

PROCEEDINGS, COMMON COUNCIL MEETING  
DECEMBER 19, 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. Ruetz, Ald. Marshall (arrived at 7:28 p.m.), Ald. Gehl, and Ald. Guzikowski. Ald. Loreck was excused.

Also present were City Attorney Melissa Karls, Dispatch Manager Jason Bauknecht, Communication Coordinator Leslie Flynn, Assistant City Administrator / Comptroller Maxwell Gagin, IT Manager Thomas Kramer, 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. Kurkowski, seconded by Ald. Gehl, moved to approve the 12/5/23 minutes. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, present; Ald. Gehl, aye; and Ald. Guzikowski, aye.
4. **PRESENTED AND ADOPTED: RESOLUTION NO. 12468-121923, RESOLUTION OF APPRECIATION TO SUSAN A. WINNEN, RETIRING ENVIRONMENTAL ENGINEER.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12468-121923, a Resolution of Appreciation to Susan A. Winnen, retiring Environmental Engineer. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

5. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY RIDGEVIEW DRIVE, LLC (FRONTLINE COMMERCIAL REAL ESTATE) TO REZONE PORTION OF PROPERTY AT 1850 W. OAKWOOD RD. TO M-1, MANUFACTURING; AMEND PUD ON PROPERTIES AT 9970, 10020, AND 10040 S. 20<sup>TH</sup> ST. AND INCLUDE PORTION OF PROPERTY AT 1850 W. OAKWOOD RD AS PART OF PUD.**

A public hearing was held to consider a request submitted by Ridgeview Drive, LLC (Frontline Commercial Real Estate) to rezone a portion of the property at 1850 W. Oakwood Rd. to M-1, Manufacturing (NO CHANGE to FW, Floodway; FF, Flood Fringe; or C-1, Shoreland Wetland Conservancy Districts) and to amend the Planned Unit Development (PUD) on the properties at 9970, 10020, and 10040 S. 20<sup>th</sup> St. and to include a portion of the property at 1850 W. Oakwood Rd. as part of the PUD (See Item No. 6 for action on this hearing).

Ald. Marshall arrived at 7:28 p.m.

6. **PRESENTED AND ADOPTED: ORDINANCE NO. 3089, REZONING PORTION OF PROPERTY AT 1850 W. OAKWOOD RD. TO M-1, MANUFACTURING; ESTABLISHES PUD ON PROPERTIES AT 9970, 10020, AND 10040 S. 20<sup>TH</sup> ST., AND PORTION OF 1850 W. OAKWOOD RD.**

Ald. Gehl, seconded by Ald. Kurkowski, moved to adopt Ordinance No. 3089, rezoning a portion of the property at 1850 W. Oakwood Rd., to M-1, Manufacturing and to establish a Planned Unit Development (PUD) on the properties at 9970, 10020, and 10040 S. 20<sup>th</sup> St. and a portion of 1850 W. Oakwood Rd, subject to striking Section 4.a. in the Conditions and Restrictions. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **PRESENTED AND ADOPTED: RESOLUTION NO. 12465-121923, APPROVING CSM SUBMITTED BY JOHN SCHLUETER, FRONTLINE COMMERCIAL REAL ESTATE FOR PROPERTIES AT 9970, 10020, AND 10040 S. 20<sup>TH</sup> ST. AND 1850 W. OAKWOOD RD.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12465-121923, approving a Certified Survey Map submitted by John Schlueter, Frontline Commercial Real Estate, for the properties at 9970, 10020, and 10040 S. 20<sup>th</sup> St. and 1850 W. Oakwood Rd. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY JASON ATKIELSKI, ST. JOHN PROPERTIES, INC., TO REZONE TO LM-1, LIGHT MANUFACTURING AND ESTABLISH PUD ON PROPERTY AT 517 E. RAWSON AVE.**

A public hearing was held to consider a request submitted by Jason Atkielski, St. John Properties, Inc., to rezone to Lm-1, Light Manufacturing and establish a Planned Unit Development on the property at 517 E. Rawson Ave. (See Item No. 9 for action on this hearing).

9. **PRESENTED AND ADOPTED: ORDINANCE NO. 3090, REZONING TO LM-1, LIGHT MANUFACTURING AND ESTABLISH PUD ON PROPERTY AT 517 E. RAWSON AVE.**

Ald. Kurkowski, seconded by Ald. Ruetz, moved to adopt Ordinance No. 3090, rezoning to Lm-1, Light Manufacturing and to establish a Planned Unit Development on the property at 517 E. Rawson Ave. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **MATTHEW SULLIVAN APPOINTED ASSISTANT CITY ADMINISTRATOR/CITY ENGINEER, EFFECTIVE 1/1/2024.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to concur with the Mayor's appointment of Matthew Sullivan as the Assistant City Administrator/City Engineer, effective January 1, 2024. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **PRESENTED AND ADOPTED: RESOLUTION NO. 12459-121923, APPROVING AMENDMENT TO IGA PURSUANT TO WIS. STAT. § 66.0301 BETWEEN OAK CREEK AND ST. FRANCIS FOR POLICE, AMBULANCE AND FIRE RELATED DISPATCH SERVICES.**

Ald. Gehl, seconded by Ald. Marshall, moved to adopt Resolution No. 12459-121923, approving an Amendment to the Intergovernmental Agreement pursuant to Wis. Stat. § 66.0301 between the City of Oak Creek and City of St. Francis for Police, Ambulance, and Fire Related Dispatch Services. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **PRESENTED AND ADOPTED: RESOLUTION NO. 12460-121923, APPROVING IGA PURSUANT TO WIS. STAT. § 66.0301 BETWEEN OAK CREEK AND ST. FRANCIS FOR POLICE, AMBULANCE AND FIRE RELATED DISPATCH SERVICES.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12460-121923, approving the Intergovernmental Agreement pursuant to Wis. Stat. § 66.0301 between the City of Oak Creek and City of St. Francis for Police, Ambulance, and Fire Related Dispatch Services. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

