



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

## COMMON COUNCIL MEETING AGENDA

JULY 16, 2024

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 driving the future of the south shore.*

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance.
3. Approval of Minutes: 6/4/24 (held 6/18/24).
4. Approval of Minutes: 6/18/24.

### 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. **Rezone:** Consider a request submitted by William Nelson, The Cellar, to rezone the property at 800 W. Oakwood Rd., from M-1, Manufacturing to B-2, Community Business (NO CHANGE to FW, Floodway, FF, Flood Fringe, or C-1, Shoreland Wetland Conservancy districts).
6. **Ordinance:** Consider Ordinance No. 3104, rezoning the property at 800 W. Oakwood Rd., to B-2, Community Business with no change to FW, Floodway, FF, Flood Fringe, or C-1, Shoreland Wetland Conservancy districts (5<sup>th</sup> District).
7. **Conditional Use Permit:** Consider a request submitted by Amer Masoud, Vista Motorwerks LLC, for a Conditional Use Permit for automotive sales and an indoor showroom in the existing multi-tenant building located at 9543 S. Chicago Rd. (tenant address 9555 S. Chicago Rd.).
8. **Ordinance:** Consider Ordinance No. 3105, approving a Conditional Use Permit for vehicle sales on the property at 9543 S. Chicago Rd. (4<sup>th</sup> District).
9. **Rezone:** Consider a request submitted by James Rosen, Highgate, LLC, to rezone a portion of the property at 1402 W. Hampstead Ln., from B-4, General Business (PUD) to I-1, Institutional (PUD).
10. **Ordinance:** Consider Ordinance No. 3106, rezoning a portion of the property at 1402 W. Hampstead Ln., to I-1, Institutional (PUD) (1<sup>st</sup> District).

Visit our website at [www.oakcreekwi.gov](http://www.oakcreekwi.gov) 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>.

11. **Resolution:** Consider Resolution No. 12508-071624, approving a Certified Survey Map submitted by James Rosen, Highgate, LLC., for the properties at 1402 W. Hampstead Ln. and 7836 S. Highgate Ave. (1<sup>st</sup> District).

### Old Business

12. **Ordinance:** Consider Ordinance No. 3102, approving a rezone to Rd-1, Two-Family Residential (NO CHANGE TO FW, Floodway or FF, Flood Fringe Districts) and to amend the Planned Unit Development (PUD) affecting portions of the properties at 641 and 819R E. Drexel Ave. (1<sup>st</sup> District) (held 5/21/24).
13. **Resolution:** Consider Resolution No. 12499-052124, approving a Condominium Plat submitted by Ryan Janssen, Janssen Bruckner, LLC, for the Stonebrook on the Park Condominium on the properties at 641 and 819R E. Drexel Ave. (portions) (1<sup>st</sup> District) (held 5/21/24).

### New Business

14. **Motion:** Consider a motion to authorize the City Administrator to make any necessary adjustments to the City's Third-Party Administrator (TPA) Agreement with UMR to implement the NexusACO Program in 2025 (by Committee of the Whole).

### PUBLIC WORKS & UTILITY

15. **Resolution:** Consider Resolution No. 12509-071624, approving a 25-foot public water main easement at 517 E. Rawson Ave. (Tax Key No. 766-9012-000) (1<sup>st</sup> District).
16. **Motion:** Consider a motion to award the S. 6<sup>th</sup> Street Sanitary Relay project construction contract to the lowest responsive, responsible bidder, Globe Contractors, Inc., based on the bid amount of \$543,460, and amend the 2024 CIP budget by \$625,000 for the design and construction of the S. 6<sup>th</sup> Street Sanitary Relay (Project No. 23112) (1<sup>st</sup> District).

### ENGINEERING

17. **Motion:** Consider a motion to approve a change order of the North Lakefront Bluff Stabilization and Revetment project in the amount of \$1,002,011.55 (Project No. 23005) (4<sup>th</sup> District).
18. **Resolution:** Consider Resolution No. 12510-071624, granting a WE Energies permanent underground electric easement at 7115 S. Howell Ave. (Tax Key No. 765-9019-000) (1<sup>st</sup> District).
19. **Motion:** Consider a motion to award the Carbon Reduction Street Lighting Upgrade project to GraybaR at the estimated cost of \$350,145.50, upon WisDOT approval (Project No. 24001) (various districts).
20. **Motion:** Consider a motion to award the Fire Station #3 Parking Lot Rehabilitation construction unit price contract to the lowest responsive, responsible bidder, LaLonde Contractors, Inc., at the estimated cost of \$145,416.76 and to authorize the transfer of funds from CIP #22003 (Project No. 23003) (1<sup>st</sup> District).

## **LICENSE COMMITTEE**

21. **Motion:** Consider a *motion* to approve the various license requests as listed on the 7/16/24 License Committee Report (by Committee of the Whole).

## **VENDOR SUMMARY**

22. **Motion:** Consider a *motion* to approve the June 26, 2024 Vendor Summary Report in the amount of \$283,792.45 (by Committee of the Whole).
23. **Motion:** Consider a *motion* to approve the July 10, 2024 Vendor Summary Report in the amount of \$1,118,066.86 (by Committee of the Whole).

## **MISCELLANEOUS**

24. **Motion:** Consider a *motion* to convene into closed session pursuant to Wisconsin State Statutes Section 19.85, to discuss the following:
- (a) Section 19.85(1)(e) to discuss acquisition of the property located at 4301 East Depot Road (Tax Key No. 866-9005-000).
25. **Motion:** Consider a *motion* to reconvene into open session.
26. **Motion:** Consider a *motion* to take action, if required.

## ***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.

TO BE PUBLISHED JUNE 5 & JUNE 12, 2024

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 William Nelson, The Cellar, to rezone the property at 800 W. Oakwood Rd. from M-1, Manufacturing to B-2, Community Business (NO CHANGE to FW, Floodway, FF, Flood Fringe, or C-1, Shoreland Wetland Conservancy districts).

**Hearing Date:**

July 16, 2024

**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):**

William Nelson, The Cellar

**Property Owner(s):**

William Nelson

**Property Location(s):**

800 W. Oakwood Rd.

**Tax Key(s):**

925-9991-000

**Legal Description:**

THAT PART OF THE SE1/4 OF SW1/4 SEC. 29-5 22 LYING W OF THE WLY LI OF CMSTP&P RR ROW EXC. COM 897.30 FT W OF THE SE COR OF SD 1/4 SEC TH W 408 FT TO SW COR OF SE1/4 OF SD 1/4 SEC N 533.83 FT E 408 FT TH S 533.83 FT TO BEG. CONT. 14.3794 ACS.

The Common Council has scheduled other public hearings for July 16, 2024 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: May 28, 2024

CITY OF OAK CREEK COMMON COUNCIL

By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

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





## COMMON COUNCIL REPORT

**Item:** Rezone - 800 W. Oakwood Rd.

**Recommendation:** That the Council considers Ordinance 3104, an ordinance to rezone the property at 800 W. Oakwood Rd. to B-2, Community Business with no change to FW, Floodway, FF, Flood Fringe, or C-1, Shoreland Wetland Conservancy districts. (5<sup>th</sup> District)

**Fiscal Impact:** Approval will allow for the future cohesive development within a single zoning district on the reconfigured property, which is anticipated for development in relation to the existing restaurant. Development will yield positive fiscal impacts in terms of assessed value, review fees, permitting fees, and approximately impact fees. The property is not located in TID.

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

**Background:** The Applicant is requesting recommendation of approval to rezone the property at 800 W. Oakwood Rd. from M-1, Manufacturing to B-2, Community Business (NO CHANGE to FW, Floodway, FF, Flood Fringe, or C-1, Shoreland Wetland Conservancy districts). This request is directly related to the Certified Survey Map (CSM) reviewed in the previous agenda item. Rezoning the property to B-2, Community Business will allow for future cohesive (re)development within a single zoning district on the consolidated property, ensuring application of a single set of standards and avoiding potential conflicts.

After careful consideration at the May 28, 2024 meeting, the Plan Commission recommended approval.

**Options/Alternatives:** Council has the discretion to approve or not approved the proposed rezone request. Disapproval would result in the reconfigured property being located in two (2) zoning districts with potentially different requirements.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Melanie Pérez  
Planner

Fiscal Review:



Maxwell Gagrin, MPA

Deputy City Administrator / Finance Officer

Approved:



Kristi Laine

Community Development Director

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Attachments:

Ord. 3104

Location Map

ORDINANCE NO. 3104

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

AN ORDINANCE TO REZONE A PORTION OF THE PROPERTY AT 800 W. OAKWOOD RD. FROM M-1, MANUFACTURING TO B-2, COMMUNITY BUSINESS

(5<sup>th</sup> Aldermanic District)

WHEREAS, WILLAIM NELSON, THE CELLAR, has applied for rezoning a portion of the property at 800 W. Oakwood Rd. from M-1, Manufacturing to B-2, Community Business;

WHEREAS, the property is more precisely described as follows:

THAT PART OF THE SE1/4 OF SW1/4 SEC. 29-5 22 LYING W OF THE WLY LI OF CMSTP&P RR ROW EXC. COM 897.30 FT W OF THE SE COR OF SD 1/4 SEC TH W 408 FT TO SW COR OF SE1/4 OF SD 1/4 SEC N 53.83 FT E 408 FT TH S 533.83 FT TO BEG. CONT. 14.3794 ACS.

WHEREAS, the Plan Commission reviewed the application and recommended that the B-2, Community Business, rezoning be approved; and

WHEREAS, the Common Council held a public hearing on said application on July 16, 2024, at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing and with the favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the B-4, Community Business rezoning was approved for the lands hereinabove described.

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 lands hereinabove described are hereby rezoned from M-1, Manufacturing to B-2, Community Business, and the Zoning Map of Chapter 17 of the Municipal Code is amended to reflect the rezoning.

SECTION 2: 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 3: 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 4: The rezoning shall take place contemporaneously with the enactment of this ordinance and shall take effect immediately upon its passage and publication.

Passed and adopted this 16th day of July, 2024.

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

Approved this 16th day of July, 2024.

\_\_\_\_\_  
Mayor

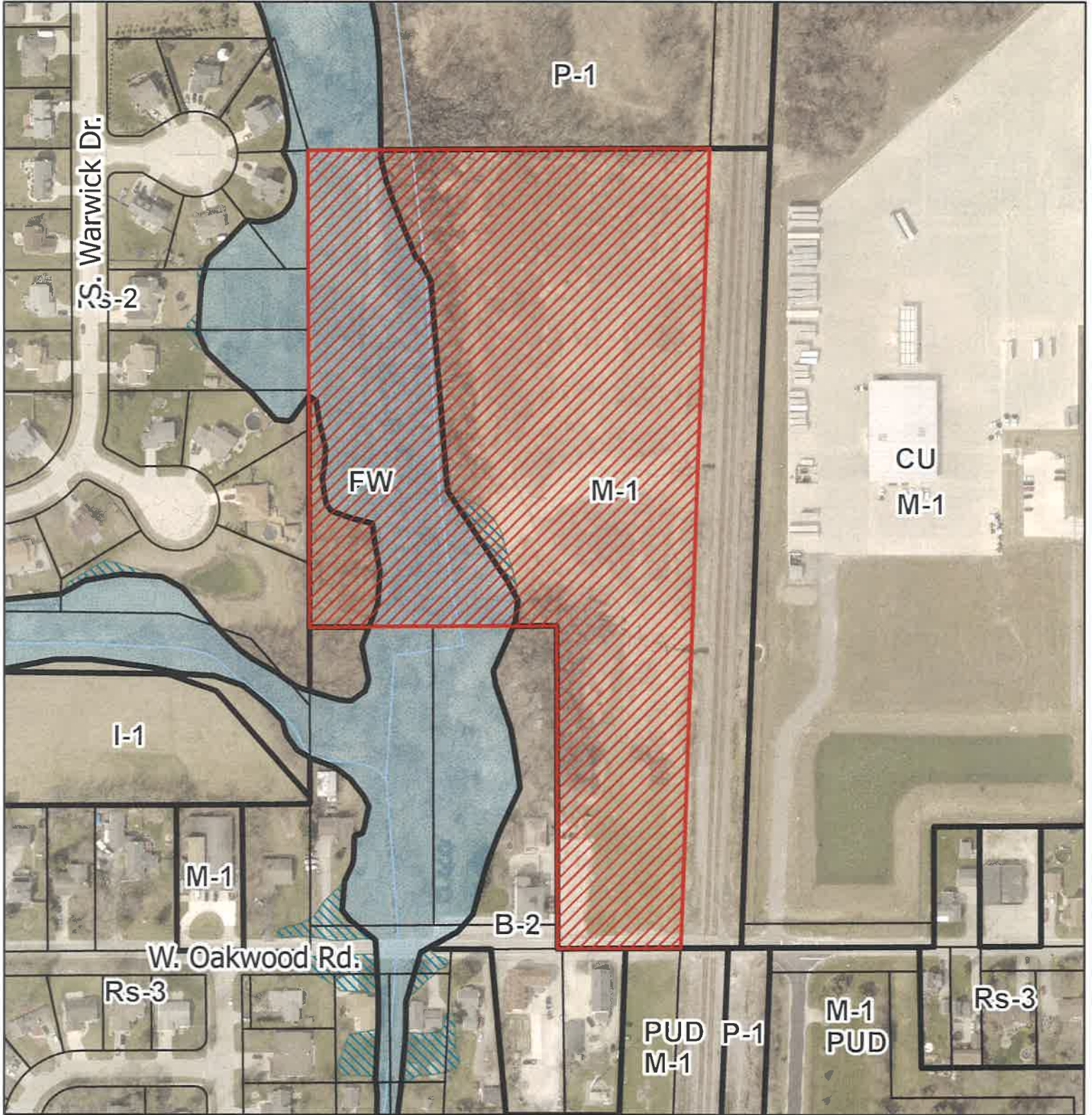
ATTEST:

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

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

# Location Map

## 800 W. Oakwood Rd.



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

### Legend

- Zoning
- Official Street Map
- Floodway
- Parcels
- Flood Fringe
- 800 W. Oakwood Rd.





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 Amer Masoud, Vista Motorwerks LLC, for a Conditional Use Permit for automotive sales and an indoor showroom in the existing multi-tenant building located at 9543 S. Chicago Rd. (tenant address 9555 S. Chicago Rd.)

**Hearing Date:**

July 16, 2024

**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):**

Amer Masoud, Vista Motorwerks LLC

**Property Owner(s):**

Steve P. and Deborah L. Piteros

**Property Location(s):**

9543 S. Chicago Rd.

**Tax Key(s):**

912-9993-000

**Legal Description:**

COM 999.43 FT E & 300 FT S OF NW COR NE1/4 SEC 26-5-22 TH E 368.99 FT SELY ALG CEN OF CHICAGO RD 333.40 FT W 518.30 FT TH N 294.5 FT TO BEG., EXC PART TAKEN FOR CHICAGO RD. CONT. 2.9739 ACS.

The Common Council has scheduled other public hearings for July 16, 2024 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: June 18, 2024

CITY OF OAK CREEK COMMON COUNCIL

By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

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

## COMMON COUNCIL REPORT

<b>Item:</b>	Conditional Use Permit - 9543 S. Chicago Rd. (9555 S. Chicago Rd. - tenant space) - Vista Motorwerks
<b>Recommendation:</b>	That the Council considers Ordinance 3105, an ordinance to approve a Conditional Use Permit for vehicle sales on the property at 9543 S. Chicago Rd. (4 <sup>th</sup> Aldermanic District)
<b>Fiscal Impact:</b>	Approval will allow for vehicle sales and an indoor showroom on the property. There is no direct fiscal impact anticipated with this proposal other than review and permit fees. This property is not currently part of a TID.
<b>Critical Success Factor(s):</b>	<input type="checkbox"/> Active, Vibrant and Engaged Community <input type="checkbox"/> Financial Stability and Resiliency <input checked="" type="checkbox"/> Thoughtful Growth and Prosperous Local Economy <input type="checkbox"/> Clean, Safe & Welcoming <input type="checkbox"/> Inspired, Aligned, and Proactive City Organization <input type="checkbox"/> Quality Infrastructure, Amenities, and Services <input type="checkbox"/> Not Applicable

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**Background:** The Applicant is requesting approval for a Conditional Use Permit for vehicles sales on the property at 9543 S. Chicago Rd (9555 S. Chicago Rd. - tenant space). Vehicle sales are Conditional Uses in the B-4, Highway Business District. Additional improvements to the landscaping and trash enclosure are mentioned in the drafted Conditions and Restrictions to bring the property into compliance with current commercial standards.

After careful consideration at their May 28 and June 11, 2024 meetings, the Plan Commission recommended Common Council approval of the request subject to attached Conditions and Restrictions and upon favorable Findings of Fact for the criteria in the Options/Alternatives section below.

**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 on the property at 9543 S. Chicago Rd. is acceptable, the suggested motion is to approve Ordinance 3105 as stated.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Melanie Pérez  
Planner

Fiscal Review:



Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer

Approved:



Kristi Laine  
Community Development Director

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Attachments:

Ord. 3105

Location Map

Draft Conditions and Restrictions (4 pages)



ORDINANCE NO. 3105

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

AN ORDINANCE TO APPROVE A CONDITIONAL USE PERMIT FOR  
VEHICLE SALE ON THE PROPERTY AT 9543 S. CHICAGO RD.

(4<sup>th</sup> Aldermanic District)

WHEREAS, AMER MASOUD, has applied for a Conditional Use Permit that would allow for vehicle sales on the property at 9543 S. Chicago Rd.; and

WHEREAS, the property is more precisely described as follows:

COM 999.43 FT E & 300 FT S OF NW COR NE1/4 SEC 26-5-22 TH E 368.99 FT  
SELY ALG CEN OF CHICAGO RD 333.40 FT W 518.30 FT TH N 294.5 FT TO BEG.,  
EXC PART TAKEN FOR CHICAGO RD. CONT. 2.9739 ACS.

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 July 16, 2024, 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 Common Council hereby authorizes and grants a Conditional Use Permit for a telecommunication tower and associated equipment on the property at 9543 S. Chicago Rd., which shall include the aforementioned conditions and restrictions (see Exhibit A).

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 telecommunication tower and associated equipment on the property at 9543 S. Chicago Rd.

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 16<sup>th</sup> day of July, 2024.

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

Approved this 16<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

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

**Applicant: Vista Motorwerks, LLC**  
**Property Address:** 9543 S. Chicago Rd.  
**Tax Key Number(s):** 912-9993-000  
**Conditional Use: Vehicle Sales (Indoor)**

**Approved by Plan Commission: 6-11-24**  
**Approved by Common Council: TBD**  
(Ord. TBD)

**1. LEGAL DESCRIPTION**

COM 999.43 FT E & 300 FT S OF NW COR NE1/4 SEC 26-5-22 TH E 368.99 FT SELY ALG CEN OF CHICAGO RD 333.40 FT W 518.30 FT TH N 294.5 FT TO BEG., EXC PART TAKEN FOR CHICAGO RD. CONT. 2.9739 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 shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. 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
- 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 of employees
  - 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 outdoor display area(s), if approved
- m) Location(s) of wetlands (field verified)
- n) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

**2) Landscape Plan**

- a) Screening plan, including parking lot / truck parking screening/berming
- b) 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**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) 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. This may include retrofitting the area impacted by the Conditional Use to better reflect current architectural and/or landscaping requirements.

- 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 landscaping plan must be submitted for review and approval by the Plan Commission prior to the issuance of a building or occupancy permit. Landscaping, in accordance with the approved plan must be in place prior to the issuance of an occupancy permit.
- F. 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.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. One (1) vehicle sales facility for Vista Motorwerks in accordance with these Conditions and Restrictions is allowed on the property. Other uses allowed on this property shall be limited to those allowed by the B-4, Highway Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. Display and sale of new or used vehicles shall be interior to the building only. The following are prohibited:
  - 1. Autobody/Automotive Mechanical Repair - Activities involving the repair, painting, or undercoating of the body or frame; or maintenance, servicing, or repair of automotive engines, power train, suspensions, and exhaust system on vehicles with a gross weight of 10,000 pounds or less. Prohibition of this work is for all merchandise.
  - 2. Outdoor storage and display of vehicles, equipment, junk/unlicensed/non-inventory vehicles, non-operational vehicles, parts, supplies, merchandise, or any other materials.
- C. Hours of operation shall be by appointment only Monday through Saturday between the hours of 10:00 AM and 5:00 PM.
- D. There shall be no storage of flammable or hazardous materials except those minimum quantities necessary for the operation of the permitted principal use. All materials shall be stored inside the building or in an area approved by the Plan Commission and Fire Department.
- E. No new pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall be permitted as part of this development. All proposed signs shall conform to the requirements of Sections 17.0601 – 17.0609 (as amended), and be reviewed and approved by the Plan Commission prior to issuance of permits. This may include retrofitting the area impacted by the Conditional Use to address current signage requirements.
- F. All parking areas shall be striped and landscaped in accordance with approved plans and Sec. 17.0505 of the Municipal Code (as amended). Landscaping per approved plans shall be installed within six (6) months of the date of issuance of this Conditional Use Permit.
- G. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements (as amended).

- H. A trash enclosure in conformance with Sec. 17.0506(a) and permit requirements shall be constructed on the property within six (6) months of the date of issuance of this Conditional Use Permit. Solid waste collection and recycling shall be the responsibility of the owner.
- I. 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 for this development shall be provided in accordance with Sections 17.0501 of the Municipal Code (as amended), and these Conditions and Restrictions (see Section 3 above).
- B. Access to S. Chicago Rd. (HWY 32) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Any approvals modifying the existing access shall be provided to the City prior to the issuance of any building permits.

5. LIGHTING

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

6. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b>Lot Standards (Minimum)</b>	
Lot Area	30,000
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>	
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.	

7. TIME OF COMPLIANCE

The operator of the Conditional Use 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 approval shall expire within twelve (12) months after the date of adoption of the ordinance if building or occupancy permits have not been issued for this use.

8. DURATION AND ASSIGNMENT OF CONDITIONAL USE PERMIT

This Conditional Use Permit is limited in duration to three (3) years from the date of issuance of the Conditional Use Permit or the term of the lease with Vista Motorwerks, whichever is less. Vista Motorwerks, with the consent of the property 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 17.0804(e) of the Municipal Code (as amended). At such time Vista Motorwerks ceases operations at the property, this Conditional Use Permit shall expire.

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. REVOCAION

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 Conditional Use Permit as set forth in Section 17.0804(e) 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 subject to Paragraph 8 above.

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

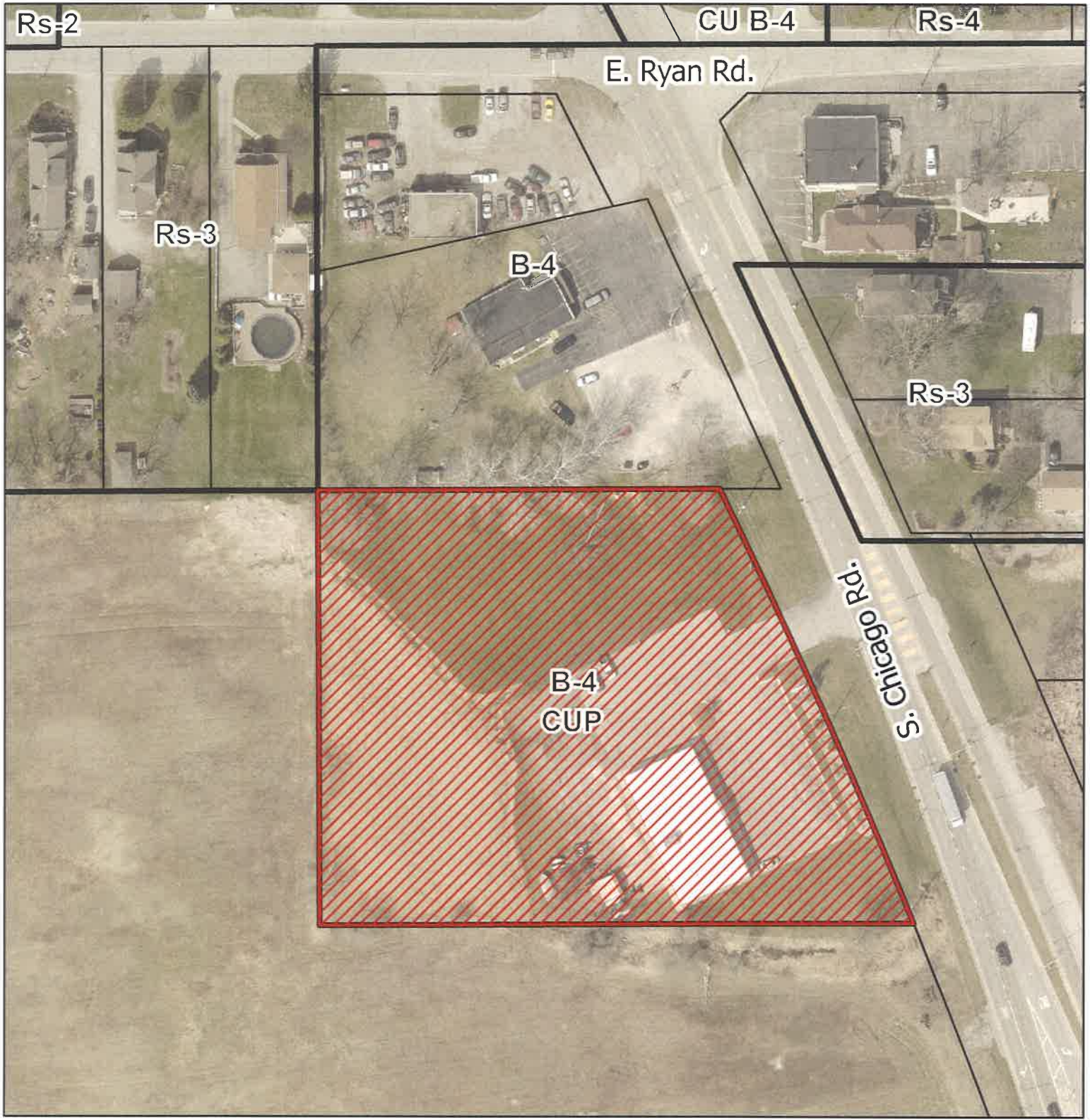
\_\_\_\_\_  
Date

\_\_\_\_\_  
(Please Print Name & Title)









# Location Map

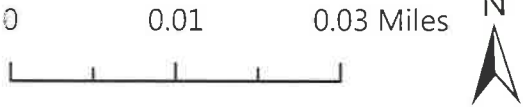
## 9555 S. Chicago Rd.



