendation:** That the Common Council grant the various license requests as listed on the 6/6/23 - Report B License Committee Report.

**Fiscal Impact:** License fees in the amount of \$7,325.00 were collected.

**Critical Success Factor(s):**

- Active, Vibrant and Engaged Community
- Financial Stability and Resiliency
- Thoughtful Growth and Prosperous Local Economy
- Clean, Safe & Welcoming
- Inspired, Aligned, and Proactive City Organization
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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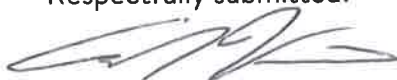
**Background:**

1. Grant an Operator's license to (favorable background reports received)
  - \* Peter L. Grant (Kwik Trip)
  - \* Rosa M. Villagomez (Homewood Suites)
2. Grant a 2023-24 Amusement Device Operator and Amusement Devices License(s) to:
  - \* Jay Jacomet, Red's Novelty Ltd., 1921 S. 74<sup>th</sup> St., West Allis, WI
  - \* Jennifer Hoon, National Entertainment Network, 246 S. Taylor Ave., Louisville, CO
  - \* Jimmy Brewer, Brewer Amusement Co., LLC, 412 Sparta St., McMinnville, TN
  - \* Steven Murphy, Games Are Us, Inc., 4905 W. Woodlawn Pl., Greenfield, WI
  - \* Michael Weigel, Wisconsin P & P Amusement, 12565 W. Lisbon Rd., Brookfield, WI
  - \* Jeff Williamson, Gardner Technical Services, 5635 Riverview Dr., Rhineland, WI
  - \* Reginald Zeniecki, Reggie's Amusements LLC, 4918 S. Packard Ave., Cudahy, WI
3. Grant a 2023-24 Tobacco License to:
  - \* Yash Patel, Foresight dba Nexus Vape 'n Cigar, 934 E. Rawson Ave.
  - \* Tajammul Syed, TAS Investment Inc. dba Tobacco Xpress, 7844 S. Howell Ave.
  - \* Tajammul Syed, TAS Investment Inc. dba Tobacco Xpress, 2345 W. Ryan Rd.
  - \* Smoke World Vape, 8809 S. Howell Ave.
  - \* Nezar LLC dba 8201 S. Howell Ave., #200 (with release of license subject to receipt of Occupancy Permit).
4. Grant a 2023 Transient Merchant license to Grumpy's LLC, 1440 Dr. Martin Luther King Dr., Racine, selling pre-packaged ice cream treats, and to the following salesperson (favorable background report received):
  - \* Marissa R. Aldridge, Racine

**Options/Alternatives:** None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Christa J. Miller CMC/WCMC  
Deputy City Clerk

Fiscal Review:

*Maxwell Gagin*

Maxwell Gagin, MPA

Assistant City Administrator / Comptroller

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Attachments: none

## COMMON COUNCIL REPORT

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the June 1, 2023 Vendor Summary Report in the total of \$514,225.09.

**Fiscal Impact:** Total claims paid of \$514,225.09.

**Critical Success Factor(s):c**

- Active, Vibrant and Engaged Community
- Financial Stability and Resiliency
- Thoughtful Growth and Prosperous Local Economy
- Clean, Safe & Welcoming
- Inspired, Aligned, and Proactive City Organization
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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**Background:** Of note are the following payments:

1. \$5,220.00 to Aurora Health Care (pg #3) for Fire Department physicals.
2. \$11,633.40 to Axon Enterprise, Inc. (pg #3) for suburban mobile incident response equipment. Project #23020.
3. \$22,124.00 to Baycom, Inc. (pg #3) for in-car video system replacements. Project #22019.
4. \$8,663.00 to CDW Government, Inc. (pg #4) for Microsoft annual renewal.
5. \$8,926.66 to Conway Shields (pg #5) for fire gear replacement. Project #20009.
6. \$6,800.00 to Dept. of Ag, Trade, & Consumer Protection (pg #6) for annual weights and measures inspection.
7. \$17,906.84 to E. H. Wolf & Sons, Inc. (pg #7) for fuel inventory.
8. \$7,807.00 to Edgewater Resources, LLC (pg #7) for revetment and bluff stabilization bid documents.
9. \$103,502.88 to GFL Environmental (pg #9) for May trash and recycling.
10. \$14,584.97 to Granicus (pg #9) for annual website support.
11. \$50,784.58 to Hein Electric Supply Co. (pgs #10 - 11) for supplies for building & grounds maintenance and street lighting, Project #17024.
12. \$10,695.00 to Johnson's Nursery, Inc. (pg #11) for trees.
13. \$8,500.00 to Living Giving Enterprises LLC (pg #12) for Health Department group training.
14. \$7,500.00 to MSI General (pg #13) for bond refund.

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15. \$13,284.32 to Multimedia Communications & Engineering, Inc. (pg #13) for east side fiber expansion. Project #22012.

16. \$28,991.35 to Ramboll US Consulting Inc. (pg #15 16) for professional services related to Lakeshore Commons and Peter Cooper.

17. \$58,606.94 to WE Energies (pgs #1, 19 - 20) for street lighting, electricity & natural gas.

Options/Alternatives: None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Rory T. Vircks  
Staff Accountant

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator/Comptroller

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Attachments: 06/01/2023 Invoice GL Distribution Report