13. **PRESENTED AND ADOPTED: RESOLUTION NO. 12461-121923, APPROVING IGA PURSUANT TO WIS. STAT. § 66.0301 BETWEEN OAK CREEK AND SOUTH MILWAUKEE FOR POLICE, AMBULANCE AND FIRE RELATED DISPATCH SERVICES.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12461-121923, approving the Intergovernmental Agreement pursuant to Wis. Stat. § 66.0301 between the City of Oak Creek and City of South Milwaukee for Police, Ambulance, and Fire Related Dispatch Services. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **PRESENTED AND ADOPTED: RESOLUTION NO. 12462-121923, AUTHORIZING RECOMMENDED ROAD IMPROVEMENT PROJECTS BE ADVERTISED FOR PUBLIC BID FOR REHABILITATION IN 2024.**

Ald. Ruetz, seconded by Ald. Marshall, moved to adopt Resolution No. 12462-121923, authorizing recommended road improvement projects to be advertised for public bid for rehabilitation in 2024. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **PRESENTED AND ADOPTED: RESOLUTION NO. 12463-121923, ACCEPTING WORKMANSHIP OF PARKING LOT MAINTENANCE, LLC, AND AUTHORIZING FINAL CONTRACT PAYMENT UNDER PROJECT NO. 18021.**

Ald. Kurkowski, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12463-121923, accepting the workmanship of Parking Lot Maintenance, LLC, and authorizing final contract payment under Project No. 18021. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

16. **PRESENTED AND ADOPTED: RESOLUTION NO. 12464-121923, RELEASING DEVELOPER FROM DEVELOPMENT AGREEMENT AND DEED RESTRICTIONS FOR EDMONT ESTATES SUBDIVISION, RECORDED 6/27/07.**

Ald. Gehl, seconded by Ald. Marshall, moved to adopt Resolution No. 12464-121923, releasing the developer from the Development Agreement and Deed Restrictions for the Edgemont Estates Subdivision, recorded June 27, 2007. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 12466-121923, ENTERING INTO LOCAL/COUNTY AGREEMENT BETWEEN CITY AND MILWAUKEE COUNTY FOR COST SHARING OF MILWAUKEE COUNTY'S S. 13<sup>TH</sup> ST. RECONSTRUCTION PROJECT FROM W. PUETZ RD. TO W. DREXEL AVE.**

Ald. Kurkowski, seconded by Ald. Ruetz, moved to adopt Resolution No. 12466-121923, entering into a Local/County Agreement between the City and Milwaukee County for cost sharing of Milwaukee County's S. 13<sup>th</sup> Street Reconstruction project from W. Puetz Rd. to W. Drexel Ave. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **PRESENTED AND ADOPTED: RESOLUTION NO. 12467-121923, ACCEPTING WORKMANSHIP OF EDGERTON CONTRACTORS, INC., AND AUTHORIZING FINAL CONTRACT PAYMENT UNDER PROJECT NO. 23006.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12467-121923, accepting the workmanship of Edgerton Contractors, Inc., and authorizing final contract payment under Project No. 23006. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19. **LICENSE COMMITTEE.**

Ald. Kurkowski, seconded by Ald. Marshall, moved to take action on the various license requests as listed on the 12/19/23 License Committee Report as follows:

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

- \* Jamie L. Harrison (First Watch)
- \* Roman Isidoro Montiel (First Watch)
- \* Tami M. Ryan (BelAir Cantina)
- \* Eldora A. Lochowicz (Pick 'n Save)
- \* Stephanie L. Rios (First Watch)
- \* Debra J. Morton (Pick 'n Save)
- \* Richard J. Neustifter (Gastraus)
- \* Madison L. LaRonge (South Shore Cinema)
- \* Noelle E. Berg (Pick 'n Save)
- \* Kalia S. Hernandez Mercado (Pick 'n Save)
- \* Maryam Ahmed (Pick 'n Save)

Grant a Change of Agent for the 2023-24 Class A Combination alcohol license issued to Mega Marts LLC dba Pick 'n Save #862, 8770 S. Howell Ave., from Stephanie McCabe to Pamela K. Bluemner.

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

20. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to approve the December 13, 2023, Vendor Summary Report in the amount of \$2,167,604.24. (Of this total, \$2,142,066.92 affected the 2023 fiscal year, with the remaining \$25,537.32 affecting 2024.) On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

21. **PRESENTED AND ADOPTED: RESOLUTION NO. 12458-121923, AUTHORIZING PAYMENT OF BILLS, DEBTS AND OBLIGATIONS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12458-121923, authorizing payment of bills, debts and obligations. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**ADJOURNMENT.**

Ald. Kurkowski, seconded by Ald. Marshall, moved to adjourn the meeting at 9:33 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**ATTEST:**

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

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

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- \* Eldora A. Lochowicz (Pick 'n Save)
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- \* Madison L. LaRonge (South Shore Cinema)
- \* Noelle E. Berg (Pick 'n Save)
- \* Kalia S. Hernandez Mercado (Pick 'n Save)
- \* Maryam Ahmed (Pick 'n Save)

Grant a Change of Agent for the 2023-24 Class A Combination alcohol license issued to Mega Marts LLC dba Pick 'n Save #862, 8770 S. Howell Ave., from Stephanie McCabe to Pamela K. Bluemner.

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**ATTEST:**

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Catherine A. Roeske, City Clerk

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Daniel J. Bukiewicz, Mayor