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

### Legend

-  Zoning
-  Floodway
-  Flood Fringe
-  - - Official Street Map
-  Parcels
-  9555 S. Chicago Rd.



TO BE PUBLISHED JUNE 26 & JULY 3, 2024

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 James Rosen, Highgate, LLC, to rezone a portion of the property at 1402 W. Hampstead Ln. from B-4, General Business (PUD) to I-1, Institutional (PUD).

**Hearing Date:**

July 16, 2024

**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):**

James Rosen, Highgate, LLC

**Property Owner(s):**

James Rosen, Highgate, LLC

**Property Location(s):**

1402 W. Hampstead Ln.

**Tax Key(s):**

784-9042-000

**Legal Description:**

Part of Lot 10 of Certified Survey Map No. \_\_\_\_; being part of the Southeast ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Southeast ¼ Section; thence South 89°19'02" West along the South line of said Southeast ¼ Section 135.60 feet to a point; thence North 00°41'58" West 80.71 feet to a point on the North line of West Drexel Avenue; thence South 89°18'02" West along said North line 206.46 feet to the Southwest corner of Lot 2 of Certified Survey Map No. 9149; thence North 00°09'10" East along the West line of said Lot 2, a distance of 175.93 feet to the point of beginning; thence North 89°50'50" West along the North line of Lot 2 of Certified Survey Map No. 9174, a distance of 27.10 feet to a point; thence north 00°09'10" East along the East line of Outlot 9 of Certified Survey Map No.\_\_\_\_, a distance of 188.07 feet to a point; thence North 00°00'13" West along said East line 254.34 feet to a point; thence Northeasterly 18.97 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 30.95 feet, and whose chord bears North 18°07'52" East 18.68 feet to a point; thence North 89°12'52" East along the South line of said Outlot 9, a distance of 107.17 feet to a point; thence North 87°14'29" East along said South line 49.93 feet to a point; thence North 87°09'52" East along said South line 124.20 feet to a point on the West line of South 13<sup>th</sup> Street; thence South 00°05'47" West along said West line 282.69 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 9149; thence North 89°52'55" West along the North line of said Lot 2, a distance of 259.29 feet to the Northwest corner of said Lot 2; thence South 00°09'10" West along the West line of said Lot 2, a distance of 188.09 feet to the point of beginning. Said lands containing 84,208 square feet or 1.9331 acres.



The Common Council has scheduled other public hearings for July 16, 2024 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: June 18, 2024

CITY OF OAK CREEK COMMON COUNCIL

By: Daniel J. Bukiewicz, Mayor

### **PUBLIC NOTICE**

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



## COMMON COUNCIL REPORT

- Item:** Rezone - 1402 W. Hampstead Ln. (portion)
- Recommendation:** That the Council considers Ordinance 3106, an ordinance to rezone a portion of the property at 1402 W. Hampstead Ln. to I-1, Institutional (PUD). (1st District)
- Fiscal Impact:** Approval will allow for the future cohesive development within a single zoning district on the reconfigured property, where the Developer seeks to partner with a health care-related user. Development will yield positive fiscal impacts in terms of assessed value, review fees, permitting fees, and approximately impact fees. The property is located in TID 12.
- Critical Success Factor(s):**
- Active, Vibrant, and Engaged Community
  - Financial Stability and Resiliency
  - Thoughtful Growth and Prosperous Local Economy
  - Clean, Safe, and Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** The Applicant is requesting approval to rezone a portion of the property at 1402 W. Hampstead Ln. from B-4, General Business (PUD) to I-1, Institutional (PUD). This request is directly related to the Certified Survey Map (CSM) on this agenda. The property is located within the Highgate Planned Unit Development.

Included with this report are an exhibit identifying the portion of the property to be rezoned, and a concept site plan showing a hospital development on the lot. Council may recall that the parcel at 7836 S. Highgate Ave. (currently zoned I-1, Institutional) had been approved for a hospital use in 2018, and was shown in the General Development Plan for the Highgate PUD as such. Rezoning the portion of the property to be included in Lot 10 of the CSM to I-1, Institutional within the PUD will allow for future cohesive development within a single zoning district on the reconfigured property, ensuring application of a single set of standards and avoiding potential conflicts.

After careful consideration at the June 25, 2024 meeting, the Plan Commission recommended approval.

**Options/Alternatives:** Council has the discretion to approve or not approved the proposed rezone request. Disapproval would result in the reconfigured property being located in two (2) zoning districts with potentially different requirements.

Respectfully submitted:

Prepared:

Andrew J. Vickers, MPA  
City Administrator

Melanie Pérez  
Planner

Fiscal Review:

*Maxwell Gagin*

Maxwell Gagin, MPA

Deputy City Administrator / Finance Officer

Approved:

*Kristi Laine*

Kristi Laine

Community Development Director

---

Attachments:

Draft Ord. 3106

Location Map

Rezoning Exhibit (1 page)

ORDINANCE NO. 3106

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

AN ORDINANCE TO REZONE A PORTION OF THE PROPERTY AT 1402 W. HAMPSTEAD LN. FROM B-4, GENERAL BUSINESS (PUD) TO I-1, INSTITUTIONAL (PUD)

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

WHEREAS, JAMES ROSEN, HIGHGATE, LLC, has applied for rezoning a portion of the property at 1402 W. Hampstead Ln. from B-4, General Business (PUD) to I-1, Institutional (PUD);

WHEREAS, the property is more precisely described as follows:

Part of Lot 10 of Certified Survey Map No. \_\_\_\_\_; being part of the Southeast ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Southeast ¼ Section; thence South 89°19'02" West along the South line of said Southeast ¼ Section 135.60 feet to a point; thence North 00°41'58" West 80.71 feet to a point on the North line of West Drexel Avenue; thence South 89°18'02" West along said North line 206.46 feet to the Southwest corner of Lot 2 of Certified Survey Map No. 9149; thence North 00°09'10" East along the West line of said Lot 2, a distance of 175.93 feet to the point of beginning; thence North 89°50'50" West along the North lien of Lot 2 of Certified Survey Map No. 9174, a distance of 27.10 feet to a point; thence north 00°09'10" East along the East line of Outlot 9 of Certified Survey Map No. \_\_\_\_\_, a distance of 188.07 feet to a point; thence North 00°00'13" West along said East line 254.34 feet to a point; thence Northeasterly 18.97 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 30.95 feet, and whose chord bears North 18°07'52" East 18.68 feet to a point; thence North 89°12'52" East along the South line of said Outlot 9, a distance of 107.17 feet to a point; thence North 87°14'29" East along said South line 49.93 feet to a point; thence North 87°09'52" East along said South line 124.20 feet to a point on the West line of South 13th Street; thence South 00°05'47" West along said West line 282.69 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 9149; thence North 89°52'55" West along the North line of said Lot 2, a distance of 259.29 feet to the Northwest corner of said Lot 2; thence South 00°09'10" West along the West line of said Lot 2, a distance of 188.09 feet to the point of beginning. Said lands containing 84,208 square feet or 1.9331 acres.

WHEREAS, the Plan Commission reviewed the application and recommended that the I-1, Institutional (PUD) rezoning be approved; and

WHEREAS, the Common Council held a public hearing on said application on July 16, 2024, at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing and with the favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the I-1, Institutional rezoning was approved for the lands hereinabove described.

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 lands hereinabove described are hereby rezoned from B-4, General Business (PUD) to I-1, Institutional (PUD), and the Zoning Map of Chapter 17 of the Municipal Code is amended to reflect the rezoning.

SECTION 2: 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 3: 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 4: The rezoning shall take place contemporaneously with the enactment of this ordinance and shall take effect immediately upon its passage and publication.

Passed and adopted this 16th day of July, 2024.

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

Approved this 16th day of July, 2024.

\_\_\_\_\_  
Mayor

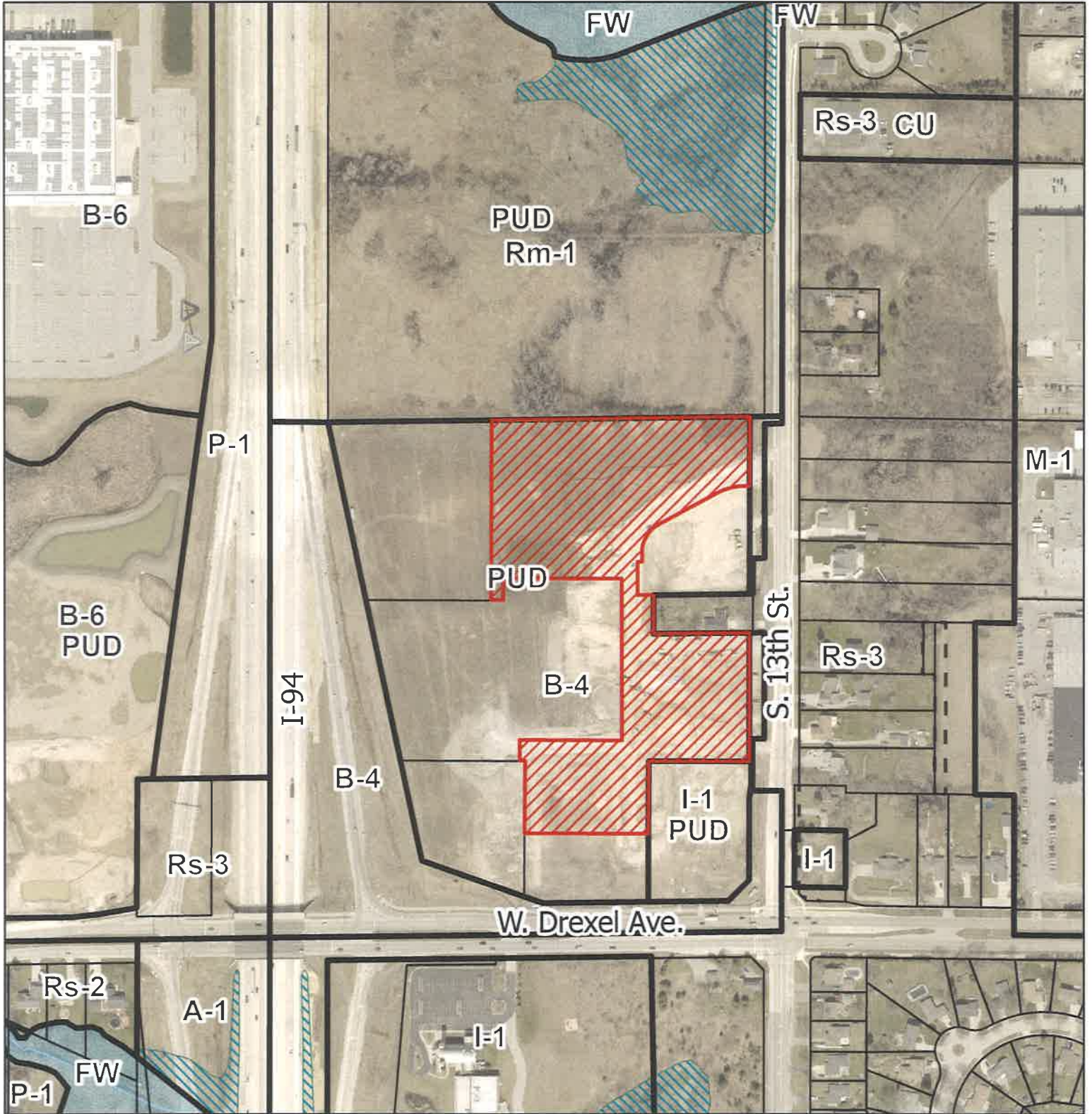
ATTEST:

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

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

# Location Map

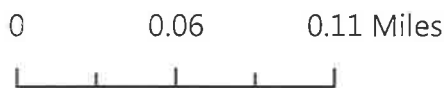
## 1402 W. Hampstead Ln.



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



Community Development



### Legend

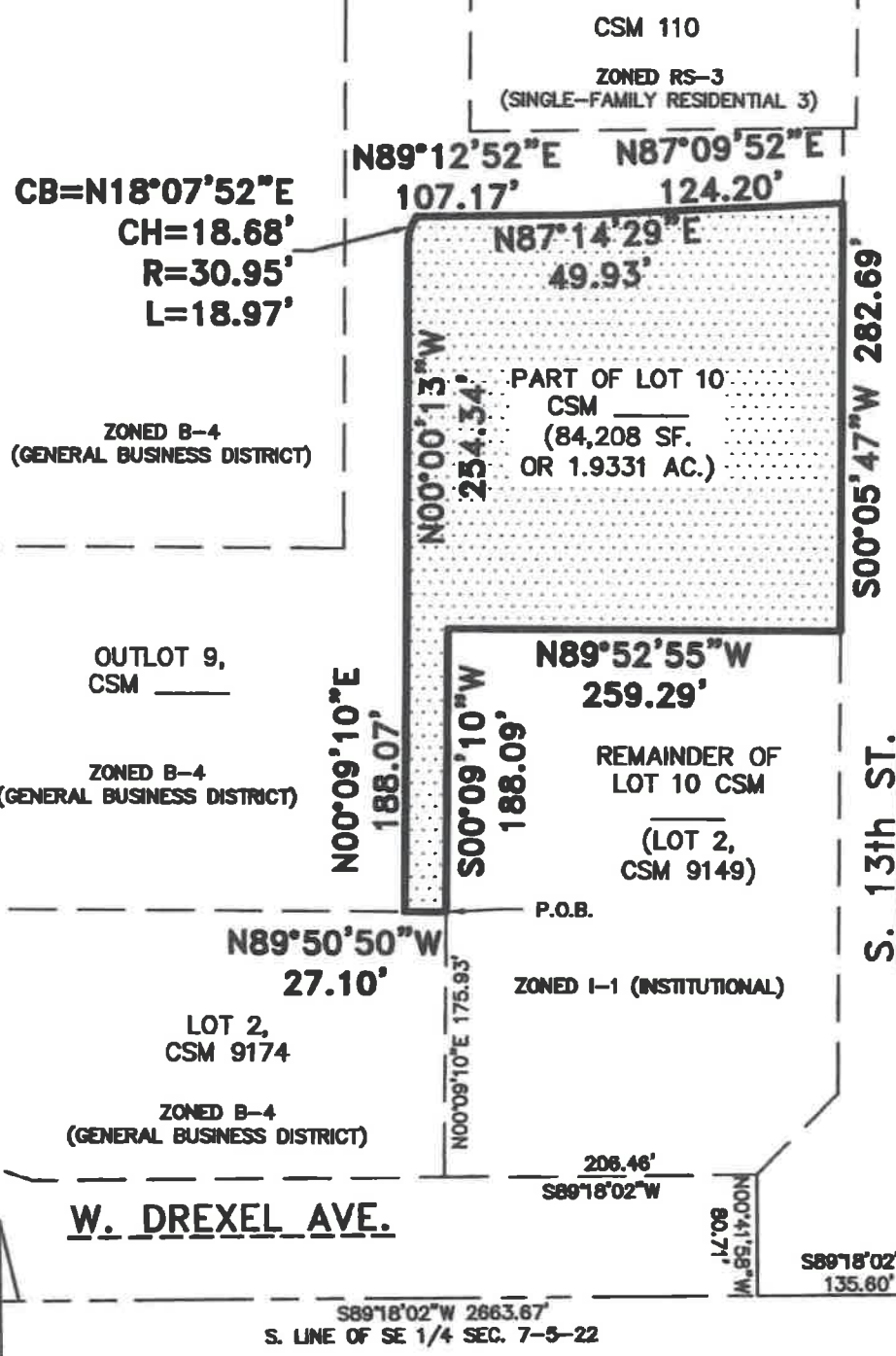
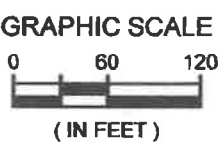
- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 1402 W. Hampstead Ln.



# REZONING EXHIBIT RECEIVED

## B-4 TO I-1

SW COR. OF  
SE 1/4 OF  
SEC. 7-5-22  
JUN 05 2024  
CITY OF OAK CREEK



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

## COMMON COUNCIL REPORT

- Item:** Certified Survey Map - 1402 W. Hampstead Ln. and 7836 S. Highgate Ave.
- Recommendation:** That the Council adopts Resolution No. 12508-071624, a resolution approving a Certified Survey Map submitted by James Rosen, Highgate, LLC., for the properties at 1402 W. Hampstead Ln. and 7836 S. Highgate Ave. (1<sup>st</sup> Aldermanic District).
- Fiscal Impact:** The proposal is to divide and reconfigure the properties into one outlot (Outlot 9) that will be 7.64 acres, and one buildable lot (Lot 10) that will be 4.06 acres. Development of the buildable lot will yield positive fiscal impacts in terms of assessed value, review fees, permitting fees, and approximately impact fees. The property is located in TID 12.
- Critical Success Factor(s):**
- Active, Vibrant, and Engaged Community
  - Financial Stability and Resiliency
  - Thoughtful Growth and Prosperous Local Economy
  - Clean, Safe, and Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

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**Background:** The Applicant is requesting recommendation of approval of a Certified Survey Map (CSM) to divide and reconfigure portions the properties at 7836 S. Highgate Ave. and 1402 W. Hampstead Ln. Following the reconfiguration, Outlot 9 will be approximately 7.64 acres, and Lot 10 will be approximately 4.06 acres. The new lot will meet the current zoning district requirements (I-1, Institutional; and B-4, General Business). This reconfiguration is directly related to the rezone request in the next agenda item, and in preparation to develop Lot 10 of the CSM. Staff note that the signature pages will need to be updated to the current Plan Commission Secretary and approval language. Prior to recording, this change will have to be made as included in the conditions of approval above.

The Plan Commission reviewed this request during their June 25, 2024 meeting, and recommended approval subject to the following conditions:

1. That the signature page is updated to the current Plan Commission Secretary.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.



**Options/Alternatives:** Council has the discretion to approve, and/or modify the condition(s) of Certified Survey Map approval, or deny the request.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Melanie Pérez  
Planner

Fiscal Review:



Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer

Approved:



Kristi Laine  
Community Development Director

---

Attachments:

Draft Res. 12508-071624

Location Map

Draft Certified Survey Map (2 pages)

RESOLUTION NO. 12508-071624

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

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
JAMES ROSEN, HIGHGATE, LLC.

1402 W. Hampstead Ln. and 7836 S. Highgate Ave.  
(1<sup>st</sup> Aldermanic District)

WHEREAS, JAMES ROSEN, hereinafter referred to as the subdivider, has submitted a Certified Survey Map in compliance with all statutory requirements; and

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

WHEREAS, the Plan Commission has recommended that this Certified Survey Map be approved, subject to the following conditions:

1. That the signature page is updated to the current Plan Commission Secretary.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

1. That the signature page is updated to the current Plan Commission Secretary.
2. 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 4<sup>th</sup> day of June, 2024.

Passed and adopted this 16<sup>th</sup> day of July, 2024.

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

Approved this 16<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Mayor

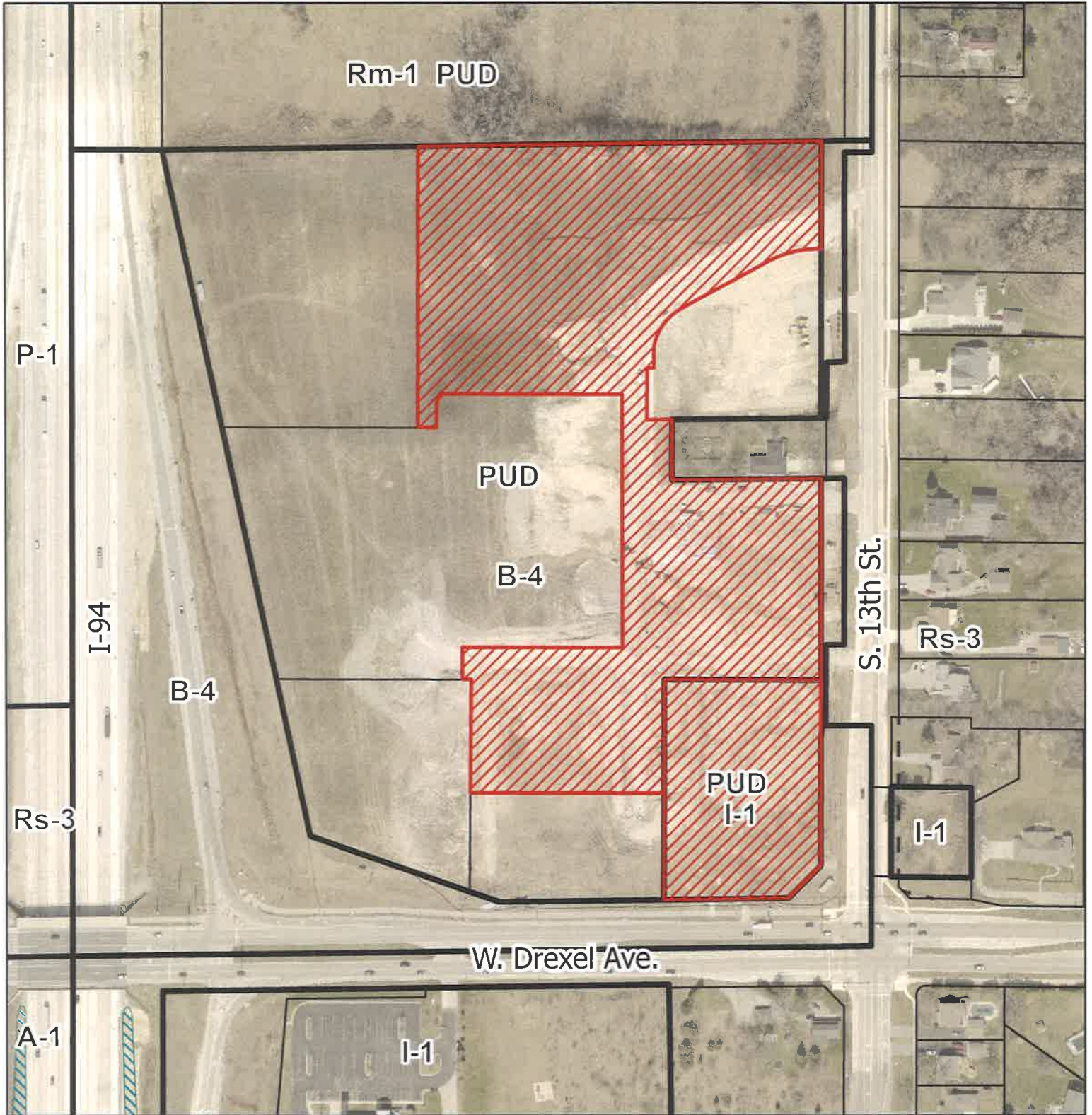
ATTEST:

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

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

# Location Map

## 7836 S. Highgate Ave. & 1402 W. Hampstead Ln.



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

### Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 7836 S. Highgate Ave. & 1402 W. Hampstead Ln.



Community Development



RECEIVED  
 JUN 05 2024  
 CITY OF OAK CREEK

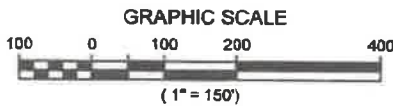
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 7, T 5 N, R 22 E, WHICH BEARS N00°05'47"E.



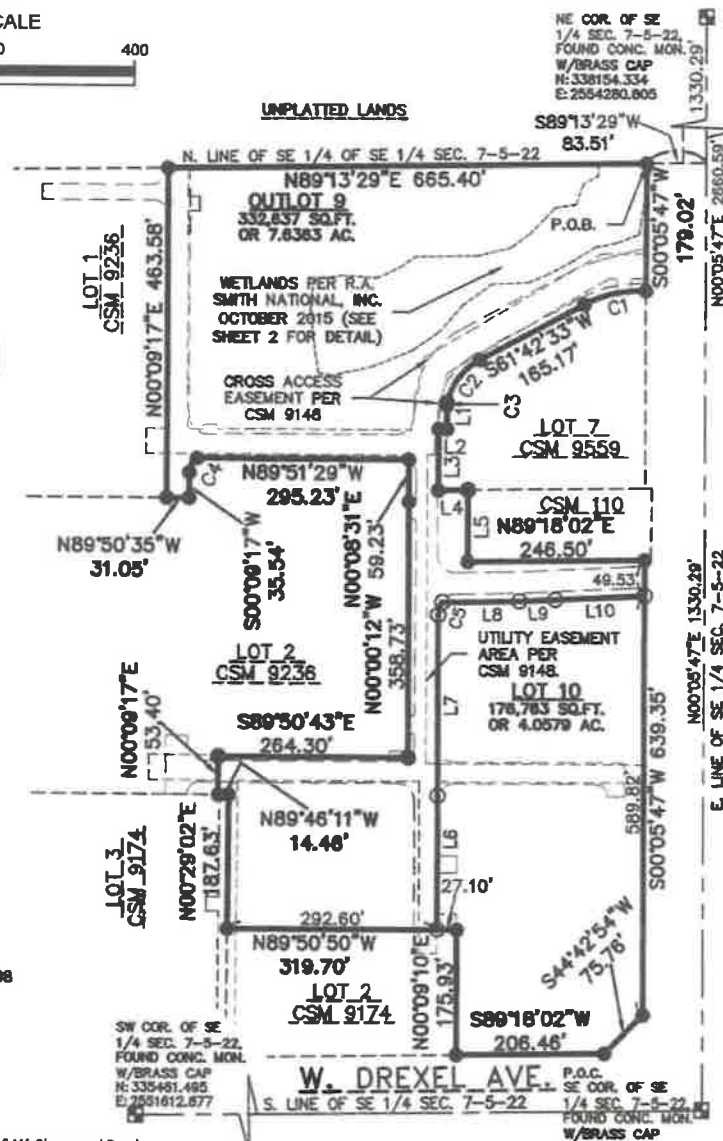
May 30, 2024



OWNER:  
 HIGHGATE, LLC  
 19035 W. CAPITOL DR. STE. 108  
 BROOKFIELD, WI 53186



16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 raSmith.com

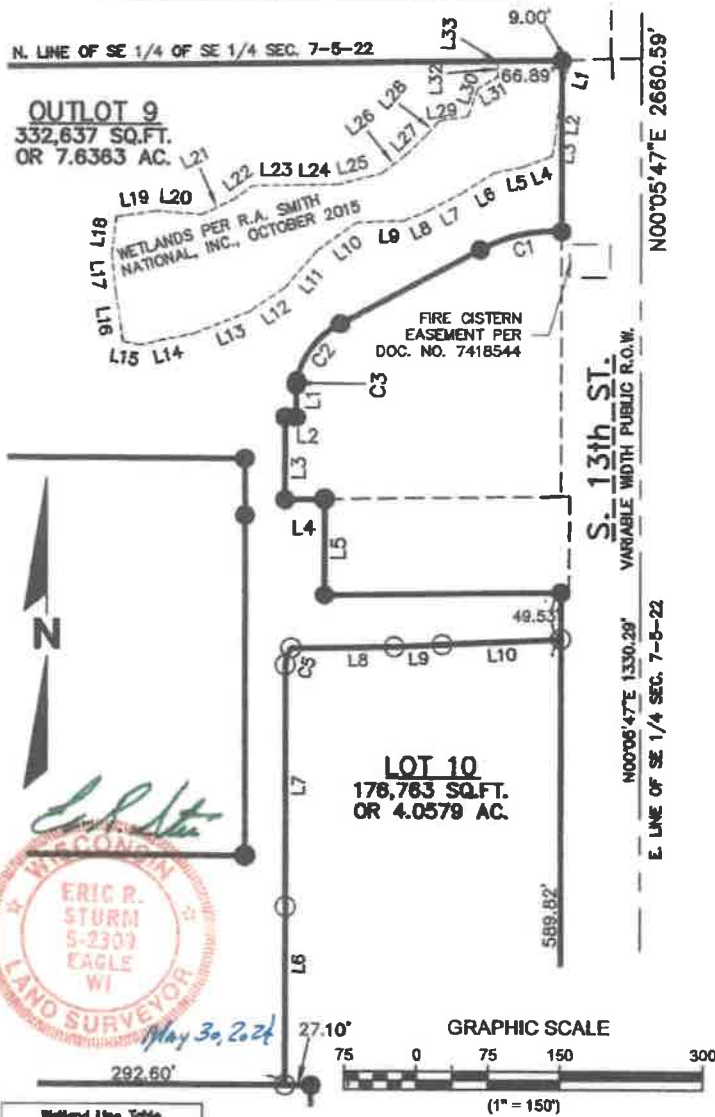


S. 13th ST.  
 VARIABLE WIDTH PUBLIC R.O.W.

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

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

## WETLAND AND INTERIOR LOT DETAILS



Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	88.63	163.50	S77°13'18"W	87.46	N67°15'55.8"W	S61°42'32.7"W	031°01'31.5"
C2	77.66	89.50	S36°51'07"W	75.24	S61°42'32.7"W	S11°59'42.1"W	049°42'50.6"
C3	3.93	19.00	S6°04'30"W	3.92	S11°59'42.1"W	S00°09'17.2"W	011°50'25.0"
C4	24.10	23.66	S28°14'39"W	23.07	S57°25'33.4"W	S00°56'15.9"E	058°21'49.3"
C5	18.97	30.85	S18°07'52"W	18.68	S35°41'29.6"W	S00°34'15.1"W	035°07'14.4"

Line #	Direction	Length
L1	S0°09'17"W	33.97
L2	N89°30'43"W	11.50
L3	S0°09'17"W	85.76
L4	N89°18'02"E	41.16
L5	S0°05'47"W	98.99
L6	S0°09'10"W	188.07
L7	S0°00'13"E	254.34
L8	S89°12'52"W	107.17
L9	S87°14'29"W	49.93
L10	S87°09'52"W	124.20

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S17°03'57"W	38.68	L12	S85°12'57"W	43.47	L23	N88°05'13"E	47.28
L2	S7°00'47"W	47.82	L13	S67°40'01"W	82.97	L24	N88°01'36"E	38.01
L3	S8°42'34"W	18.46	L14	S77°39'31"W	86.82	L25	N75°38'13"E	47.80
L4	S8°06'47"W	33.02	L15	N80°11'12"W	18.87	L26	N82°38'33"E	32.43
L5	S7°28'16"W	28.97	L16	N81°23'1"W	63.23	L27	N45°14'45"E	27.81
L6	S87°28'31"W	40.18	L17	N8°23'02"W	40.58	L28	N41°58'47"E	22.03
L7	S82°13'16"W	37.16	L18	N6°11'04"E	38.84	L29	N81°38'10"E	28.73
L8	S87°07'33"W	30.18	L19	N81°30'45"E	41.64	L30	N19°42'11"E	30.88
L9	S88°01'08"W	48.78	L20	S88°09'05"E	48.11	L31	N81°12'08"E	23.47
L10	S84°11'48"W	88.82	L21	N84°14'57"E	37.48	L32	N07°12'28"E	18.12
L11	S40°38'48"W	81.48	L22	N63°45'12"E	23.23	L33	N42°17'4"E	2.82

**raSmith**  
 CREATIVITY BEYOND ENGINEERING  
 16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

## COMMON COUNCIL REPORT

<b>Item:</b>	Rezone and Planned Unit Development Amendment - 641 & 810R E. Drexel Ave. (portions) - Stonebrook on the Park
<b>Recommendation:</b>	That the Council considers Ordinance 3102, an ordinance to rezone to Rd-1, Two-Family Residential (NO CHANGE TO FW, Floodway or FF, Flood Fringe Districts) and to amend the Planned Unit Development (PUD) affecting portions of the properties at 641 & 819R E. Drexel Ave. (1st District)
<b>Fiscal Impact:</b>	Approval of the Amendments will allow for the single-family attached Planned Unit Development for Stonebrook on the Park to proceed as presented. Development will yield positive fiscal impacts in terms of assessed value, review fees, permitting fees, and approximately \$263,736 in impact fees. The properties are not located in a TID.
<b>Critical Success Factor(s):</b>	<input type="checkbox"/> Active, Vibrant, and Engaged Community <input type="checkbox"/> Financial Stability and Resiliency <input checked="" type="checkbox"/> Thoughtful Growth and Prosperous Local Economy <input type="checkbox"/> Clean, Safe, and Welcoming <input type="checkbox"/> Inspired, Aligned, and Proactive City Organization <input type="checkbox"/> Quality Infrastructure, Amenities, and Services <input type="checkbox"/> Not Applicable

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**Background:** At the May 21, 2024 hearing, the Applicant requested additional modifications to the Planned Unit Development that had not been presented to the Plan Commission. Council therefore remanded the Conditions and Restrictions back to the Plan Commission for consideration of the new request (20 garages comprising 55% of the overall façade width). Included with this report are revised Conditions and Restrictions that were recommended for Council approval at the Plan Commission's June 11, 2024 meeting.

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### May 21, 2024 report

This proposal was approved by the Plan Commission previously in 2022. Due to several extenuating circumstances, staff are proposing Amended Conditions and Restrictions for Plan Commission review. A Certified Survey Map and Condominium Plat affecting these properties are also on the agenda for Council review. The following amendments are incorporated into the Amended Conditions and Restrictions for consideration:

1. Correction of an error in the road name for Section 2(F).
2. Clarification in Section 2(J) regarding landscaping requirements.
3. Clarification of Section 3(D) regarding Condominium Plat requirements. Note that the previous requirement for the Condominium Plat and Declaration to be reviewed and approved prior to issuance of any permits for the development has been removed.
4. Update to the current Code for Section 5(A).

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5. Update to Section 8 for compliance with Statute.

Following Plan Commission review and recommendation of approval, the Applicant and their counsel presented additional modification requests and clarifying details. The additional requests are related to the maximum percentage of the primary (front) façade of the home an attached garage may comprise. Per Sec. 17.0403(d)(4)(g)(1) of the Zoning Code, garages located on and set ahead of the primary façade of the home shall not exceed 45% of the façade's total width. The request is for garages on 26 of the buildings to comprise 55% of the width of the primary façade, and for garages to comprise 63% of the façade on the remaining seven (7) buildings. To compensate for this modification request, the Applicant is proposing to install split-rail fence around the wetlands on the properties. It should be clarified that the proposal for installation of the split-rail fence is specific to the modification request for the garages only. The modification request for the reduction in the width of the stone/masonry material requires separate compensation, for which the Applicant's counsel offered the installation of an additional tree per lot during Plan Commission review.

Although installing fence on the required 5-foot undisturbed buffer line for wetlands has been a requirement in recent developments, it was not required for this particular PUD. Should the Council determine that the proposal is acceptable, staff recommend that the ownership and maintenance responsibility for the fence be included in all Condominium Association documents and deeds.

After careful consideration at the April 23, 2024 meeting, the Plan Commission recommended approval subject to the attached Conditions and Restrictions.

**Options/Alternatives:** Council has the discretion to modify the proposed Conditions and Restrictions as part of the approval of the Planned Unit Development Amendment, or deny the request.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Melanie Pérez  
Planner

Fiscal Review:



Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer



Kristi Laine  
Community Development Director

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Attachments:

Ord. 3102

Location Map

Draft Conditions & Restrictions (25 pages)

ORDINANCE NO. 3102

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

AN ORDINANCE TO REZONE TO RD-1, TWO-FAMILY RESIDENTIAL (NO CHANGES TO FW, FLOODWAY OR FF, FLOOD FRINGE DISTRICTS) AND TO AMEND THE PLANNED UNIT DEVELOPMENT (PUD) AFFECTING PORTIONS OF THE PROPERTIES AT 641 & 819R E. DREXEL AVE.

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

WHEREAS, on April 19, 2022, the Oak Creek Common Council adopted Ordinance No. 3033, rezoning portions of the properties at 641 and 819R to Rd-1, Two-Family Residential (no change to the FW, Floodway or FF, Flood Fringe districts) Planned Unit Development (PUD); and

WHEREAS, the above ordinance affected the following legally described properties:

Parcel 1, 641 E. Drexel Ave. - That part of the East 25 acres of the North East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, formerly the Town of Oak Creek, (also known as a part of School Section Lot 3) lying Easterly of the right-of-way of the Chicago and Milwaukee Rail Road Company, now known as the Chicago North Shore and Milwaukee Rail Road Company. More particularly described as follows, to-wit: Beginning at the NE corner of said NW  $\frac{1}{4}$  of Section 16, Town 5 North, Range 22 East, thence S 89° 09' 31" W along the North line of said  $\frac{1}{4}$  Section 469.08 ft. to a point on the Easterly Right of Way line of the Chicago North Shore and Milwaukee Railroad; thence S 21° 11' 45" E and along said Easterly Right of Way line 1280.05 ft. to a point on the East line of said  $\frac{1}{4}$  Section; thence N 00° 17' 45" E along said East line of said  $\frac{1}{4}$  Section 1200.38 ft. to place of beginning, containing 6.462 acres of land. Lot 2 & a portion of Lot 3 (excepting future Lots 3 & 4 per Exhibit B) of a Certified Survey Map to be recorded.

Parcel 2, 819R E. Drexel Ave. – The West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the North East of Section 16, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin. Lots 2, 3, & 4 of a Certified Survey Map to be recorded.

To be further described as Lot 3 of CSM 9418, and Lots 3 & 4 of a CSM to be recorded (Lot 2 and a portion of Lot 3 of CSM 9417, and Lots 2, 3 and 4 of CSM 9418).

WHEREAS, the developer, Ryan Janssen, Janssen Bruckner, LLC, is now requesting amendments to the Conditions and Restrictions adopted pursuant to Ordinance No. 3033; and

WHEREAS, the Plan Commission reviewed the application and recommended that the requested amendments, incorporated by reference into this ordinance as Exhibit A, be approved; and

WHEREAS, the Common Council held a public hearing on said application on May 21, 2024, at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing and upon favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the



City would be served if the amendments to the Planned Unit Development 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 Planned Unit Development as incorporated by reference as Exhibit A into this ordinance.

NOW, THEREFORE, BE IT RESOLVED, 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 Conditions and Restrictions adopted pursuant to Ordinance No. 2541 affecting the lands hereinabove described, are amended as follows: Section 1 is revised to read

1. LEGAL DESCRIPTION

Parcel 1, 641 E. Drexel Ave. - That part of the East 25 acres of the North East  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, formerly the Town of Oak Creek, (also known as a part of School Section Lot 3) lying Easterly of the right-of-way of the Chicago and Milwaukee Rail Road Company, now known as the Chicago North Shore and Milwaukee Rail Road Company. More particularly described as follows, to-wit: Beginning at the NE corner of said NW  $\frac{1}{4}$  of Section 16, Town 5 North, Range 22 East, thence S  $89^{\circ} 09' 31''$  W along the North line of said  $\frac{1}{4}$  Section 469.08 ft. to a point on the Easterly Right of Way line of the Chicago North Shore and Milwaukee Railroad; thence S  $21^{\circ} 11' 45''$  E and along said Easterly Right of Way line 1280.05 ft. to a point on the East line of said  $\frac{1}{4}$  Section; thence N  $00^{\circ} 17' 45''$  E along said East line of said  $\frac{1}{4}$  Section 1200.38 ft. to place of beginning, containing 6.462 acres of land. Lot 2 & a portion of Lot 3 (excepting future Lots 3 & 4 per Exhibit B) of a Certified Survey Map to be recorded.

Parcel 2, 819R E. Drexel Ave. – The West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the North East of Section 16, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin. Lots 2, 3, & 4 of a Certified Survey Map to be recorded.

To be further described as Lot 3 of CSM 9418, and Lots 3 & 4 of a CSM to be recorded (Lot 2 and a portion of Lot 3 of CSM 9417, and Lots 2, 3 and 4 of CSM 9418).

SECTION 2: Section 2(C) is revised to read

Homes constructed within this planned unit development shall be in conformance with the approved designs in Exhibit C and these Conditions and Restrictions. Building designs for individual homes do not require additional Plan Commission review provided they conform to the approved General Development Plan and these Conditions and Restrictions.

SECTION 3: Section 2(F) is revised to read

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 (e.g., S. Quincy Ave., E. Quietwood Pl., E. Trailside Ct., utilities, etc.) required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.

SECTION 4: Section 2(J) is revised to read

A Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of any project within the Planned Unit Development. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping in accordance with the Master Landscape Plan approved by the Plan Commission on January 10, 2023, and incorporating additional landscaping at a minimum of one (1) tree per building to compensate for the reduction in masonry thickness in Section 3(C)(1) below, shall be installed for each building and associated buffer area(s) prior to the issuance of an Occupancy Permit for the requested building. Split-rail fences shall be installed along the 5-foot undisturbed buffer around all remaining wetlands to compensate for the additional façade width of the attached garages (max. 55%). All landscaping around common areas, including, but not limited to, landscaping around the stormwater pond and installation of the split-rail fences around all remaining wetlands, shall be installed prior to issuance of the final Occupancy Permit for the development. Requests for Occupancy Permits between November 1 and April 30 shall provide a landscape escrow in conformance with local policy requirements.

SECTION 5: Section 3(A) is revised to read

A. There shall be a maximum of 33 single-family attached buildings, and a maximum of 66 single-family attached units. Each unit shall have an attached garage. A maximum of 20 buildings can have garages that reach the maximum of 55% of the façade's total width.

SECTION 6: Section 3(B)(7)(i) is revised to read

- i. Garage Set Ahead.
  1. The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.
  2. If the garage is set ahead from the front façade of the home, as detailed in (1) above, it shall not exceed 55% of the façade's total width.

SECTION 7: Section 3(B)(7)(ii) is revised to read

- ii. Garage In Line. If the garage is in line with the front façade of the home, exclusive of porches, bay windows, or other minor projections, it shall not exceed fifty-five (55) percent of the façade's total width.

SECTION 8: Section 3(C) is revised to read

- C. Exterior building materials shall be traditional, time- and weather-tested materials and techniques.
  - a. Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum

thickness of 1.5 inches, and shall be structurally integrated into the façade of the building.

- b. Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one inch, and shall be structurally integrated into the façade of the building.
- D. Deed restrictions (private) and condominium bylaws/declarations, while not enforceable through the City, (to the extent they do not violate Municipal Code or these conditions and restrictions) shall be reviewed and approved by the Plan Commission as part of the required local review process for any Condominium Plat. Any Condominium Plat with associated deed restrictions and condominium bylaws/declarations shall be recorded with the Milwaukee County Register of Deeds prior to issuance of an Occupancy Permit for any unit in this Planned Unit Development.
- E. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements.
- F. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

SECTION 9: Section 5(A) is revised to read

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

SECTION 10: Section 8, Time of Compliance is revised to read

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within five (5) years from the date of adoption of the ordinance authorizing this Planned Unit Development (April 19, 2022). This Planned Unit Development approval shall expire five (5) years after the date of adoption of the ordinance (April 19, 2027) if a building permit has not been issued for this use. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

SECTION 11: Exhibit C: Approved Home Models are updated with renderings and Sheet A1, Stonebrook on the Park Model 1 (last revised 2-3-23); Sheet A2, Stonebrook on the Park Model 1 (last revised 2-3-23); Sheet A3, Stonebrook on the Park Model 1 (last revised 2-3-23); Sheet A1, Stonebrook on the Park Model 2 (last revised 3-9-23); Sheet A2, Stonebrook on the Park Model 2 (last revised 3-9-23); Sheet A3, Stonebrook on the Park Model 2 (last revised 3-9-23); Sheet A1, Stonebrook on the Park Model 3 (last revised 2-6-23); Sheet A2, Stonebrook on the Park Model 3 (last revised 2-6-23); Sheet A3, Stonebrook on the Park Model 3 (last revised 2-6-23); Sheet A4, Stonebrook on the Park Model 4 (last revised 3-13-23); Sheet A2, Stonebrook on the Park Model 4 (last revised 3-13-23); Sheet A3, Stonebrook on the Park Model 4 (last revised 3-13-23); Sheet A1, Stonebrook on the Park Model 4 (last revised 3-13-23); Sheet A1, Stonebrook on the Park Model 5 (last revised 3-13-23); Sheet A2, Stonebrook on the Park Model 4 (last revised 3-13-23); Sheet A3, Stonebrook on the Park Model 4 (last revised 3-13-23).

SECTION 12: 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 13: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 14: This ordinance shall take place contemporaneously with the enactment of this ordinance and shall take effect immediately upon its passage and publication.

Passed and adopted this 16th day of July, 2024.

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

Approved this 16th day of July, 2024.

\_\_\_\_\_  
Mayor

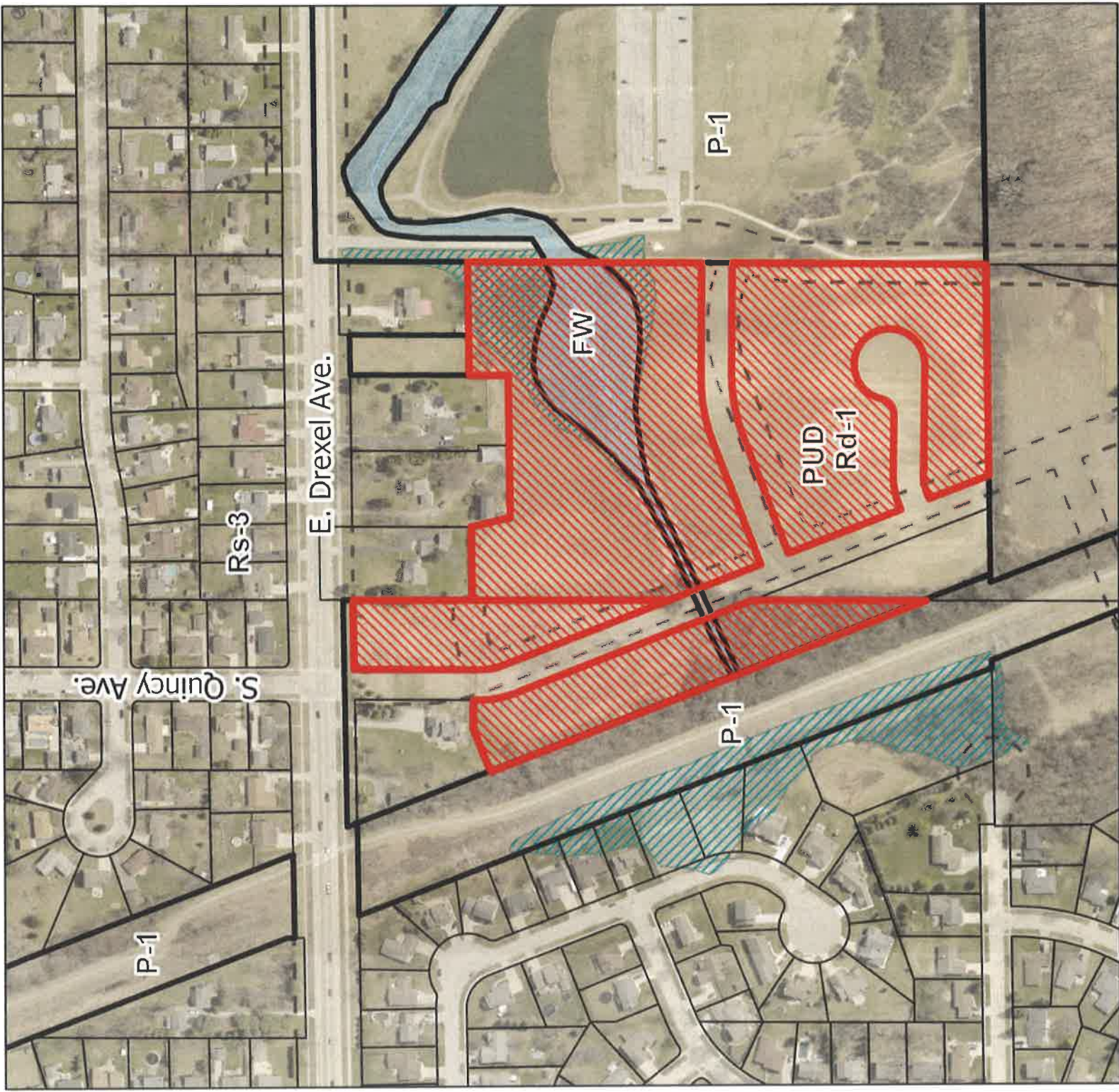
ATTEST:

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

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



# Location Map 641 & 819 E. Drexel Ave.



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



**OAKCREEK**  
— WISCONSIN —

Community Development

0 0.04 0.09 Miles



## Legend

- Zoning
- Flood Fringe
- Official Street Map
- Parcels
- Floodway
- 641 & 819 E. Drexel Ave.

**City of Oak Creek – Planned Unit Development (PUD)  
DRAFT Conditions and Restrictions**

**Applicant:** Janssen Bruckner, LLC  
**Property Address(es):** 641 & 819R E. Drexel Ave.  
(portions)  
**Tax Key Number(s):** 814-9999-000 & 815-9995-002  
(portions)

**Approved by Plan Commission:** 6-11-24  
**Approved by Common Council:** TBD  
(Ord. #3102, Amend. Ord. #3033)

**1. LEGAL DESCRIPTION**

Parcel 1, 641 E. Drexel Ave. - That part of the East 25 acres of the North East ¼ of the North West ¼ of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, formerly the Town of Oak Creek, (also known as a part of School Section Lot 3) lying Easterly of the right-of-way of the Chicago and Milwaukee Rail Road Company, now known as the Chicago North Shore and Milwaukee Rail Road Company. More particularly described as follows, to-wit: Beginning at the NE corner of said NW ¼ of Section 16, Town 5 North, Range 22 East, thence S 89° 09' 31" W along the North line of said ¼ Section 469.08 ft. to a point on the Easterly Right of Way line of the Chicago North Shore and Milwaukee Railroad; thence S 21° 11' 45" E and along said Easterly Right of Way line 1280.05 ft. to a point on the East line of said ¼ Section; thence N 00° 17' 45" E along said East line of said ¼ Section 1200.38 ft. to place of beginning, containing 6.462 acres of land. Lot 2 & a portion of Lot 3 (excepting future Lots 3 & 4 per Exhibit B) of a Certified Survey Map to be recorded.

Parcel 2, 819R E. Drexel Ave. – The West ½ of the West ½ of the North ½ of the North East of Section 16, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin. Lots 2, 3, & 4 of a Certified Survey Map to be recorded.

To be further described as Lot 3 of CSM 9418, and Lots 3 & 4 of a CSM to be recorded (Lot 2 and a portion of Lot 3 of CSM 9417, and Lots 2, 3 and 4 of CSM 9418).

**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 Planned Unit Development shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits. This plan shall be in substantial conformance with the adopted General Development Plan (see Exhibit A) and 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)

**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)



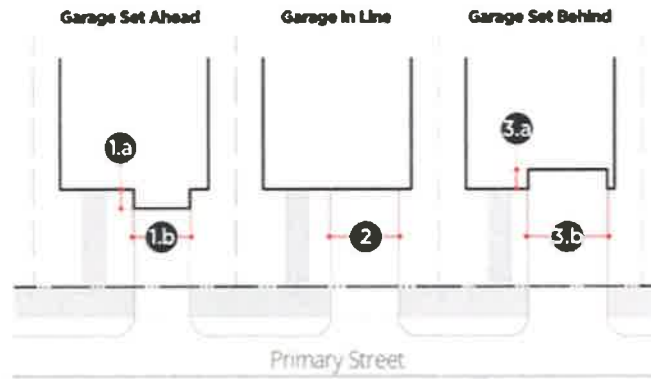
- j) Location of water (existing & proposed)
  - k) Location of storm sewer (existing & proposed)
  - l) Location(s) of wetlands (field verified)
  - m) Location(s) and details of sign(s)
  - n) Location(s) and details of proposed fences/gates
- 2. Location(s) of storm sewer (existing and proposed)
  - 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. Homes constructed within this planned unit development shall be in conformance with the approved designs in Exhibit C and these Conditions and Restrictions.** Building designs for individual homes do not require additional Plan Commission review provided they conform to the approved General Development Plan and these Conditions and Restrictions.
- D. All plans for additions, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- E. 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.
- F. 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 (e.g., **S. Quincy Ave., E. Quietwood Pl., E. Trailside Ct., utilities, etc.**) required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- H. 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).
- I. Prior to the issuance of any permits for any portion of the development, the Applicant/landowner shall submit all City-approved Certified Survey Maps for recording.
- J. A Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of any project within the Planned Unit Development. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. **Landscaping in accordance with the Master Landscape Plan approved by the Plan Commission on January 10, 2023, and incorporating additional landscaping at a minimum of one (1) tree per building to compensate for the reduction in masonry thickness in Section 3(C)(1) below, shall be installed for each building and associated buffer area(s) prior to the issuance of an Occupancy Permit for the requested building. Split-rail fences shall be installed along the 5-foot undisturbed buffer around all remaining wetlands to compensate for the additional façade width of the attached garages (max. 55%). All landscaping around common areas, including, but not limited to, landscaping around the stormwater pond and installation of the split-rail fences around all remaining wetlands, shall be installed prior to issuance of the final Occupancy Permit for the**

**development. Requests for Occupancy Permits between November 1 and April 30 shall provide a landscape escrow in conformance with local policy requirements.**

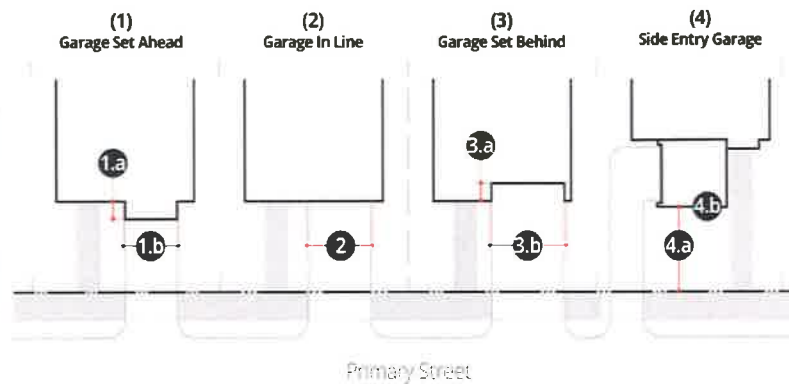
3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be a maximum of 33 single-family attached buildings, and a maximum of 66 single-family attached units. Each unit shall have an attached garage. **A maximum of 20 buildings can have garages that reach the maximum of 55% of the façade's total width.**
- B. Attached garages shall
1. Be subordinate to the principal building.
  2. Not exceed fifty (50) percent of the livable area of the principal building.
  3. Share a common wall and roof with the principal building.
  4. Provide internal access to the principal building.
  5. Not exceed the height of the principal building.
  6. Not include doors that exceed eight (8) feet in height.
  7. Meet the following standards (see graphic):
    - i. **Garage Set Ahead.**
      1. The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.
      2. If the garage is set ahead from the front façade of the home, as detailed in (1) above, **it shall not exceed 55% of the façade's total width.**
    - ii. **Garage In Line.** If the garage is in line with the front façade of the home, exclusive of porches, bay windows, or other minor projections, it shall not exceed **fifty-five (55) percent** of the façade's total width.
    - iii. **Garage Set Behind.**
      1. The garage may be set behind the front façade of the home, exclusive of porches, bay windows, or other minor projections, a minimum of one (1) foot.
      2. If the garage is set behind the front façade of the home, as detailed in (1) above, it shall not exceed fifty-five (55) percent of the façade's total width.



iv. **Side-Entry Garage.**

1. Side-entry garages shall meet the district setback and building standards in Table 17.0301(a) of the Municipal Code (as amended).
2. The garage may be set ahead of, but considered part of, the primary façade of the home
  - a. If the garage utilizes the same exterior building materials and design as the dwelling.
  - b. If the garage incorporates a window on the same side as the primary facade of the home.
  - c. If all driveway, garage access, and parking pad requirements of Sec. 17.0503 of the Municipal Code (as amended) are met.



C. Exterior building materials shall be traditional, time- and weather-tested materials and techniques.

1. **Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three 1.5 inches, and shall be structurally integrated into the façade of the building.**
2. **Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as vinyl siding, EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. Vinyl siding shall be, at minimum, a standard residential grade thickness of 0.44 mm. All other materials utilized on upper floors shall have a minimum thickness of one inch, and shall be structurally integrated into the façade**



**of the building.**

- D. Deed restrictions (private) and condominium bylaws/**declarations**, while not enforceable through the City, (to the extent they do not violate Municipal Code or these conditions and restrictions) shall be reviewed and approved by the Plan Commission **as part of the required local review process for any Condominium Plat. Any Condominium Plat with associated deed restrictions and condominium bylaws/declarations shall be recorded with the Milwaukee County Register of Deeds prior to issuance of an Occupancy Permit for any unit in this Planned Unit Development.**
- E. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements.
- F. 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. Each residential unit shall have, at a minimum, an attached two-car garage in accordance with Section 3 above. Parking for additional vehicles on the driveway shall not obstruct the sidewalk or roadway.
- B. Driveway widths shall not exceed 20 feet at the right-of-way.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with **Section 17.0509** of the Municipal Code (as amended).
- B. Pole type, color, height, and placement in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code.
- C. Fixture type and color on light poles in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code.

6. IMPACT FEES

Single-family attached residential buildings constructed as part of this Planned Unit Development shall be subject to the collection of impact fees as required by Section 3.40 of the Municipal Code.

7. BUILDING AND PARKING SETBACKS

	Front and Public ROW Setback	Rear Setback	Side Setback	To Wetlands
Principal Structures	30 ft	25 ft	10 ft	15 ft / 5 ft undisturbed
Accessory Structure*	30 ft	10 ft	5 ft	15 ft / 5 ft undisturbed
Off-street Parking	5 ft	5 ft	5 ft	N/A

*\*No accessory structures shall be permitted in the front yard nor shall any structures be permitted in required buffer yards.*

8. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions **within five (5) years** from the date of adoption of the ordinance authorizing this Planned Unit Development (**April 19, 2022**). This Planned Unit Development approval shall expire **five (5) years** after the date of adoption of the ordinance (**April 19, 2027**) if a building permit has not been issued for this use. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

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 Planned Unit Development 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 Planned Unit Development 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 Planned Unit Development, subject to the provisions of paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other City ordinances.

11. REVOCAATION

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 Planned Unit Development approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in Section 17.1007 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

\_\_\_\_\_  
(Print Name and Title)

# EXHIBIT A: GENERAL DEVELOPMENT PLAN

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

 <b>TRIO</b> <small>TRIO DESIGN GROUP, INC.</small>	<b>PROJECT:</b> <b>STONEBROOK ON THE PARK</b> <small>841 E. CREEK, AVE.              OAK CREEK, WISCONSIN              53090</small>	<b>REVISION HISTORY</b> <small>DATE DESCRIPTION</small>	<b>DATE:</b> <b>FEBRUARY 4, 2017</b>	<b>JOB NUMBER:</b> <b>17-02-124</b>	<b>DESCRIPTION:</b> <b>PROPOSED SITE PLAN - OVERALL</b>	<b>SCALE:</b> <b>1" = 10'</b>
--	--	--	---	--	--	----------------------------------



THIS PLAN IS SUBJECT TO THE CITY OF OAK CREEK MUNICIPAL CODE, AND THE CITY OF OAK CREEK PLAN COMMISSION. THE CITY OF OAK CREEK PLAN COMMISSION IS THE AUTHORITY FOR THE REVIEW AND APPROVAL OF THIS PLAN. THE CITY OF OAK CREEK PLAN COMMISSION IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF OAK CREEK PLAN COMMISSION IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF OAK CREEK PLAN COMMISSION IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.



# EXHIBIT B: PLANNED UNIT DEVELOPMENT LOTS

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



**EXHIBIT C:  
APPROVED HOME MODELS**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



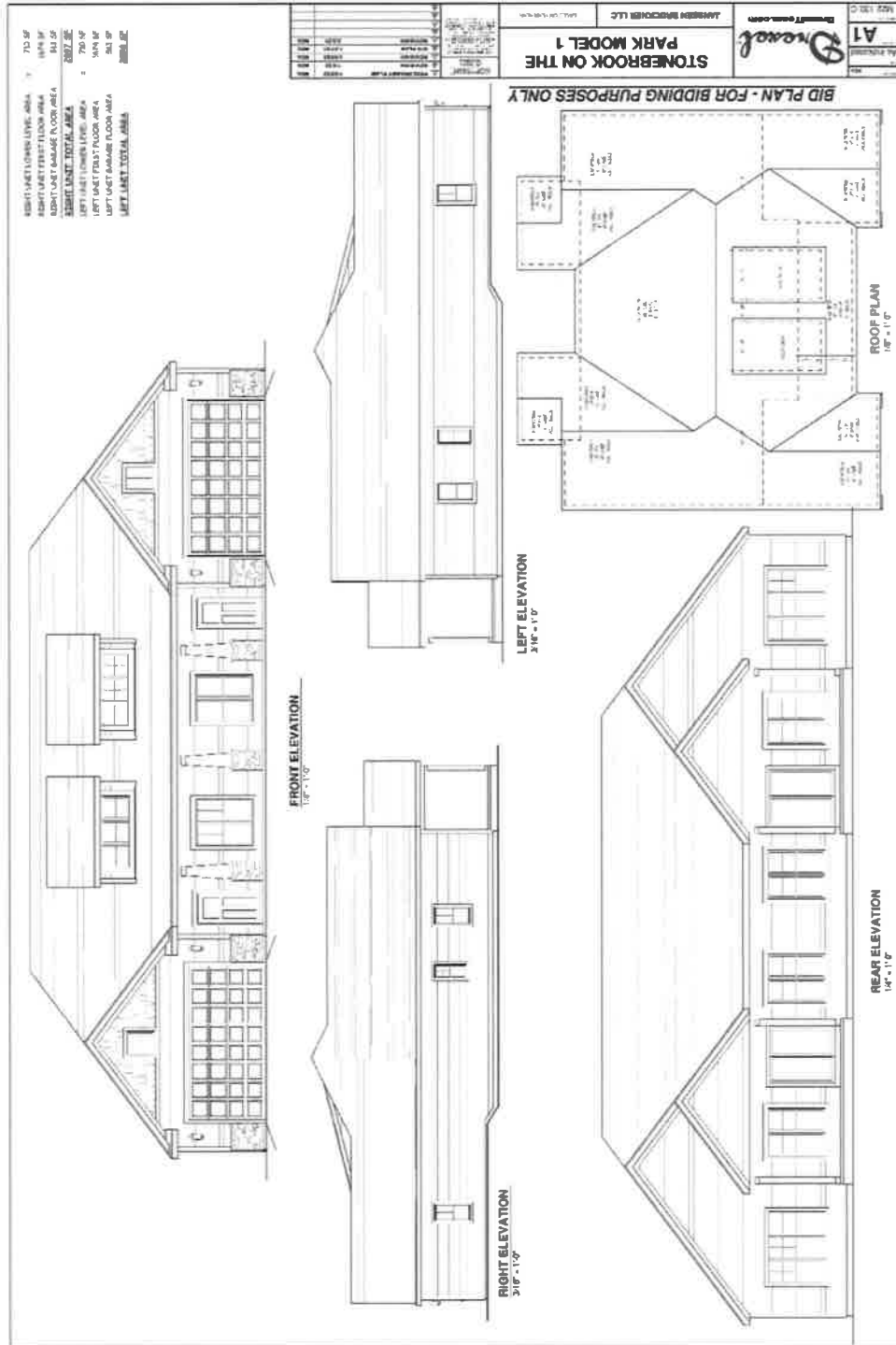
**EXHIBIT C:  
APPROVED HOME MODELS**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



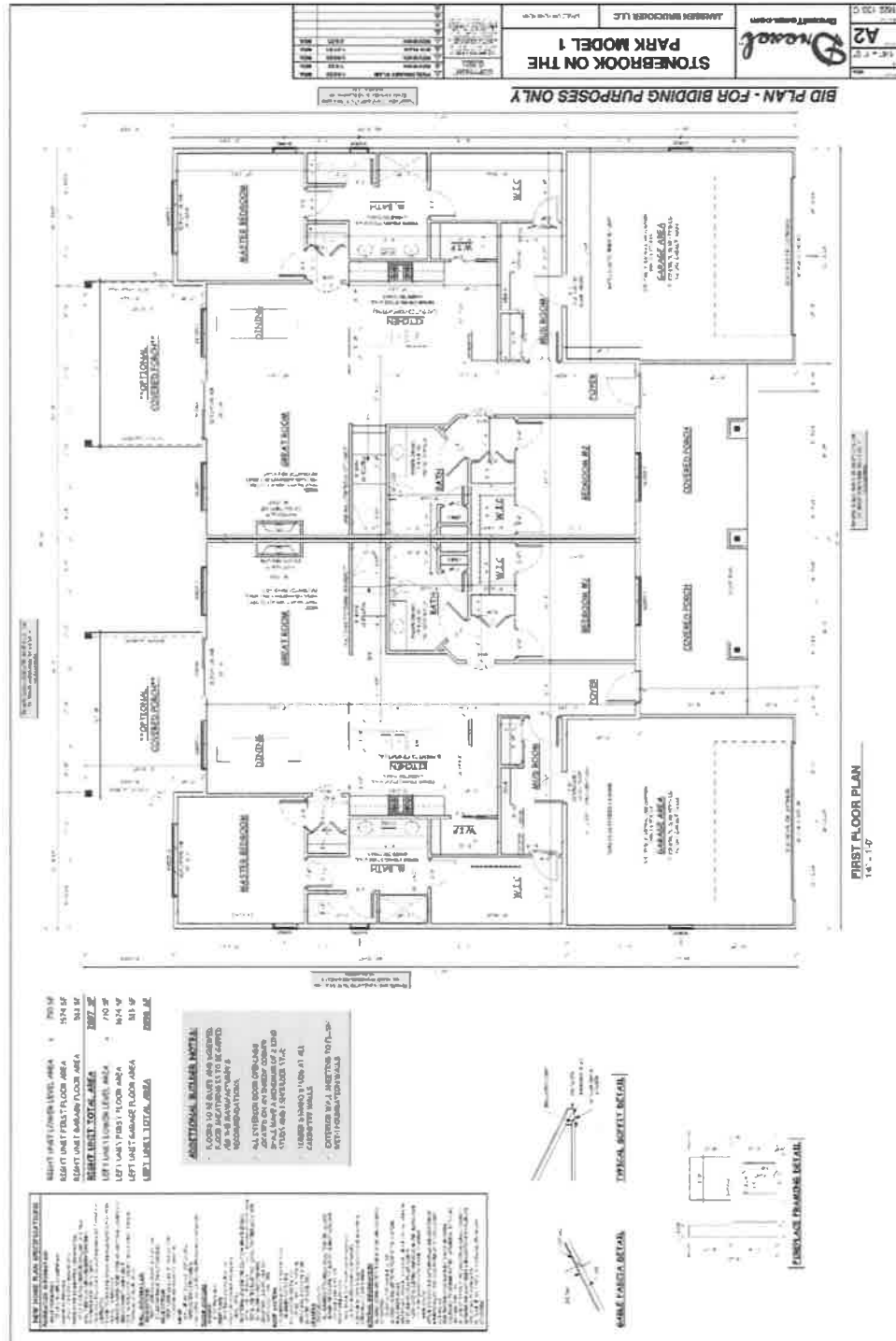
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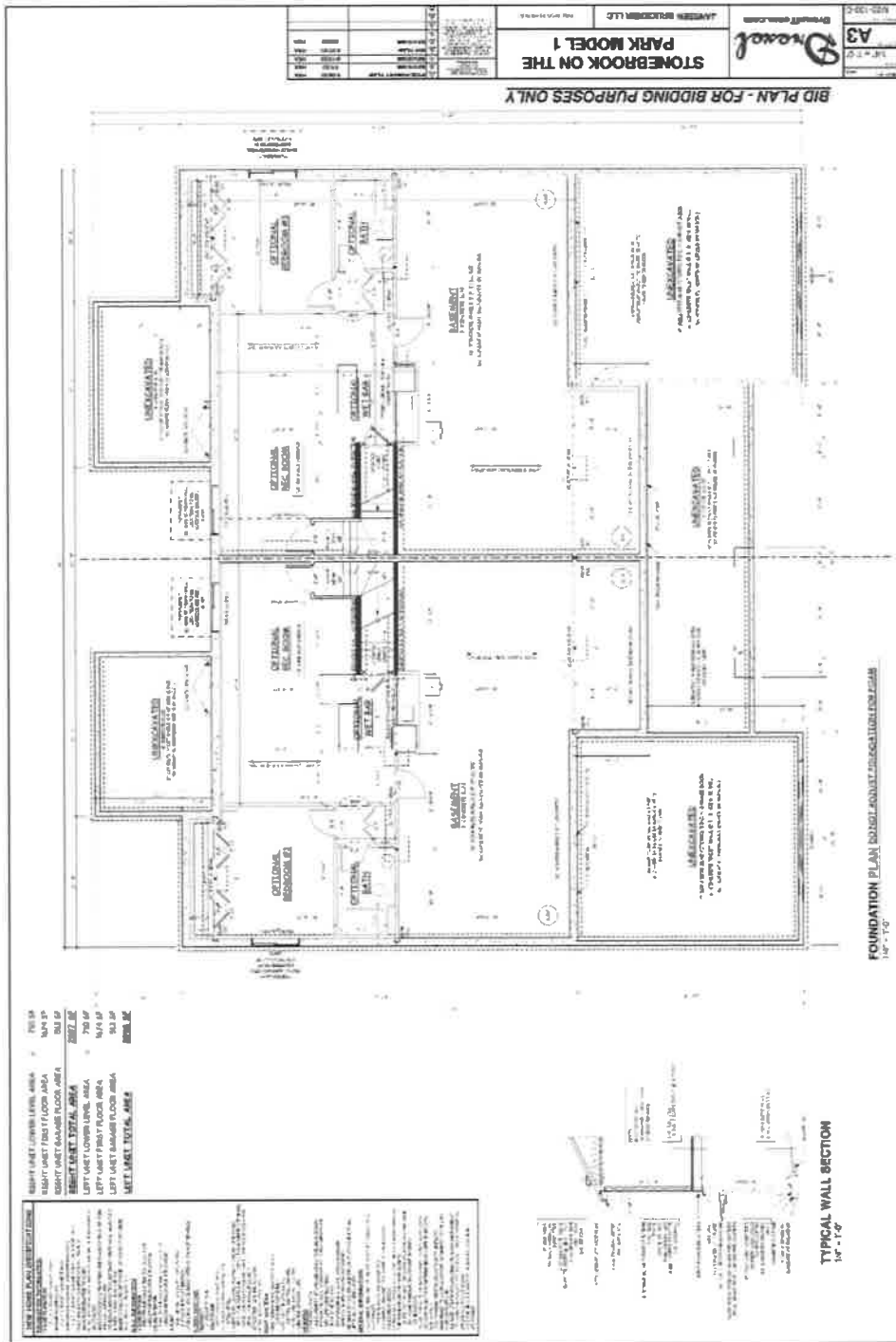
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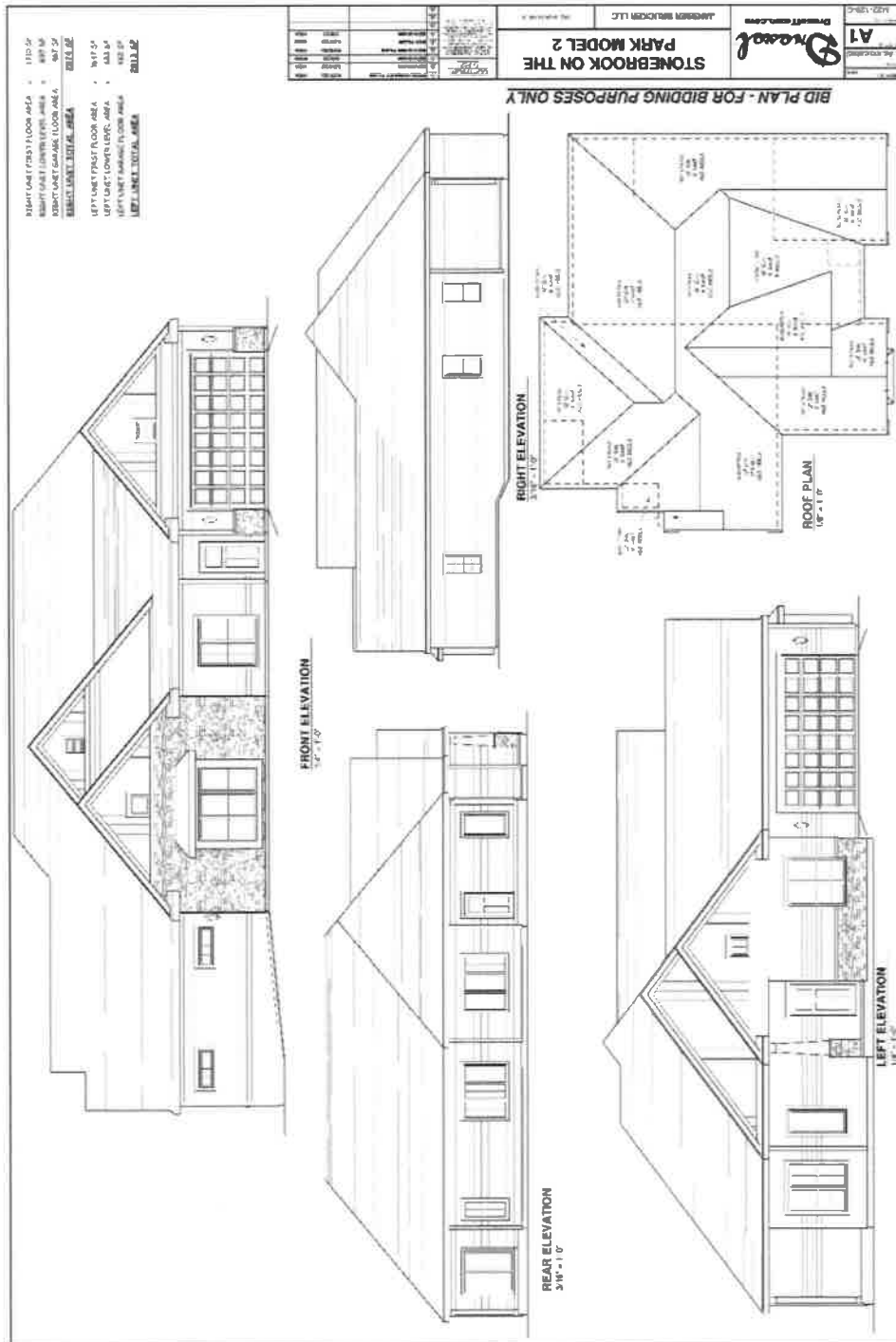
(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)





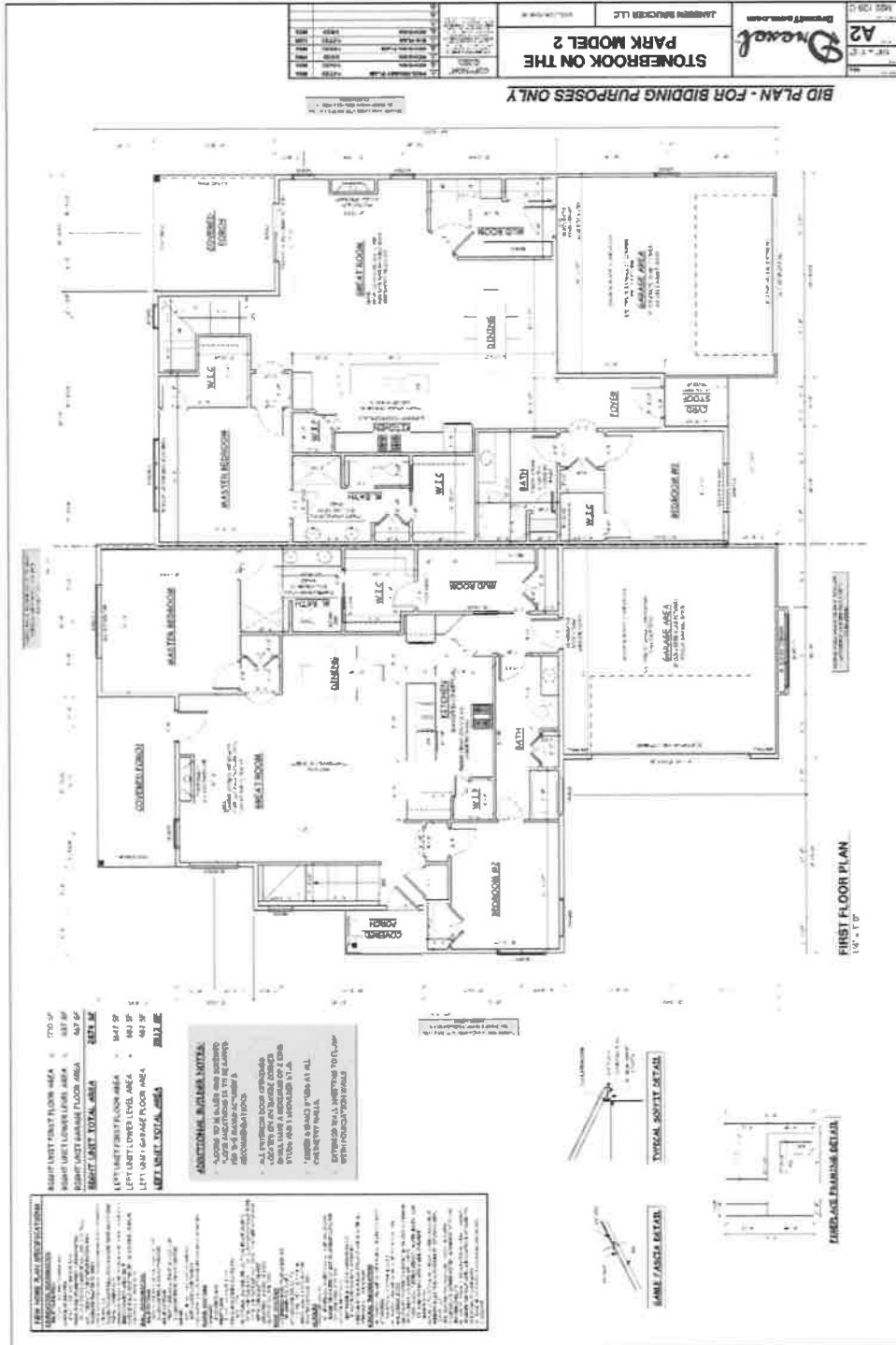
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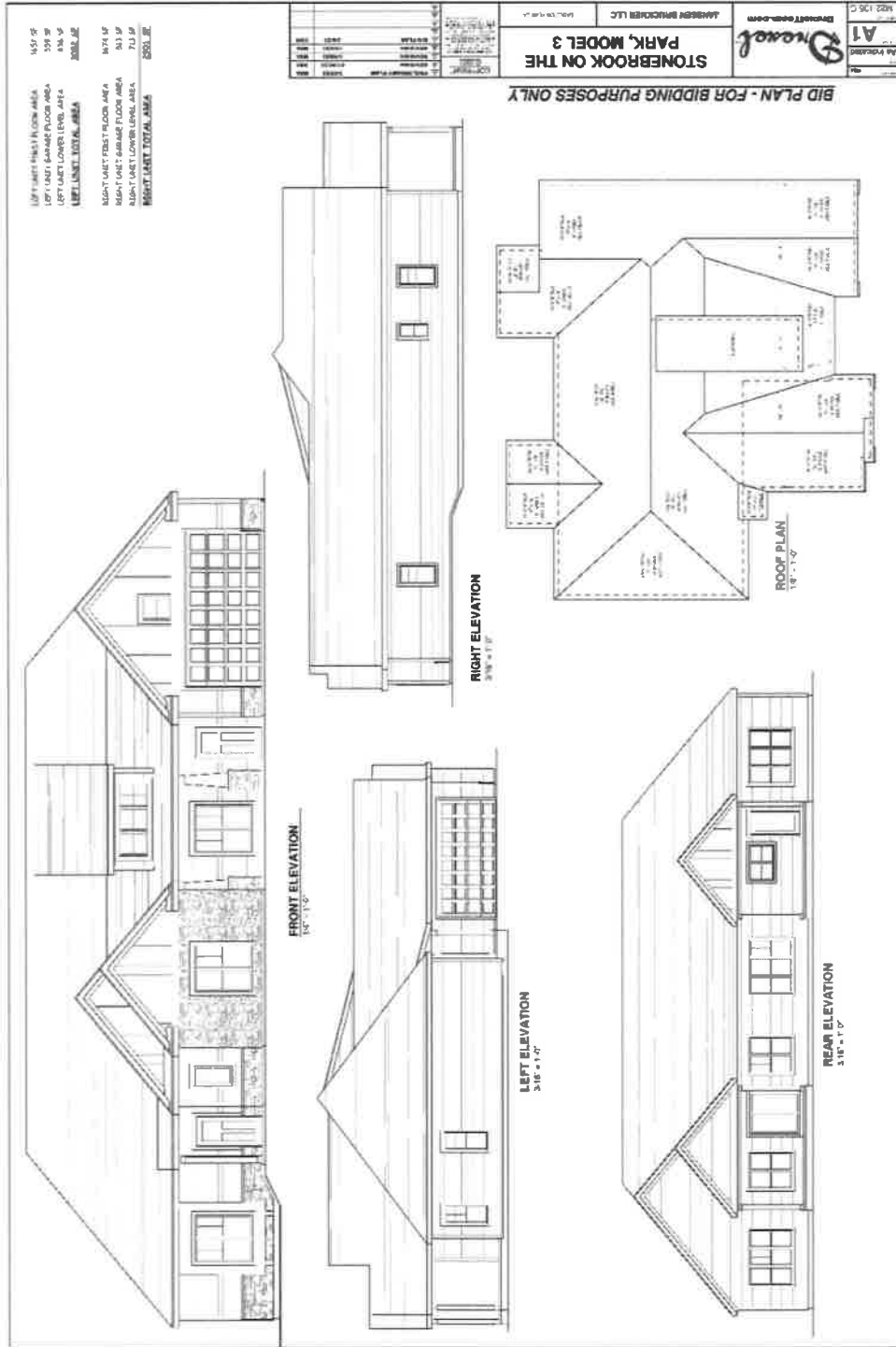
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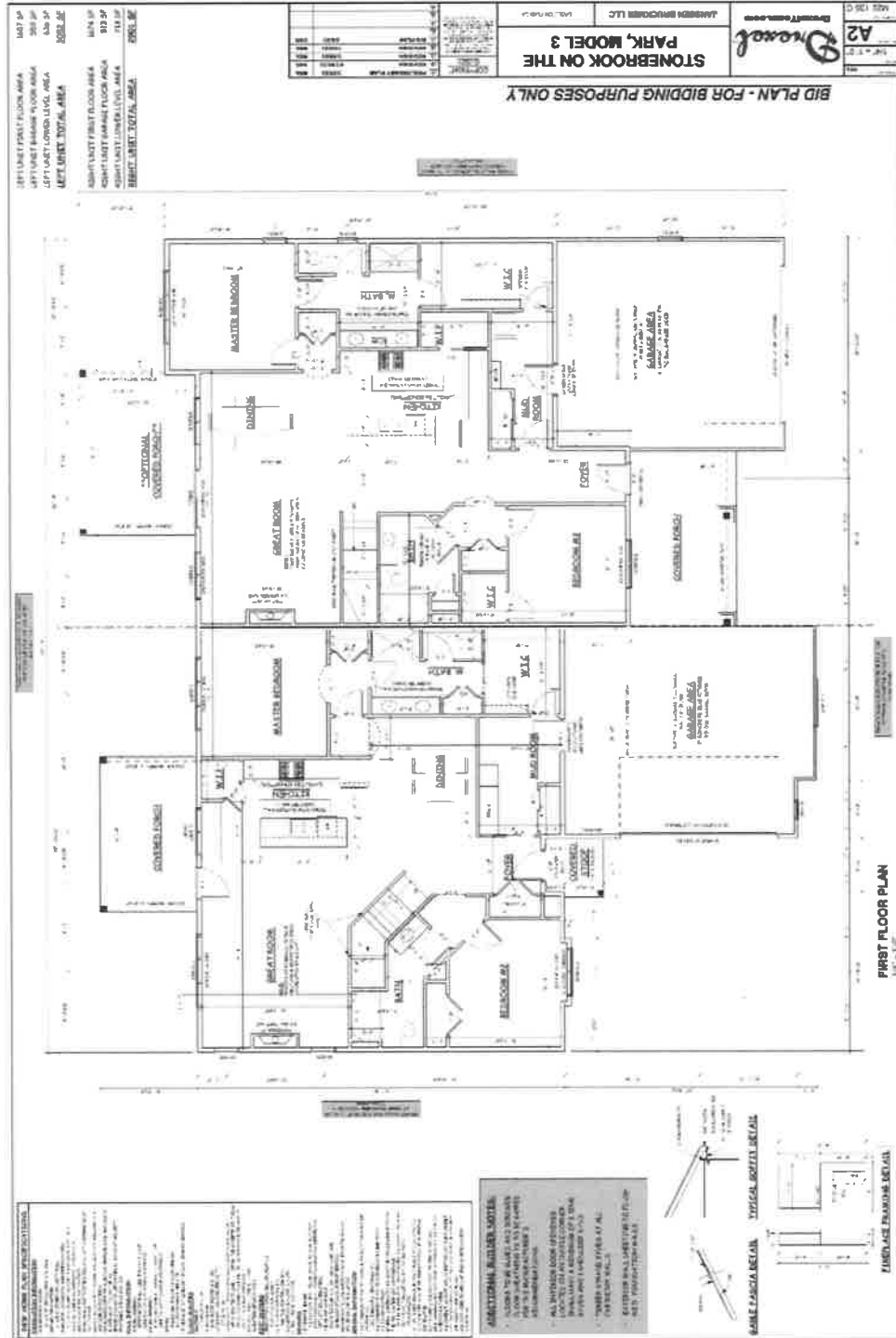
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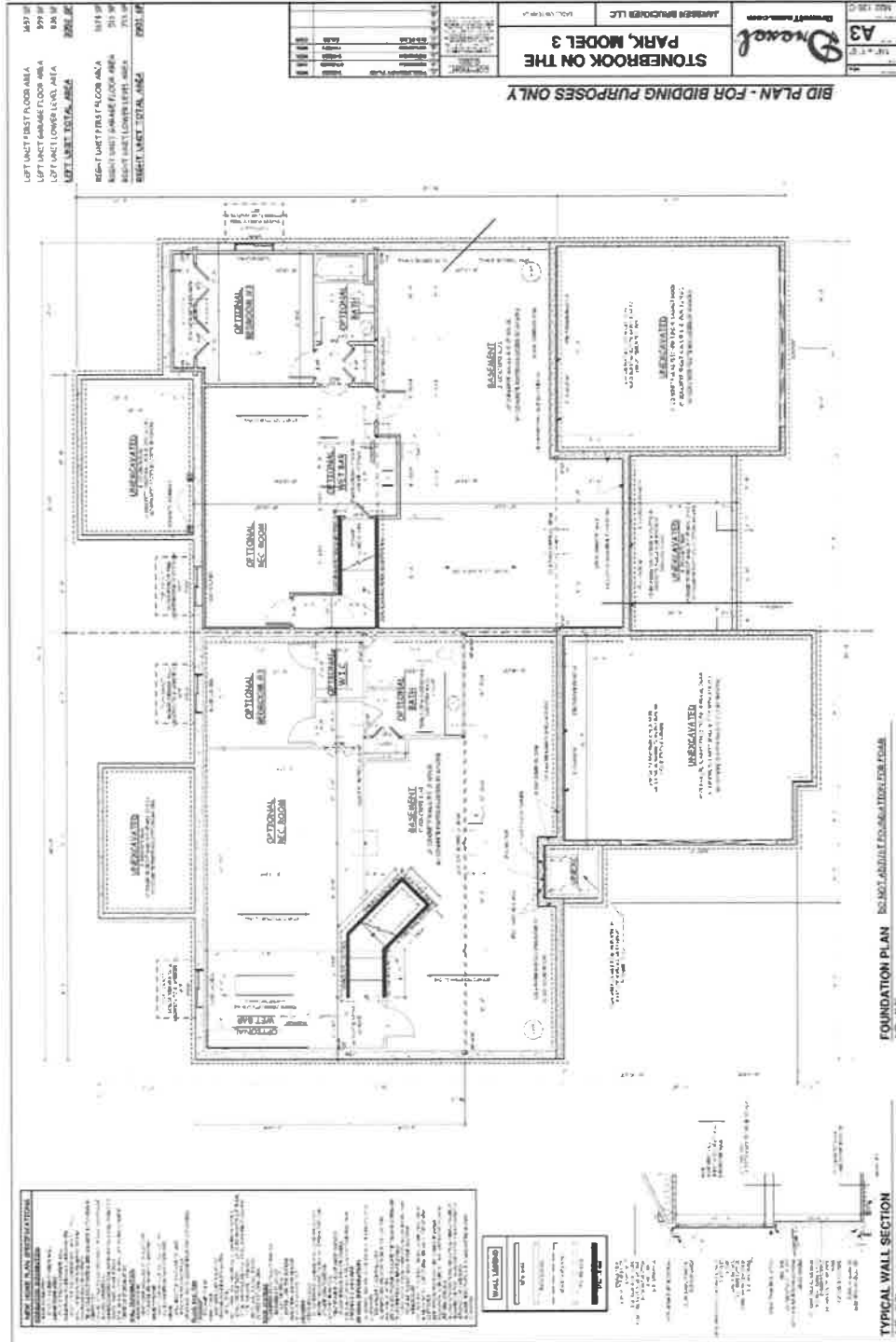
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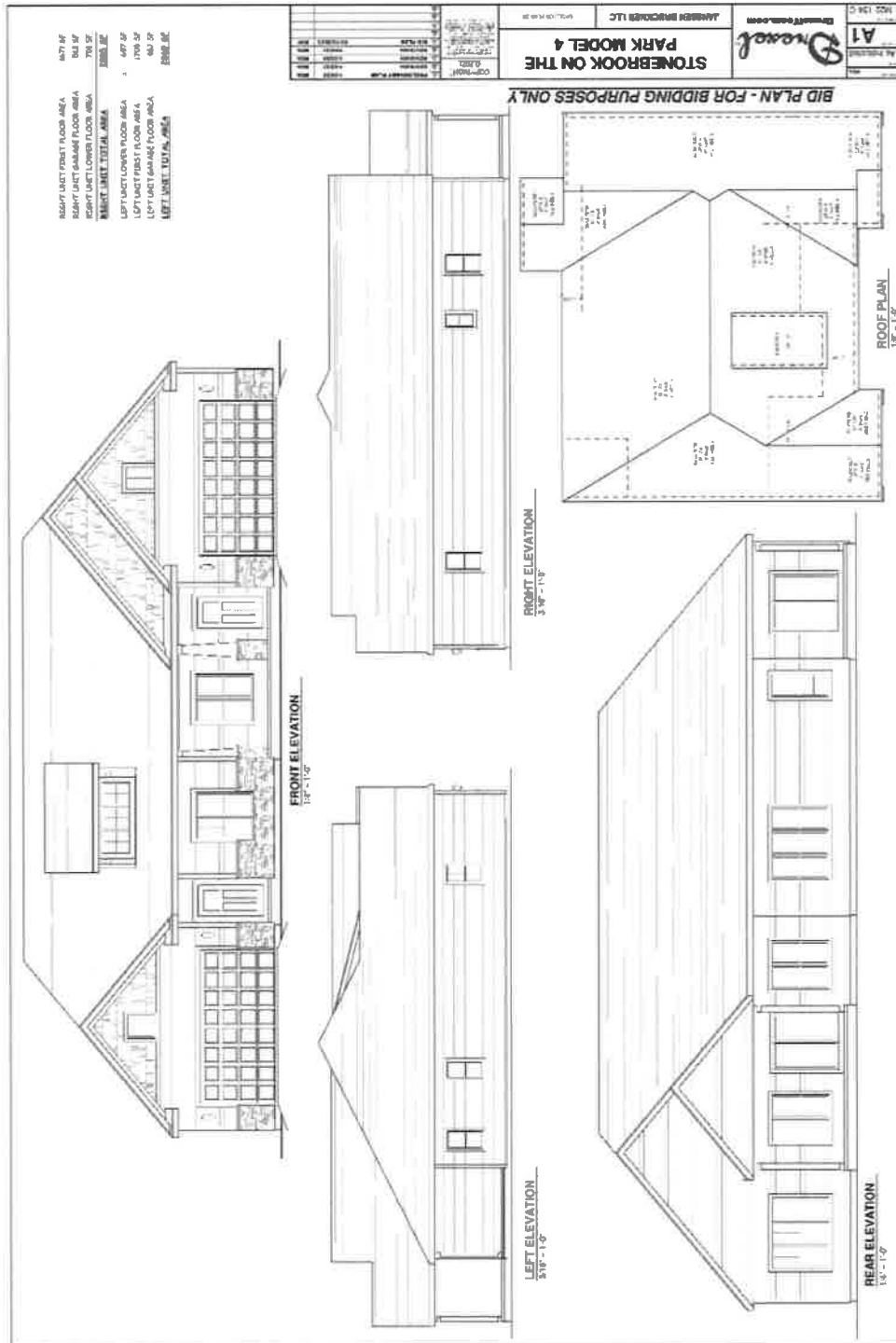
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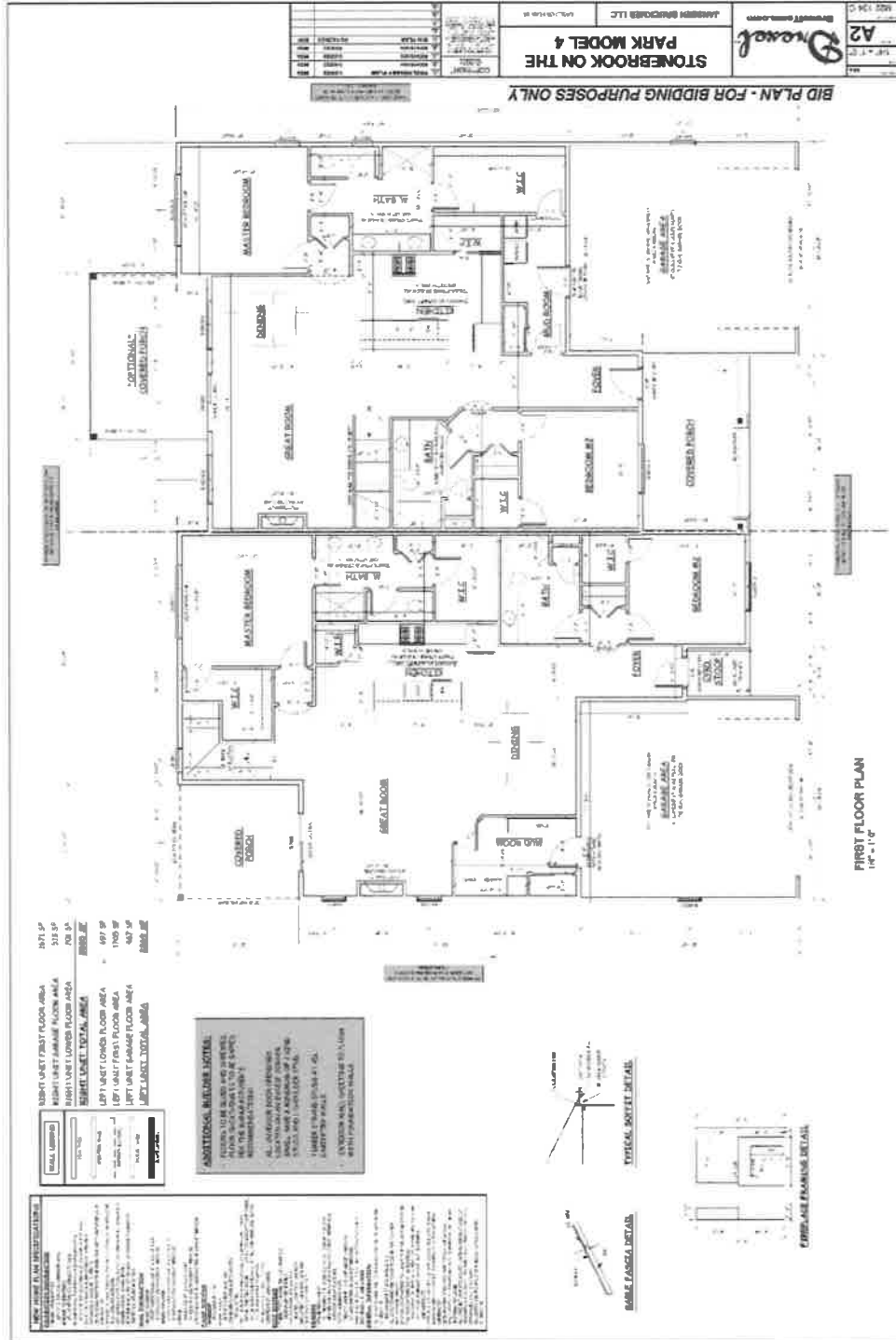
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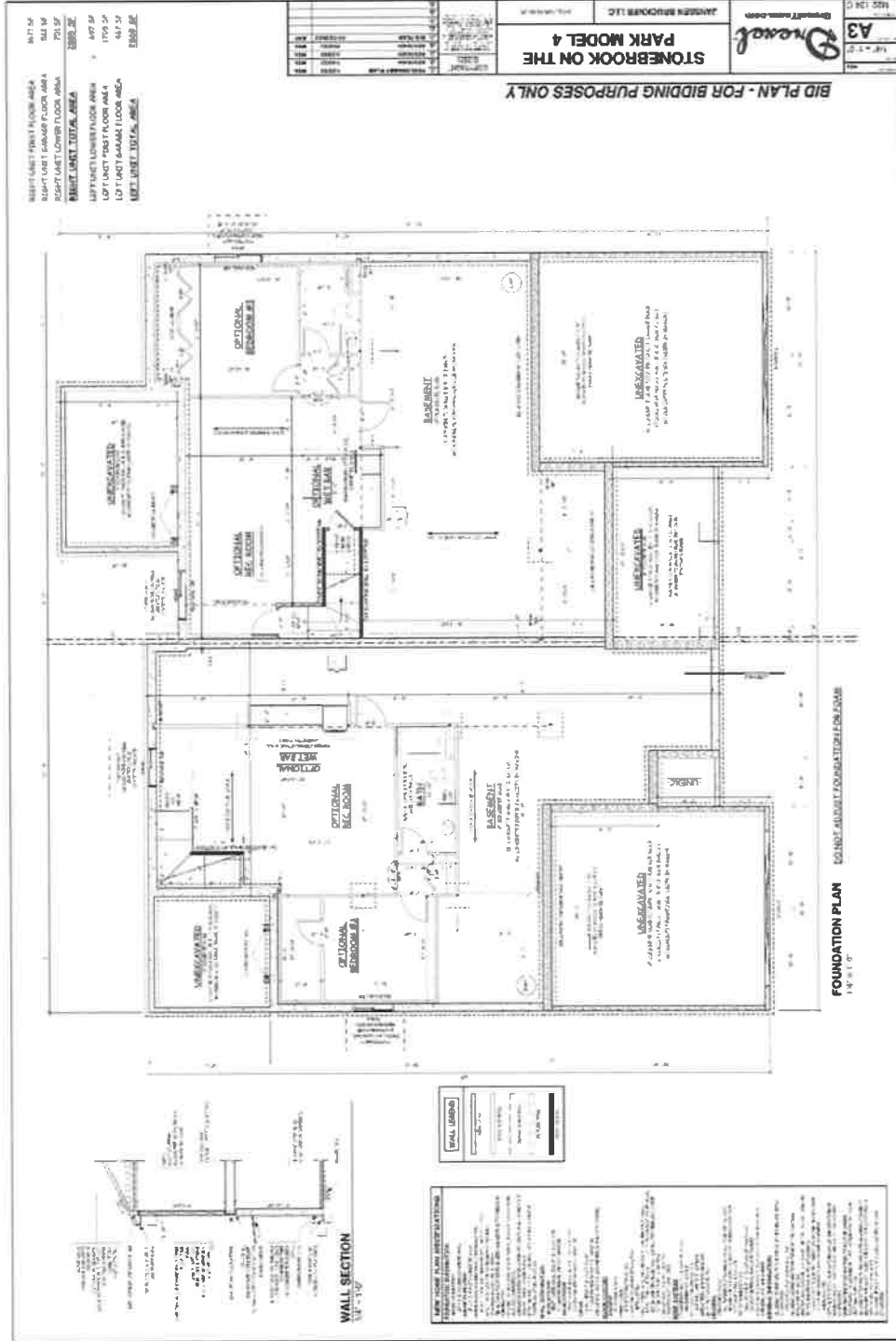
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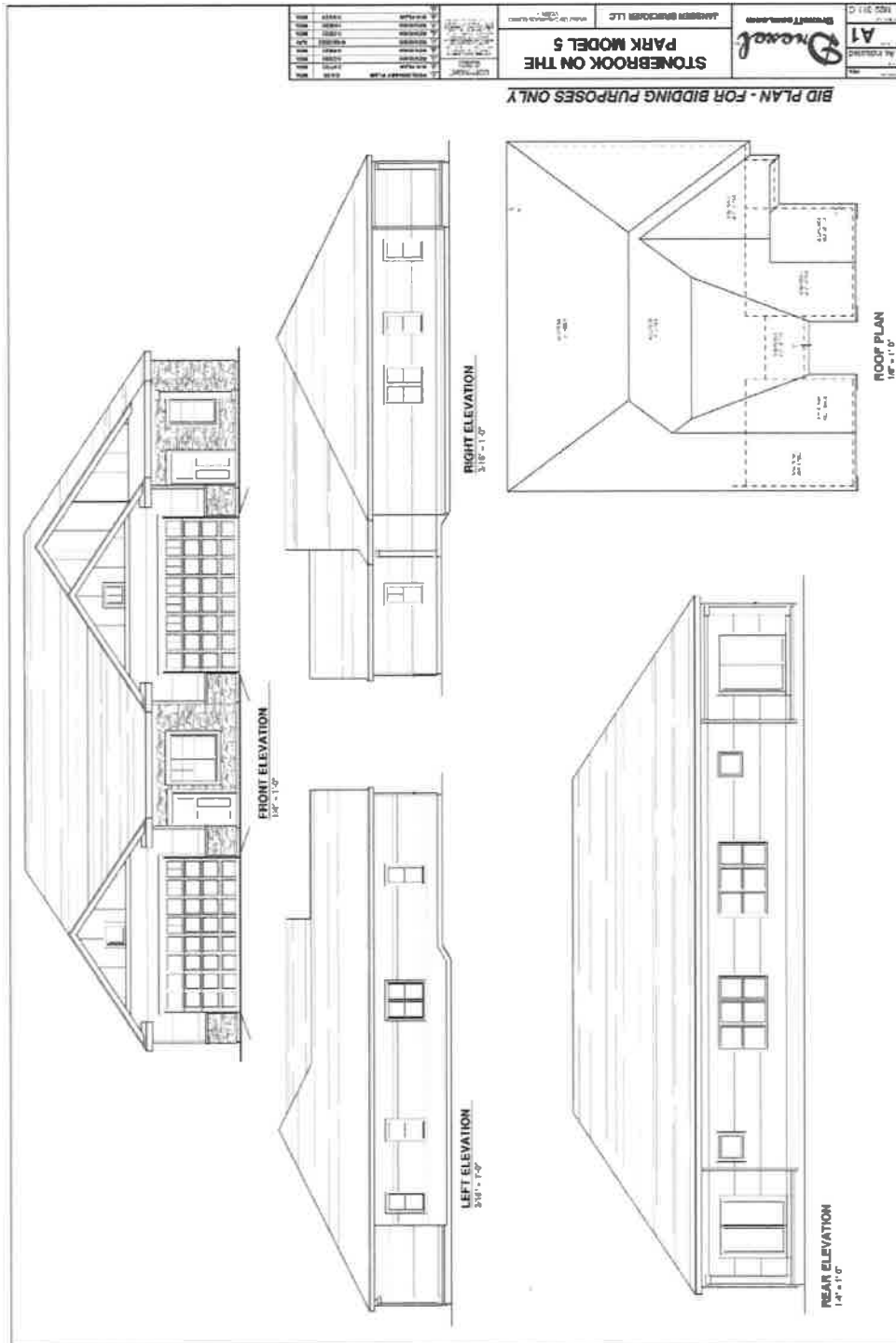
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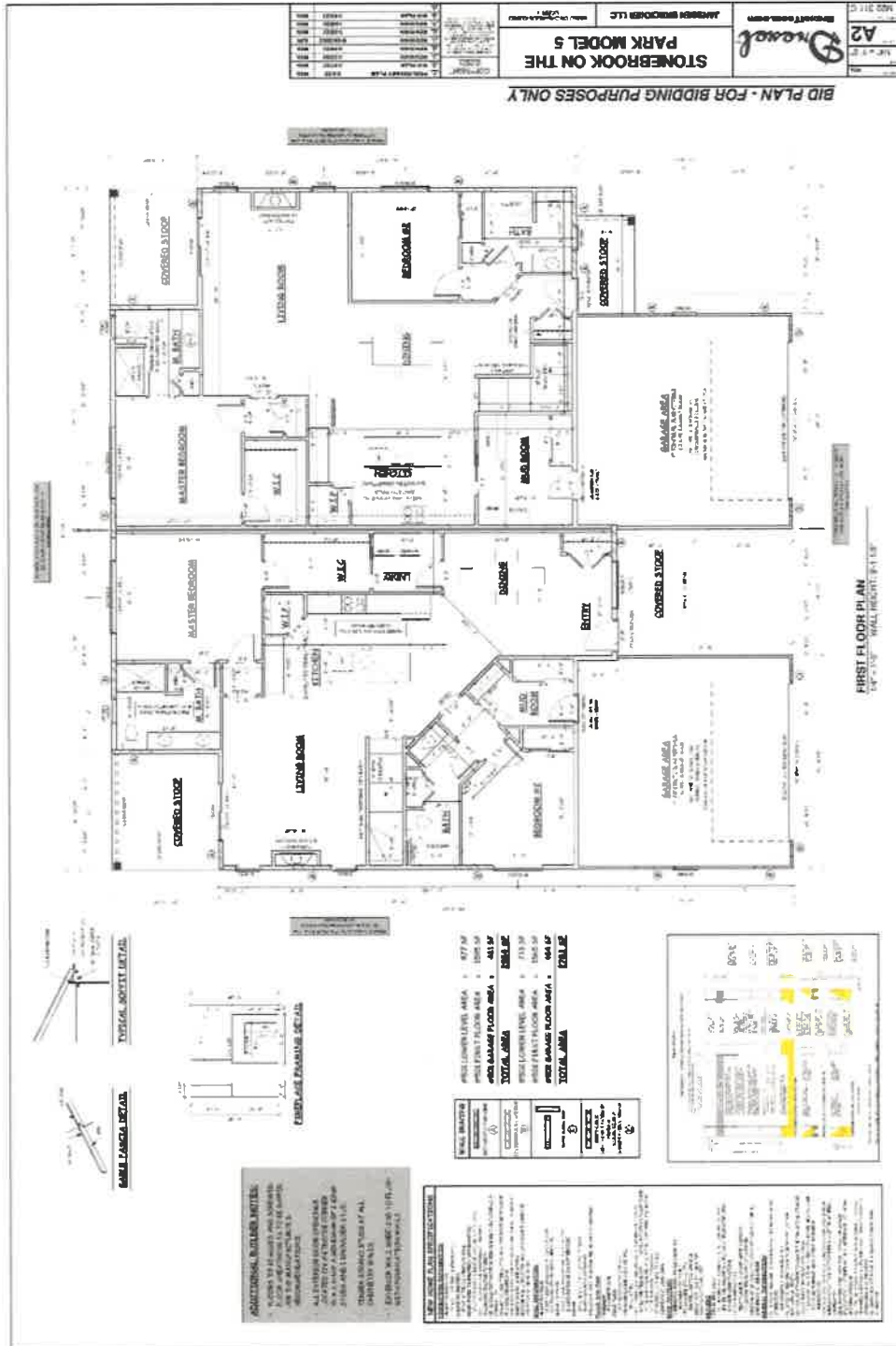
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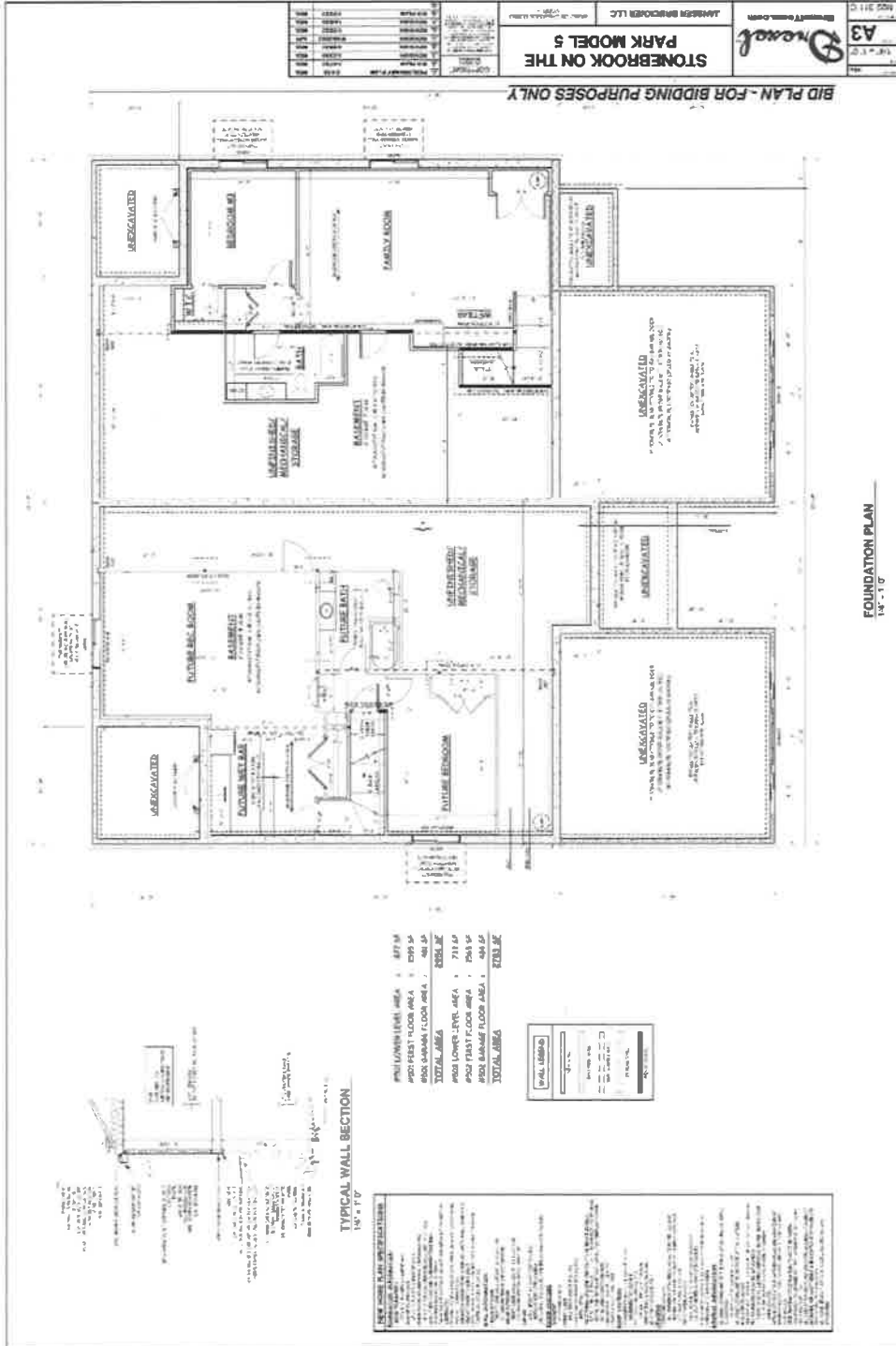
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# EXHIBIT C: APPROVED HOME MODELS

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## COMMON COUNCIL REPORT

**Item:** Condominium Plat – 641 & 819R E. Drexel Ave. (portions) – Stonebrook on the Park

**Recommendation:** That the Council adopts Resolution No. 12499-052124, a resolution approving a Condominium Plat submitted by Ryan Janssen, Janssen Bruckner, LLC, for the Stonebrook on the Park Condominium on the properties at 641 & 819R E. Drexel Ave. (portions) (1<sup>st</sup> Aldermanic District).

**Fiscal Impact:** The proposal is to approve a Condominium Plat for the single-family attached Planned Unit Development to be named Stonebrook on the Park. Although no direct fiscal impacts are anticipated with the proposed Condominium Plat, development of the properties would yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. These properties are 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, and Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

### Background:

The Applicant is requesting approval of an expandable Condominium Plat for Stonebrook on the Park on portions of the properties at 641 & 819R E. Drexel Ave. Council will note that the plat covers the entirety of the Stonebrook on the Park PUD reviewed in the previous agenda item, but identifies two (2) areas as “Expansion Lands.” While the Declaration for the condo identifies the common areas, ownership and maintenance responsibilities, and structure of the Association, it is not enforced by the City. However, compliance with all local Ordinances, policies, and permits is required. Staff also recommends that the responsibility for the maintenance and ownership of the stormwater infrastructure be specified as part of the common elements of the Condominium. (Report originally drafted by Senior Planner Kari Papelbon).

The Plan Commission reviewed this request during their April 23, 2024 meeting, and recommended approval subject to the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development remain in effect.
2. That all required easements are included on the plat and within the condominium declaration prior to recording.
3. That all revisions to the plat and declaration are submitted to the Department of Community Development prior to submission of permit applications.

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4. That all reviewing agency comments, if any, are incorporated as required.

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

---

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Melanie Pérez  
Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Kristi Laine  
Community Development Director

---

Attachments:

Res. 12499-052124

Location Map

Condominium Plat (9 pages)

RESOLUTION NO. 12499-052124

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

A RESOLUTION APPROVING THE CONDOMINIUM PLAT SUBMITTED BY RYAN JANSSEN, JANSSEN BRUCKNER, LLC, FOR THE STONEBROOK ON THE PARK CONDOMINIUM, 641 & 819R E. DREXEL AVE. (PORTIONS)

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

WHEREAS, it appears that the condominium plat submitted by RYAN JANSSEN, JANSSEN BRUCKNER, LLC, hereinafter referred to as the developer, for the condominium known as STONEBROOK ON THE PARK CONDOMINIUM, is in compliance with all statutory requirements; and

WHEREAS, letters of no objection of said condominium plat by the reviewing agencies per Wisconsin Statutes and Municipal Code shall be received prior to recording; and

WHEREAS, on April 23, 2024, the Oak Creek Plan Commission conditionally approved the condominium plat for the condominium known as STONEBROOK ON THE PARK CONDOMINIUM; and

WHEREAS, the public improvements are under construction pursuant to a development agreement approved by Resolution No. 12419-071823, and pursuant to the Planned Unit Development approved by Ords. 3018 and 3102.

NOW, THEREFORE, BE IT RESOLVED that the condominium plat for STONEBROOK ON THE PARK CONDOMINIUM is hereby approved subject to the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development remain in effect.
2. That all required easements are included on the plat and within the condominium declaration prior to recording.
3. That all revisions to the plat and declaration are submitted to the Department of Community Development prior to submission of permit applications.
4. That all reviewing agency comments, if any, are incorporated as required.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21<sup>st</sup> day of May, 2024.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

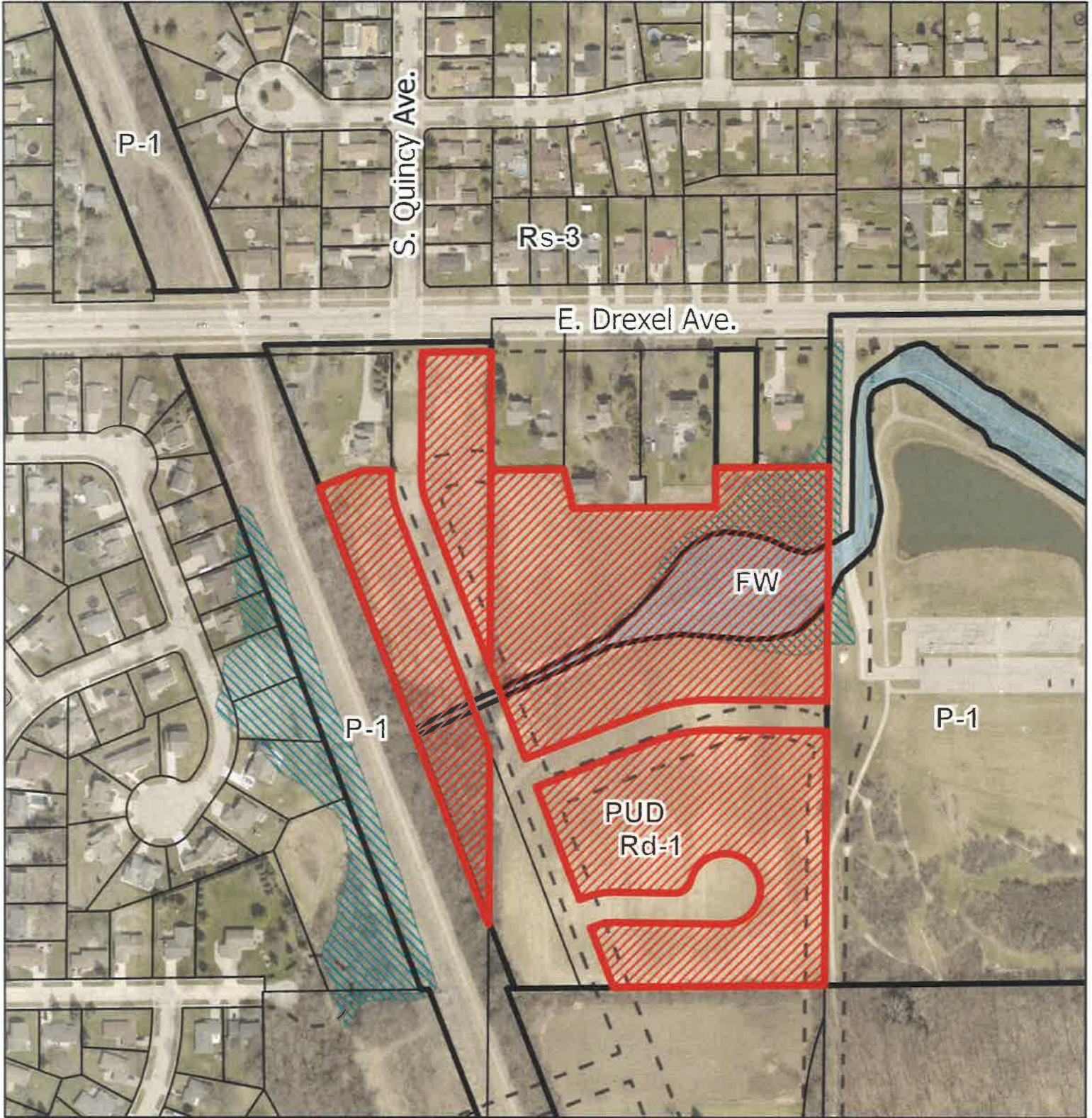
\_\_\_\_\_  
City Clerk

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



# Location Map

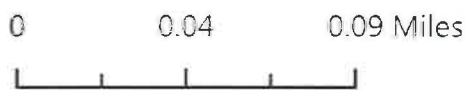
## 641 & 819 E. Drexel Ave.



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



Community Development



### Legend

- Zoning
- Flood Fringe
- Official Street Map
- Floodway
- Parcels
- 641 & 819 E. Drexel Ave.



# STONEBROOK ON THE PARK CONDOMINIUM

ALL OF LOT 3 AND LOT 4 OF CSM AND LOT 3 OF CGM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN)ss  
COUNTY OF DODGE)

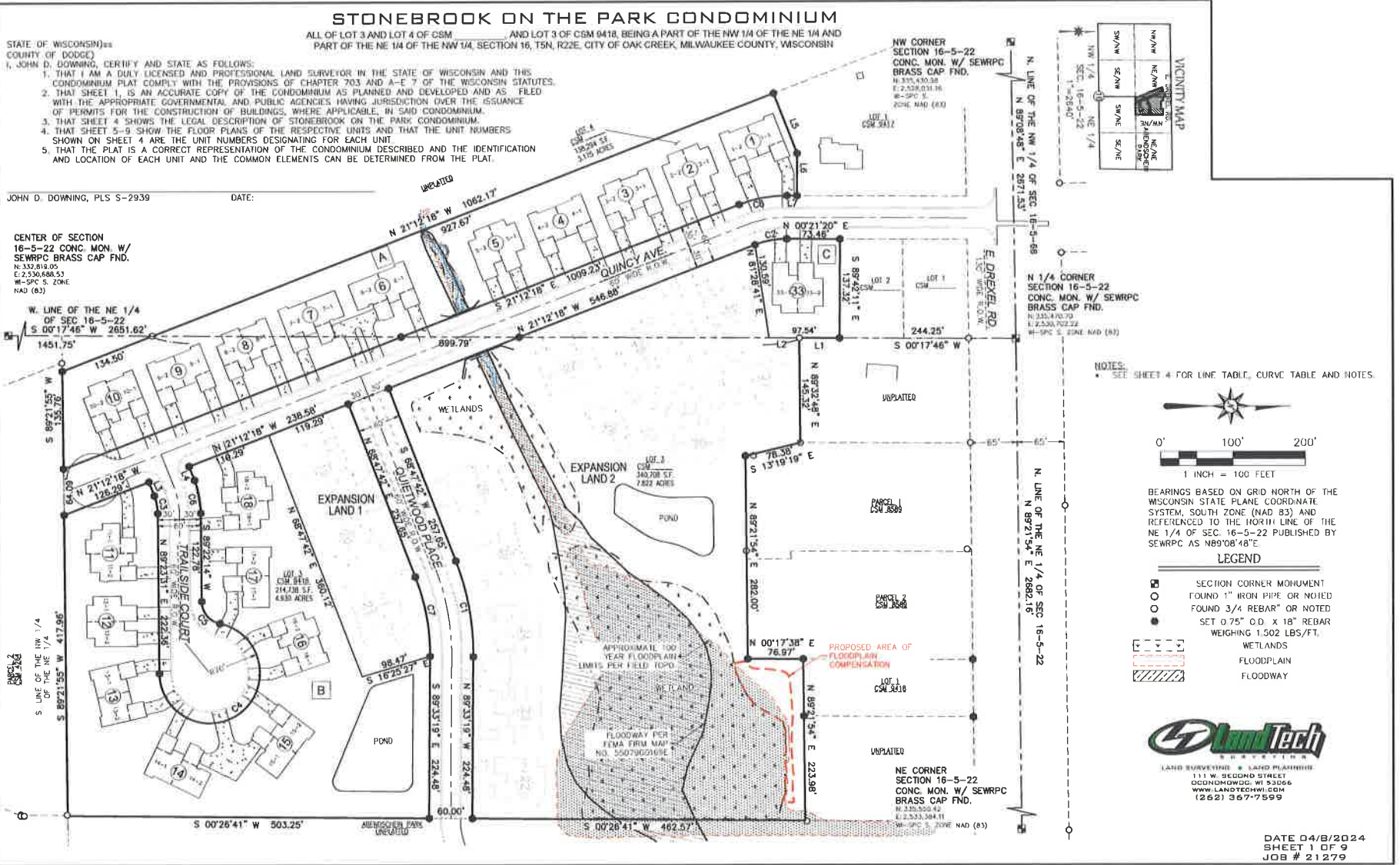
I, JOHN D. DOWNING, CERTIFY AND STATE AS FOLLOWS:

1. THAT I AM A DULY LICENSED AND PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN AND THIS CONDOMINIUM PLAN COMPLY WITH THE PROVISIONS OF CHAPTER 703 AND A-E 7 OF THE WISCONSIN STATUTES.
2. THAT SHEET 1, IS AN ACCURATE COPY OF THE CONDOMINIUM AS PLANNED AND DEVELOPED AND AS FILED WITH THE APPROPRIATE GOVERNMENTAL AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF BUILDINGS, WHERE APPLICABLE, IN SAID CONDOMINIUM.
3. THAT SHEET 4 SHOWS THE LEGAL DESCRIPTION OF STONEBROOK ON THE PARK CONDOMINIUM.
4. THAT SHEET 5-9 SHOW THE FLOOR PLANS OF THE RESPECTIVE UNITS AND THAT THE UNIT NUMBERS SHOWN ON SHEET 4 ARE THE UNIT NUMBERS DESIGNATING FOR EACH UNIT.
5. THAT THE PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

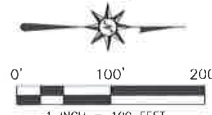
JOHN D. DOWNING, PLS S-2939 DATE:

CENTER OF SECTION  
16-5-22 CONC. MON. W/  
SEWRPC BRASS CAP FND.  
N: 332,819.05  
E: 2,330,688.53  
WI-SPC S. ZONE  
NAD (83)

W. LINE OF THE NE 1/4  
OF SEC 16-5-22  
S 00°17'46" W 2651.62'  
1451.75'



NOTES:  
\* SEE SHEET 4 FOR LINE TABLE, CURVE TABLE AND NOTES.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) AND REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 16-5-22 PUBLISHED BY SEWRPC AS N89°08'48"E

### LEGEND

- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED FOUND 3/4" REBAR OR NOTED SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- WETLANDS
- FLOODPLAIN
- FLOODWAY

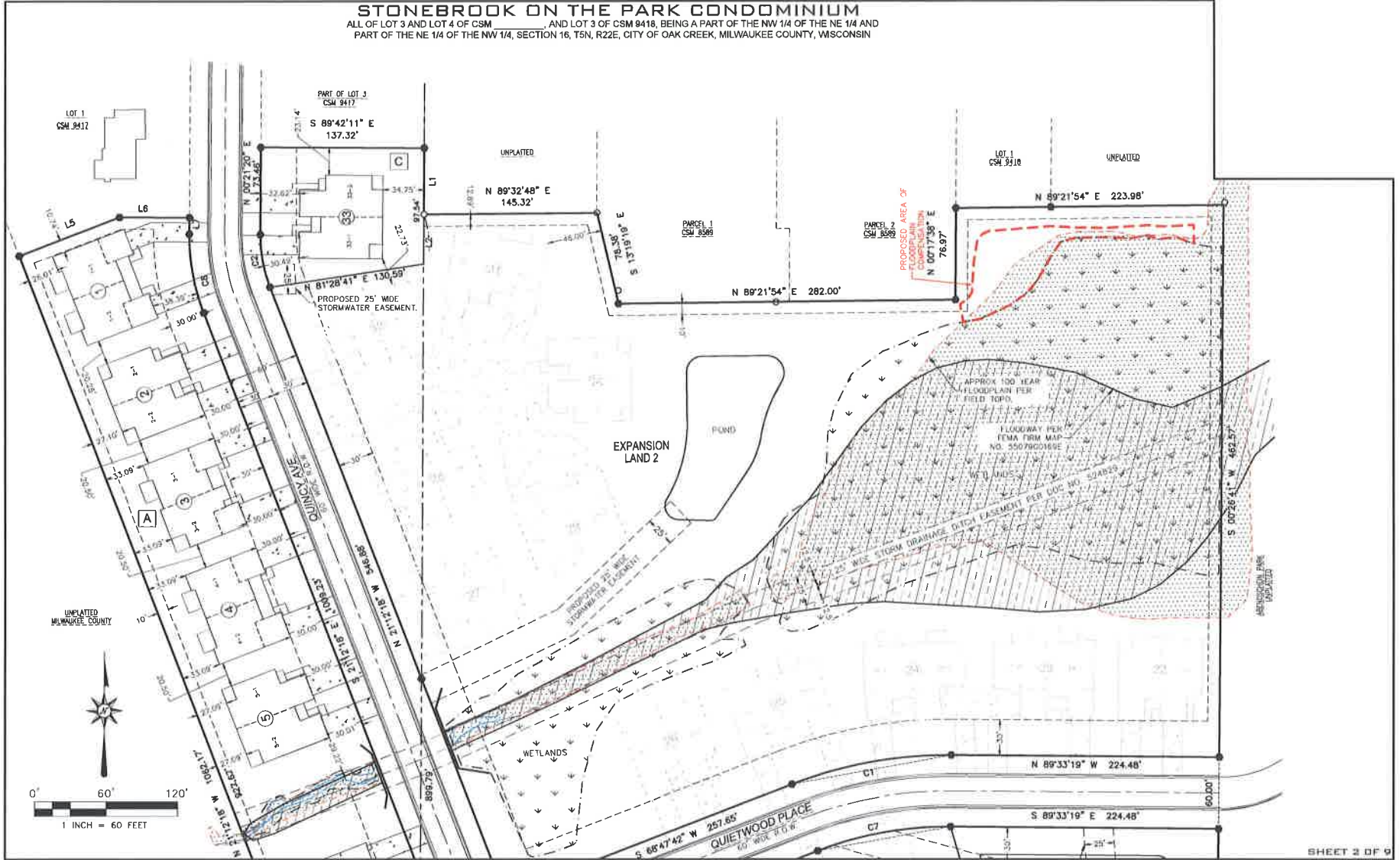


LAND SURVEYING & LAND PLANNING  
111 W. SECOND STREET  
OCONOMOWOC, WI 53066  
WWW.LANDTECH.WI.COM  
(262) 367-7599

DATE 04/8/2024  
SHEET 1 OF 9  
JOB # 21279

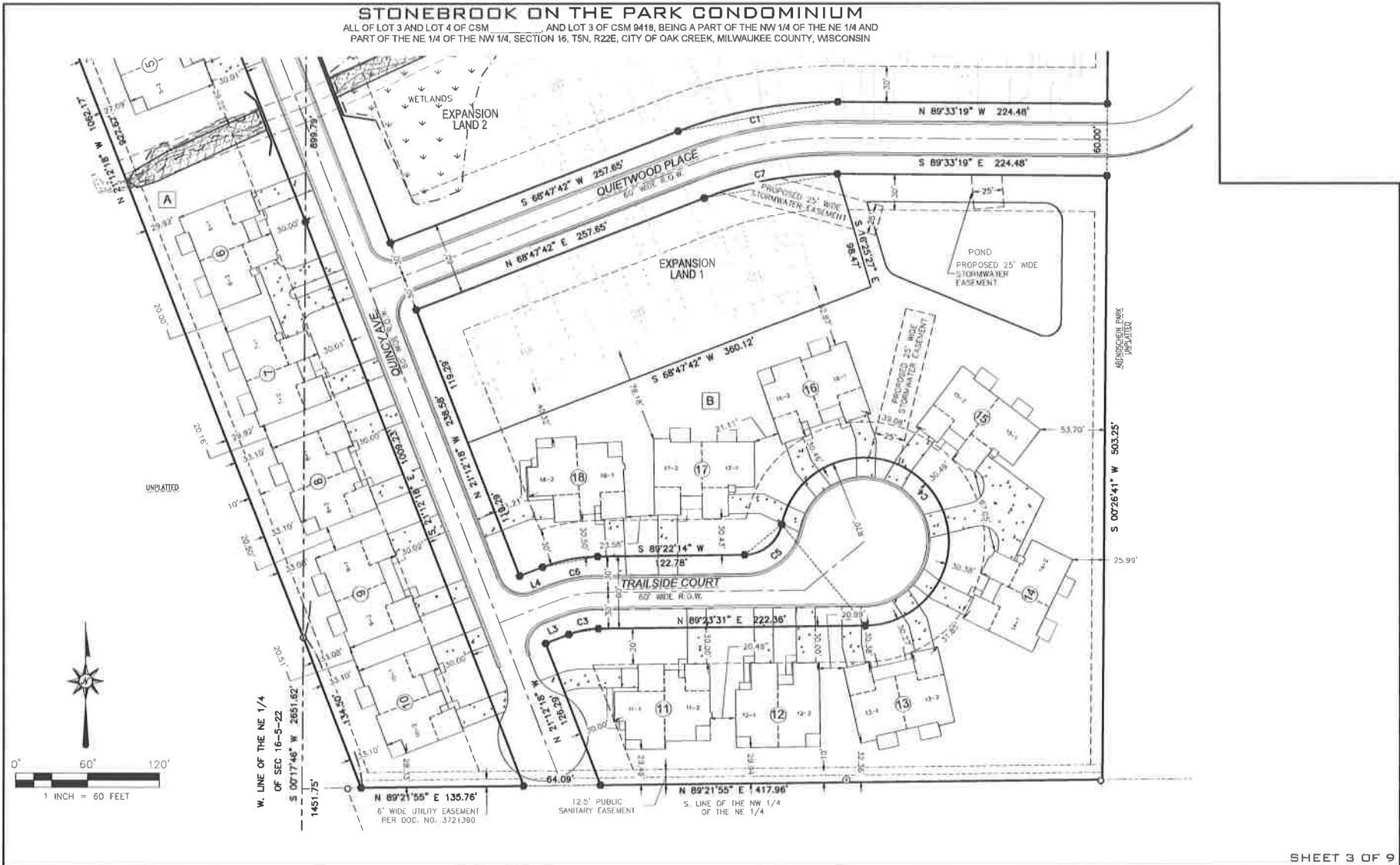


**STONEBROOK ON THE PARK CONDOMINIUM**  
 ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_, AND LOT 3 OF CSM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND  
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



# STONEBROOK ON THE PARK CONDOMINIUM

ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_ AND LOT 3 OF CSM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



**STONEBROOK ON THE PARK CONDOMINIUM**  
 ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_, AND LOT 3 OF CSM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND  
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

**LINE TABLE**

LINE	BEARING	DISTANCE
1	S 07°17'46" W	25.53
2	S 07°17'46" W	41.71
3	S 68°44'05" W	20.65
4	N 68°44'05" E	20.65
5	N 68°47'42" E	80.01
6	S 89°48'36" E	58.88
7	N 05°21'30" E	113.95

**CURVE TABLE**

CURVE	RADIUS	ARC DIST	CHORD DIST	CHORD BEARING	DELTA	TANGENT IN	TANGENT OUT
C1	360.00	136.03	113.22	N 79°37'11" E	21°38'59"	N 89°33'19" W	S 68°47'42" W
C2	120.00	45.16	44.89	S 10°25'29" E	21°33'38"	N 21°12'18" W	WIN 00°21'20" E
C3	70.00	25.21	25.03	S 79°03'09" W	20°36'09"	S 89°22'14" W	S 68°44'05" W
C4	70.00	114.59	169.19	S 39°22'39" E	25°27'47"	N 11°52'27" E	S 89°22'14" W
C5	32.00	43.28	40.08	N 50°37'21" E	77°29'47"	N 89°39'14" E	N 11°52'27" E
C6	130.00	46.82	46.57	N 79°03'09" E	20°36'09"	N 68°44'05" E	N 89°22'14" E
C7	300.00	113.50	112.68	S 79°37'11" W	21°38'59"	N 08°47'42" E	S 89°33'19" E
C8	180.00	67.73	67.34	S 10°25'29" E	21°33'38"	N 21°12'18" W	WIN 00°21'20" E

**NOTES:**

- FLOODPLAIN IS PER FEMA FIRM MAP No. 55079C0169E, EFF. 9/26/2008
- WETLANDS ARE SHOWN PER A DELINEATION COMPLETED BY HEARTLAND ECOLOGICAL GROUP, INC. DATED 06/25/2021 AND 06/10/2022.
- FOR RECORD BEARINGS SEE CSM 9418 & 9417.
- LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF THE DRIVEWAYS, WALKS, DECKS, PATIOS, OR PORCHES, IF ANY, IMMEDIATELY ADJACENT AND APPURTENANT TO THE GARAGE DOOR TO EACH UNIT. L.C.E. SHALL BE RESERVED FOR THE EXCLUSIVE USE OF THE UNIT TO WHICH THEY ARE APPURTENANT.
- ALL AREAS WITHIN THE CONDOMINIUM AND OUTSIDE THE UNITS ARE COMMON ELEMENTS
- PROPOSED EASEMENTS BY SEPARATE DOCUMENTS.

**LEGAL DESCRIPTIONS:**

**BUILDINGS 1-10: [A]**

LOT 4 OF CSM \_\_\_\_\_ RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS \_\_\_\_\_, 2024, AS DOCUMENT NUMBER \_\_\_\_\_ BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**BUILDINGS 11-18: [B]**

PART OF LOT 3 OF CSM 9418, RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS JUNE 21, 2022, AS DOCUMENT NUMBER 11258441 BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF CSM 9418 ALSO BEING THE POINT OF BEGINNING, THENCE N 21°12'18" W, ALONG THE EAST RIGHT-OF-WAY OF QUINCY AVENUE, 126.29 FEET TO THE SOUTH RIGHT-OF-WAY OF TRAILSIDE COURT; THENCE ALONG THE RIGHT-OF-WAY OF TRAILSIDE COURT FOR THE FOLLOWING 8 COURSES: 1.: THENCE N 68°44'05" E, 20.65 FEET; 2.: THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 25.21 FEET, A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 20°36'09", AND A CHORD BEARING N 79°03'09" E, 25.08 FEET; 3.: THENCE N 89°23'31" E, 222.36 FEET; 4.: THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 314.59 FEET, A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 25°27'47", AND A CHORD BEARING N 39°22'39" W, 109.19 FEET; 5.: THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 43.28 FEET, A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 77°29'47", AND A CHORD BEARING S 50°37'21" W, 40.06 FEET; 6.: THENCE S 89°22'14" W, 122.78 FEET; 7.: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 46.82 FEET, A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 20°36'09", AND A CHORD BEARING S 79°03'09" W, 46.57 FEET; 8.: THENCE S 68°44'05" W, 20.65 FEET TO THE EAST RIGHT-OF-WAY OF QUINCY AVENUE; THENCE N 21°12'18" W, ALONG THE EAST RIGHT-OF-WAY OF QUINCY AVENUE, 119.29 FEET; THENCE N 68°47'42" E, 360.12 FEET; THENCE N 16°25'27" W, 98.47 FEET TO THE SOUTH RIGHT-OF-WAY OF QUIETWOOD PLACE; THENCE S 89°33'19" E, ALONG THE SOUTH RIGHT-OF-WAY OF QUIETWOOD PLACE, 224.48 FEET TO THE NORTHEAST CORNER OF LOT 3 OF CSM 9418; THENCE S 00°26'41" W, ALONG THE EAST LINE OF LOT 3 OF CSM 9418, 503.25 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CSM 9418 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S 89°21'55" W, ALONG THE SOUTH LINES OF LOT 3 OF CSM 9418 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, 417.96 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 171972 SQUARE FEET OR 3.948 ACRES

**BUILDING 33: [C]**

PART OF LOT 3 OF CSM \_\_\_\_\_ RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS \_\_\_\_\_, 2024, AS DOCUMENT NUMBER \_\_\_\_\_ BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF CSM \_\_\_\_\_ ALSO BEING THE POINT OF BEGINNING, THENCE S 89°42'11" E, ALONG THE NORTH LINE OF LOT 3 OF CSM \_\_\_\_\_ 137.32 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S 00°17'46" W, ALONG THE NORTH LINE OF LOT 3 OF CSM \_\_\_\_\_ AND THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, 97.54 FEET; THENCE S 81°28'41" W, 130.59 FEET TO THE EAST RIGHT-OF-WAY OF QUINCY AVENUE; THENCE ALONG THE EAST RIGHT-OF-WAY OF QUINCY AVENUE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 45.16 FEET, A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 21°33'38", AND A CHORD BEARING N 10°25'29" W, 44.89 FEET; THENCE N 00°21'20" E, ALONG THE EAST RIGHT-OF-WAY OF QUINCY AVENUE, 73.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 14,738 SQUARE FEET OR 0.338 ACRES.

**EXPANSION LANDS 1:**

PART OF LOT 3 OF CSM 9418, RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS JUNE 21, 2022, AS DOCUMENT NUMBER 11258441 BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF CSM 9418 ALSO BEING THE POINT OF BEGINNING, THENCE N 68°47'42" E, ALONG THE SOUTH RIGHT-OF-WAY OF QUIETWOOD PLACE, 257.65 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF QUIETWOOD PLACE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 113.36 FEET, A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 21°38'59", AND A CHORD BEARING N 79°37'11" E, 112.68 FEET; THENCE S 16°25'27" E, 98.47 FEET; THENCE S 68°47'42" W, 360.12 FEET TO THE EAST RIGHT-OF-WAY OF QUINCY AVENUE; THENCE N 21°12'18" W, ALONG THE EAST RIGHT-OF-WAY OF QUINCY AVENUE, 119.29 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 42,766 SQUARE FEET OR 0.982 ACRES.

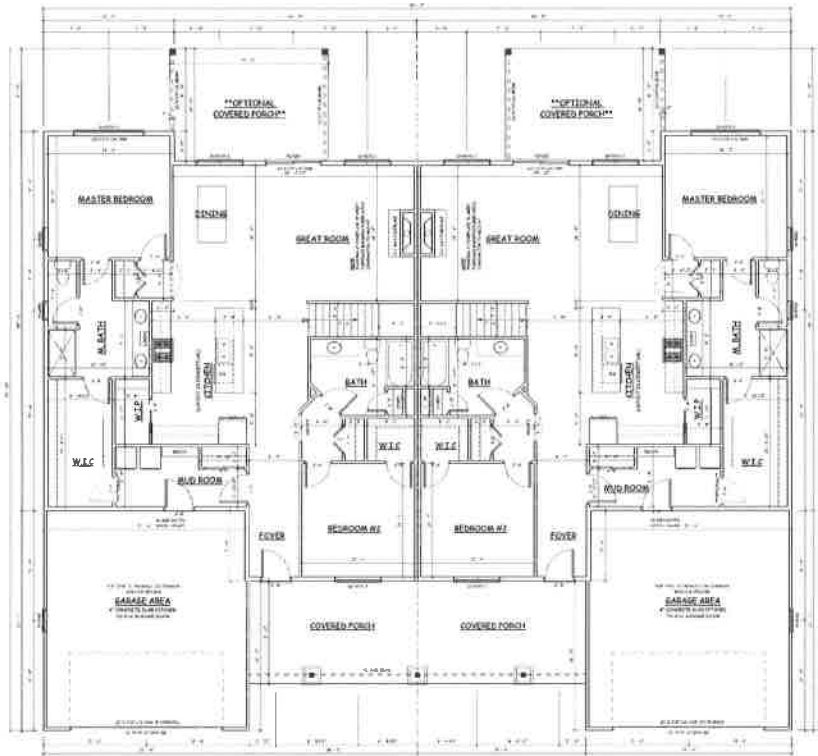
**EXPANSION LANDS 2:**

PART OF LOT 3 OF CSM \_\_\_\_\_ RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS \_\_\_\_\_, 2024, AS DOCUMENT NUMBER \_\_\_\_\_ BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF CSM \_\_\_\_\_ THENCE S 00°26'41" W, ALONG THE EAST LINE OF LOT 3 OF CSM \_\_\_\_\_ 462.57 FEET TO THE NORTH RIGHT-OF-WAY OF QUIETWOOD PLACE; THENCE ALONG THE NORTH RIGHT-OF-WAY OF QUIETWOOD PLACE FOR THE FOLLOWING 3 COURSES: 1.: THENCE N 89°33'19" W, 224.48 FEET; 2.: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 136.03 FEET, A RADIUS OF 360.00 FEET, A DELTA ANGLE OF 21°38'59", AND A CHORD BEARING S 79°37'11" W, 135.22 FEET; 3.: THENCE S 68°47'42" W, 257.65 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CSM \_\_\_\_\_, AND EAST RIGHT-OF-WAY OF QUINCY AVENUE; THENCE N 21°12'18" W, ALONG THE EAST RIGHT-OF-WAY OF QUINCY AVENUE, 546.88 FEET; THENCE N 81°28'41" E, 130.59 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N 00°17'46" E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, 41.71 FEET TO THE NORTH LINE OF LOT 3 OF CSM \_\_\_\_\_ THENCE ALONG THE NORTH LINE OF LOT 3 OF CSM \_\_\_\_\_ FOR THE FOLLOWING 5 COURSES: 1.: THENCE N 89°32'48" E, 145.32 FEET; 2.: THENCE S 13°19'19" E, 78.38 FEET; 3.: THENCE N 89°21'54" E, 282.00 FEET; 4.: THENCE N 00°17'38" E, 76.97 FEET; 5.: THENCE N 89°21'54" E, 223.98 FEET TO THE POINT OF BEGINNING.

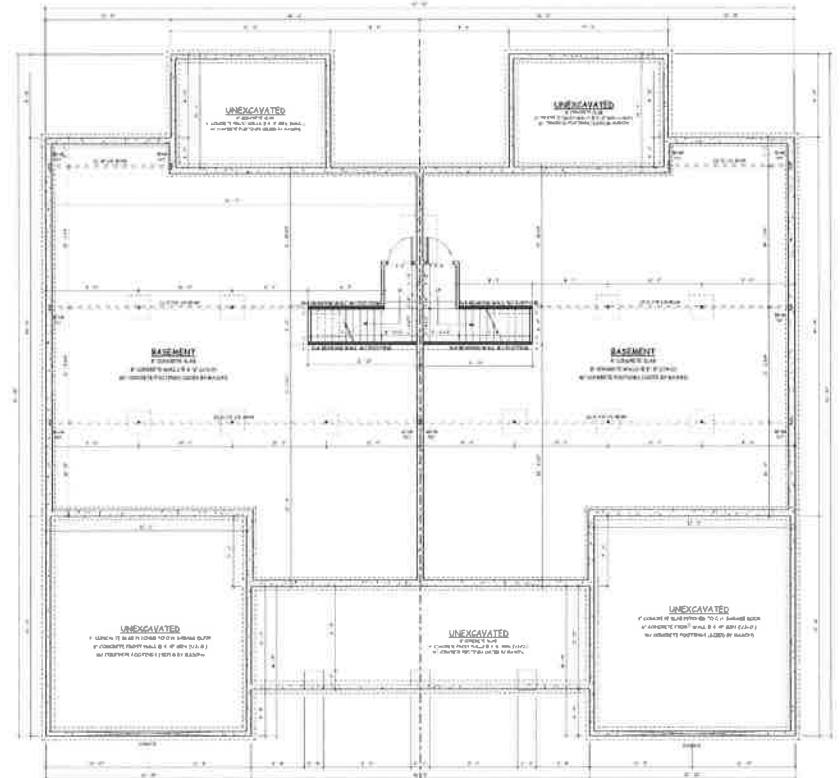
DESCRIBED LANDS HAVING AN AREA OF 325,971 SQUARE FEET OR 7.483 ACRES.

**STONEBROOK ON THE PARK CONDOMINIUM**  
 ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_ AND LOT 3 OF CSM 6418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND  
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



**FIRST FLOOR PLAN**

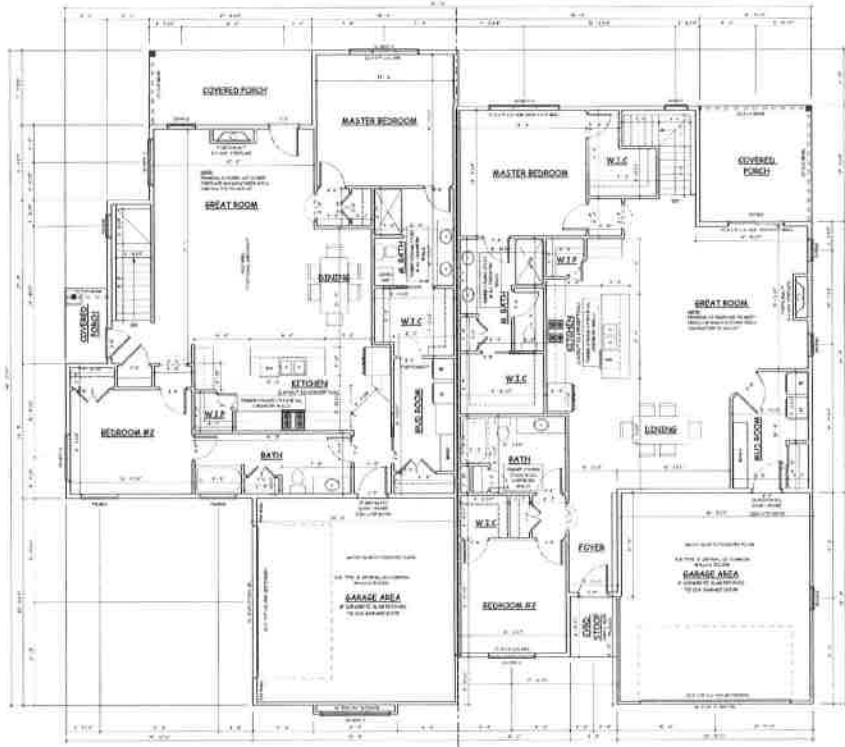
LEFT UNIT FIRST FLOOR AREA = 1,674 S.F.  
 LEFT UNIT GARAGE FLOOR AREA = 513 S.F.  
 LEFT UNIT LOWER LEVEL AREA = 710 S.F.  
 LEFT UNIT TOTAL AREA = 2,897 S.F.  
 RIGHT UNIT FIRST FLOOR AREA = 1,674 S.F.  
 RIGHT UNIT GARAGE FLOOR AREA = 513 S.F.  
 RIGHT UNIT LOWER LEVEL AREA = 710 S.F.  
 RIGHT UNIT TOTAL AREA = 2,897 S.F.  
 TOTAL AREA = 5,795 S.F.



**FOUNDATION PLAN**

BUILDING PLANS ARE NOT TO SCALE  
 AND FOR REFERENCE ONLY

**STONEBROOK ON THE PARK CONDOMINIUM**  
 ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_ AND LOT 3 OF CSM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND  
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



**FIRST FLOOR PLAN**  
 1st - 1st



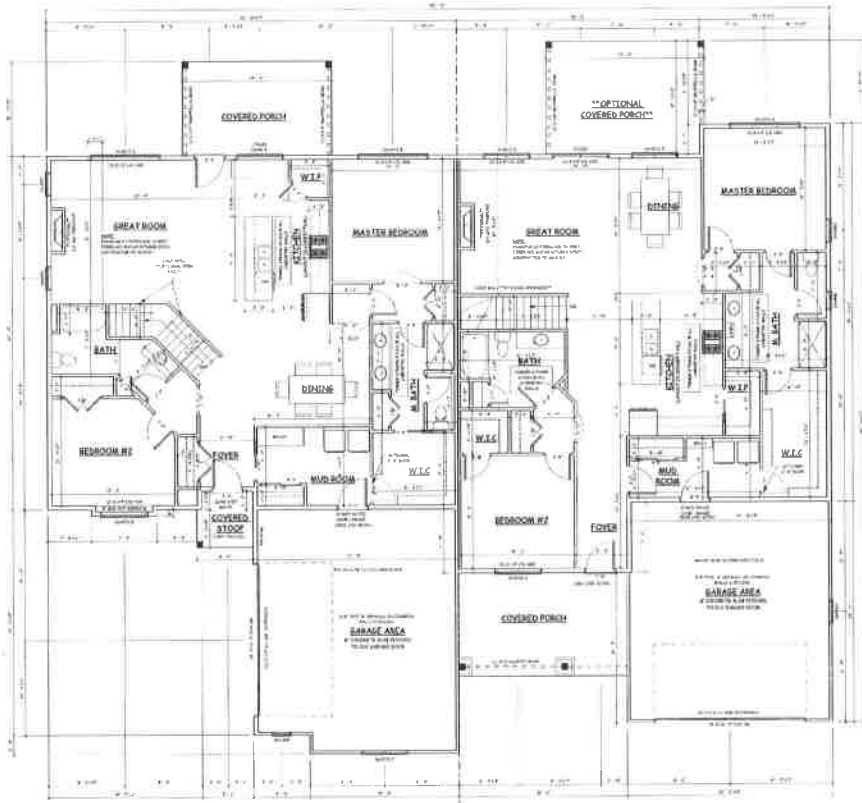
**FOUNDATION PLAN**

LEFT UNIT FIRST FLOOR AREA = 1,647 S.F.  
 LEFT UNIT GARAGE FLOOR AREA = 482 S.F.  
 LEFT UNIT LOWER LEVEL AREA = 683 S.F.  
 LEFT UNIT TOTAL AREA = 2,813 S.F.  
 RIGHT UNIT FIRST FLOOR AREA = 1,710 S.F.  
 RIGHT UNIT GARAGE FLOOR AREA = 487 S.F.  
 RIGHT UNIT LOWER LEVEL AREA = 697 S.F.  
 RIGHT UNIT TOTAL AREA = 2,894 S.F.  
 TOTAL AREA = 5,687 S.F.

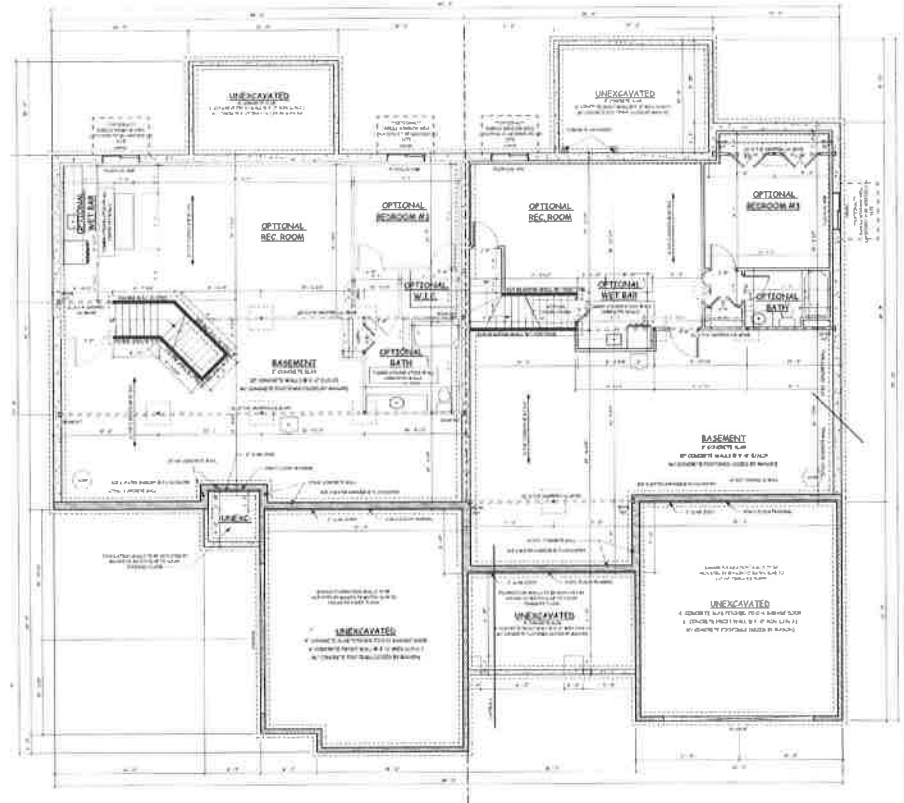
BUILDING PLANS ARE NOT TO SCALE  
 AND FOR REFERENCE ONLY

BUILDING NUMBERS 11 - 18  
 \* DENOTES MIRRORED BUILDING PLAN \*

**STONEBROOK ON THE PARK CONDOMINIUM**  
 ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_ AND LOT 3 OF CSM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND  
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 18, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



**FIRST FLOOR PLAN**



**FOUNDATION PLAN**

LEFT UNIT FIRST FLOOR AREA = 1,657 S.F.  
 LEFT UNIT GARAGE FLOOR AREA = 559 S.F.  
 LEFT UNIT LOWER LEVEL AREA = 836 S.F.  
 LEFT UNIT TOTAL AREA = 3,053 S.F.

RIGHT UNIT FIRST FLOOR AREA = 1,674 S.F.  
 RIGHT UNIT GARAGE FLOOR AREA = 513 S.F.  
 RIGHT UNIT LOWER LEVEL AREA = 713 S.F.  
 RIGHT UNIT TOTAL AREA = 2,901 S.F.

TOTAL AREA = 5,954 S.F.

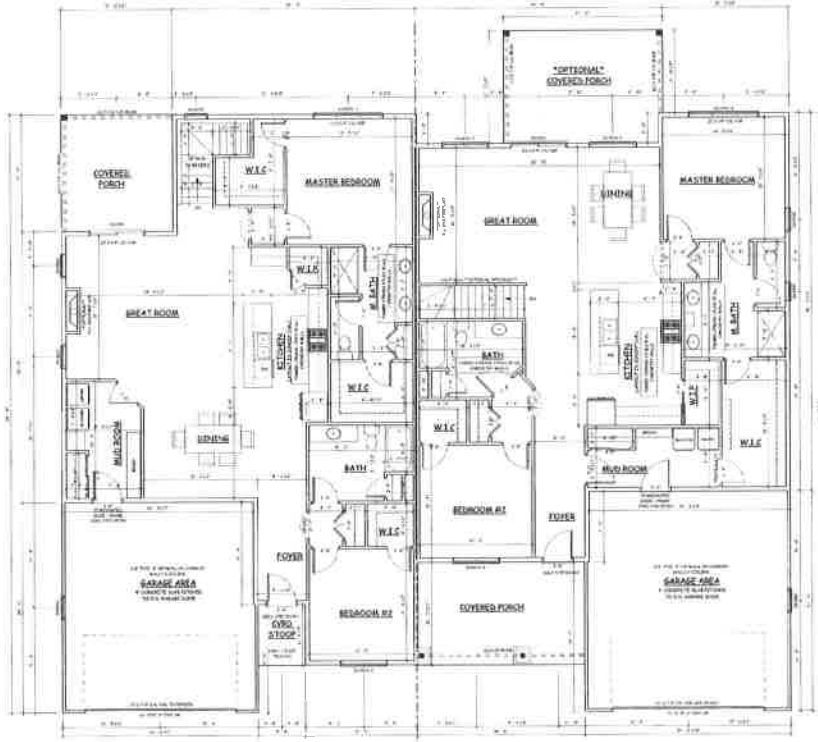
BUILDING NUMBERS 6, 7\*, 14, 15\*, 17\*  
 \* DENOTES MIRRORRED BUILDING PLAN \*

BUILDING PLANS ARE NOT TO SCALE  
 AND FOR REFERENCE ONLY

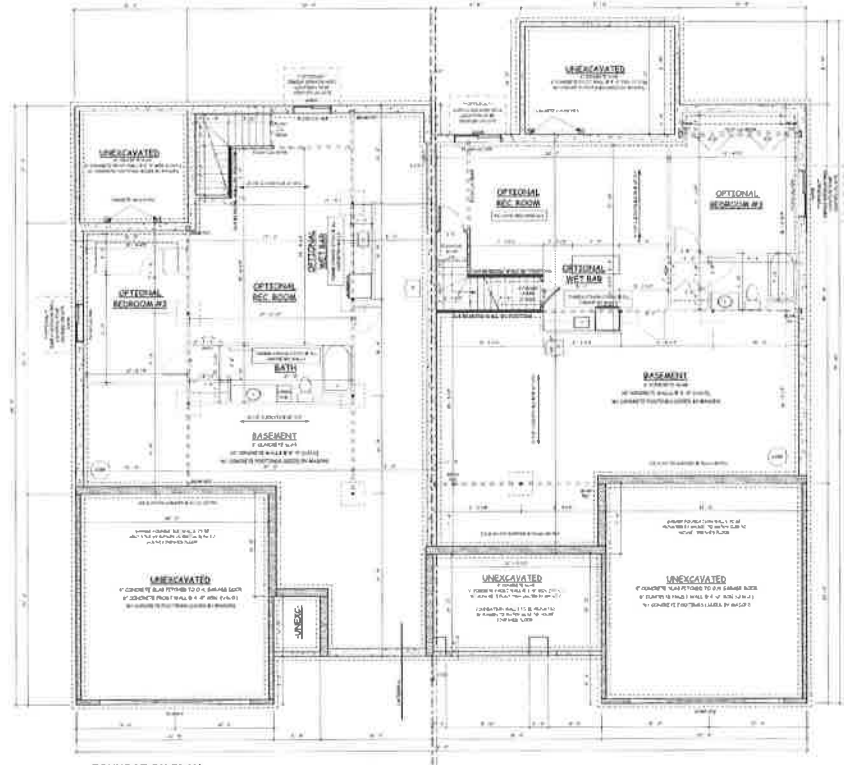


# STONEBROOK ON THE PARK CONDOMINIUM

ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_, AND LOT 3 OF CSM 9419, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



FIRST FLOOR PLAN



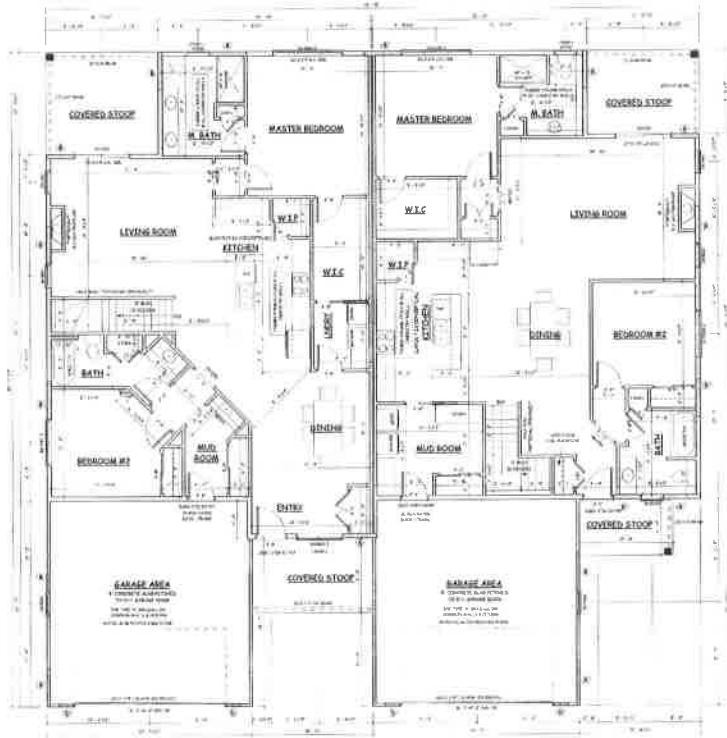
FOUNDATION PLAN

LEFT UNIT FIRST FLOOR AREA = 1,705 S.F.  
 LEFT UNIT GARAGE FLOOR AREA = 467 S.F.  
 LEFT UNIT LOWER LEVEL AREA = 697 S.F.  
 LEFT UNIT TOTAL AREA = 2,869 S.F.  
 RIGHT UNIT FIRST FLOOR AREA = 1,674 S.F.  
 RIGHT UNIT GARAGE FLOOR AREA = 513 S.F.  
 RIGHT UNIT LOWER LEVEL AREA = 701 S.F.  
 RIGHT UNIT TOTAL AREA = 2,885 S.F.  
 TOTAL AREA = 5,754 S.F.

BUILDING PLANS ARE NOT TO SCALE  
 AND FOR REFERENCE ONLY

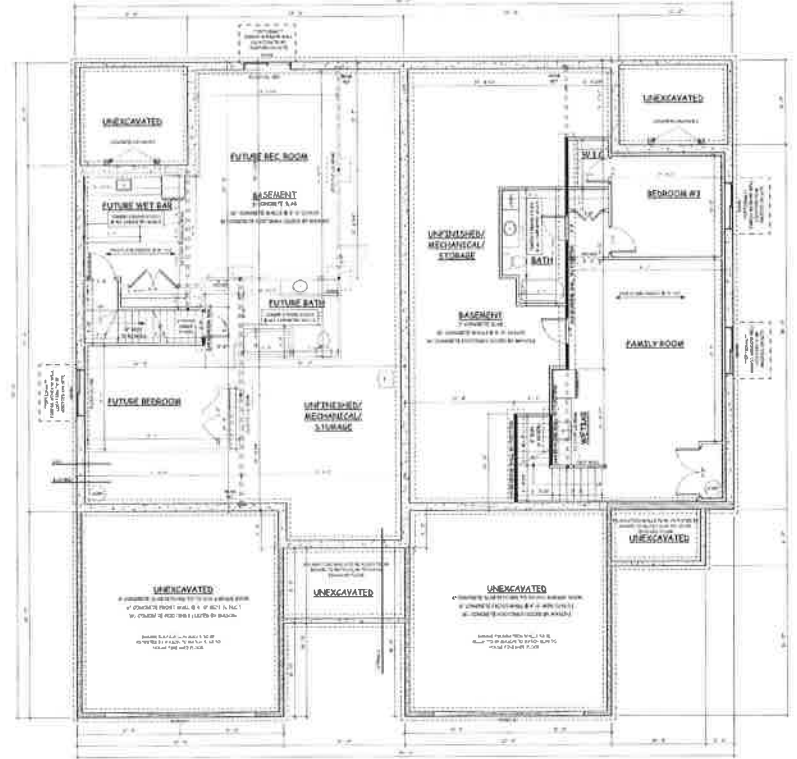
BUILDING NUMBERS 3, 8, 10, 16

**STONEBROOK ON THE PARK CONDOMINIUM**  
 ALL OF LOT 3 AND LOT 4 OF CSM \_\_\_\_\_, AND LOT 3 OF CSM 9418, BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND  
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 16, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



**FIRST FLOOR PLAN**

LEFT UNIT FIRST FLOOR AREA = 1,595 S.F.  
 LEFT UNIT GARAGE FLOOR AREA = 481 S.F.  
 LEFT UNIT LOWER LEVEL AREA = 877 S.F.  
 LEFT UNIT TOTAL AREA = 2,954 S.F.  
 RIGHT UNIT FIRST FLOOR AREA = 1,565 S.F.  
 RIGHT UNIT GARAGE FLOOR AREA = 484 S.F.  
 RIGHT UNIT LOWER LEVEL AREA = 733 S.F.  
 RIGHT UNIT TOTAL AREA = 2,783 S.F.  
 TOTAL AREA = 5,737 S.F.



**FOUNDATION PLAN**

BUILDING PLANS ARE NOT TO SCALE  
 AND FOR REFERENCE ONLY

BUILDING NUMBERS 2, 5, 12, 33\*  
 \* DENOTES MIRRORED BUILDING PLAN \*

## COMMON COUNCIL REPORT

**Item:** UMR NexusACO Program

**Recommendation:** That the Common Council move to authorize City Administration to make any necessary adjustments to the City's Third-Party Administrator (TPA) Agreement with UMR to implement the NexusACO Program in 2025.

**Fiscal Impact:** Gallagher, the City's health insurance broker, estimates the City may save approximately \$750,000, if the City moves to UMR's NexusACO Program in 2025.

**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:** Over the past six years, the City's Health Insurance Fund has realized losses of \$4,375,000, an average loss of approximately \$730,000 per year. Over the past three years, the City's average loss is \$375,000 per year. The City's General Fund contributed \$3,820,000 of year-end surpluses to cover the Health Insurance Fund's losses over this six-year period.

The City has been fortunate to realize General Fund surpluses in recent years to cover Health Insurance Fund losses, however, the Fund's budget has a structural deficit that needs to be corrected. The City cannot continue to anticipate annual General Fund surpluses to cover the structural deficit, so it was incumbent on City Administration to explore options to mitigate these rising medical insurance costs.

Currently, the City contracts with UMR for third-party administrator (TPA) services for the City's self-insured medical plan. City employees and retirees (i.e. members) access medical insurance benefits through UMR's Choice Plus Program, which is part of the UnitedHealthcare (UHC) network. Over the past year, City Administration and Gallagher explored various cost containment strategies for the medical insurance plan and settled on UMR's NexusACO Program as it resulted in significant savings while minimizing member disruption.

The NexusACO Program is a tiered medical insurance plan designed to encourage members to seek care from Accountable Care Organizations (ACO) who offer the best health outcomes in the most cost-effective manner. The NexusACO Program is still a part of the UHC network that our current members are accustomed to, so this change minimizes the disruption caused by switching networks, however, there are two tiers within the medical insurance plan. In Southeast Wisconsin, there are four providers who qualify as ACOs and are considered Tier 1 providers - Advocate Aurora, Children's Wisconsin, Froedtert, and the Medical College of Wisconsin. Members who visit Tier 1 providers will experience little-to-no changes from the medical insurance plan currently offered. If a member chooses to visit a Tier 2 provider (e.g. Ascension),

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their care would still be covered in-network but at a higher deductible, co-insurance, and out-of-pocket-maximum than the medical plan currently offered.

UMR estimates the NexusACO Program can deliver savings of up to 15% by steering members to receive care from ACO's as UMR has better negotiated contracts with ACO's compared to the Choice Plus Program.

On May 15<sup>th</sup>, the Personnel & Finance Committee heard a presentation from City Administration, Gallagher, and UMR on the Health Insurance Fund's financial performance and the UMR NexusACO Program. The Committee reached consensus for implementing cost containment strategies to right-size the Health Insurance Fund with the NexusACO Program. This offering is among several opportunities Common Council will need to examine to ensure a competitive and financially sustainable medical insurance benefit for our City employees.

**Options/Alternatives:** The City could continue with the UMR Choice Plus Program; however, we would need to increase the City's Health Insurance Fund budget by approximately \$650,000 (9.3%) in 2025. For context, the City's operating levy is projected to increase \$550,000 (2.25%) for the 2025 Budget.

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Respectfully Submitted:



Andrew J. Vickers, MPA  
City Administrator

Reviewed:



Toni Vanderboom  
Human Resources Director

Prepared and Fiscal Review:



Maxwell Gagrin, MPA  
Deputy City Administrator / Finance Officer

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Attachments:

- Personnel & Finance Committee Presentation
- Gallagher's 2025 Health Insurance Budget Projection



# Personnel and Finance Committee Meeting

May 15, 2024

City of Oak Creek



**Gallagher**

Insurance | Risk Management | Consulting

[AJG.com](http://AJG.com)

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# Agenda

5.15.2024

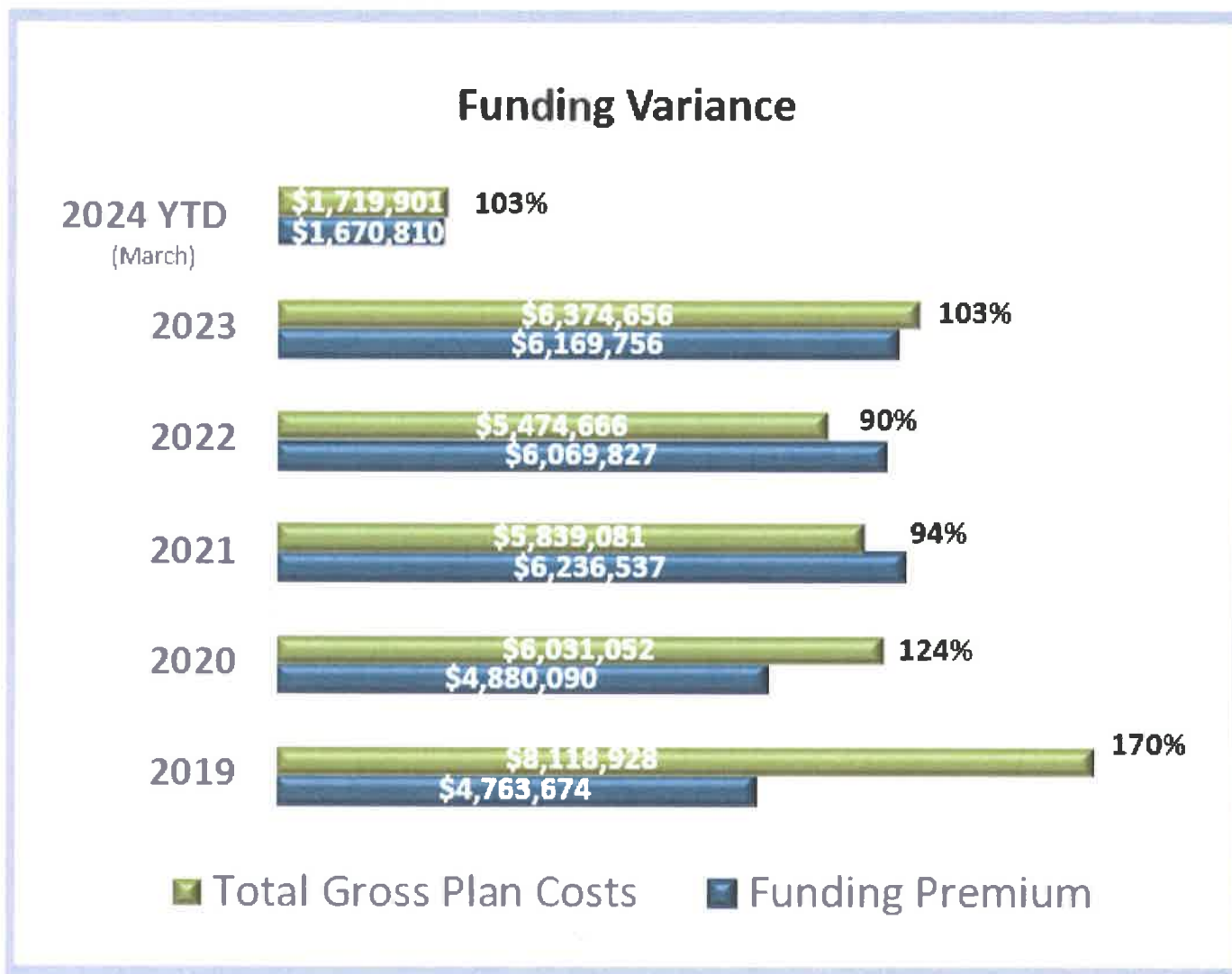
- 1 Introductions
- 2 Y.O.Y. Financial Performance
- 3 2025 Budget Projection
- 4 Cost Control – Nexus ACO
- 5 Updated 2025 Budget Forecast with Nexus ACO
- 6 Cost Control – Pharmacy Benefit Manager RFP
- 7 Plan Design and Cost Benchmarking



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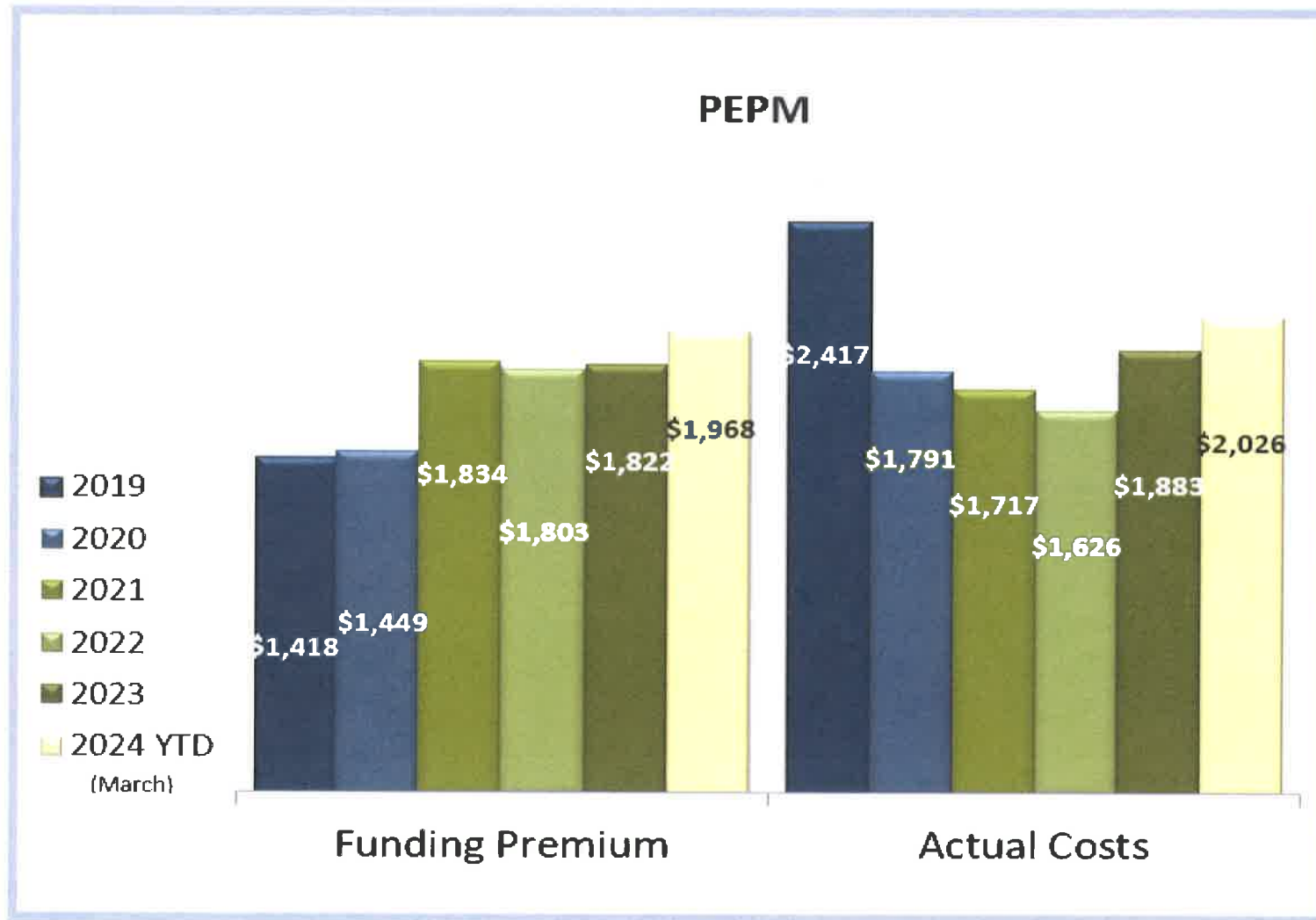
# Y.O.Y. Financial Performance

# Y.O.Y. Financial Performance



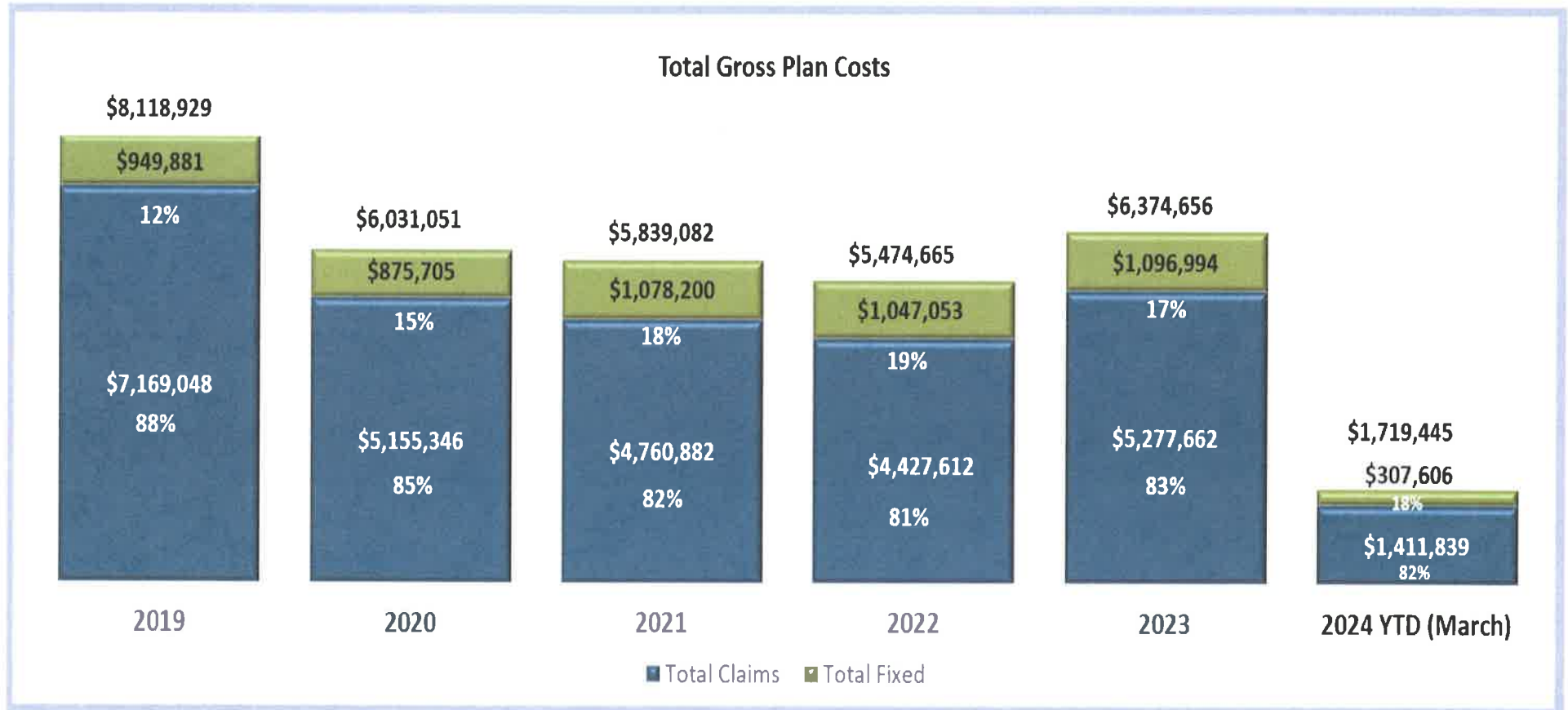
Source: Financial Monthly Reports - Gallagher 2024

# Y.O.Y. Financial Performance



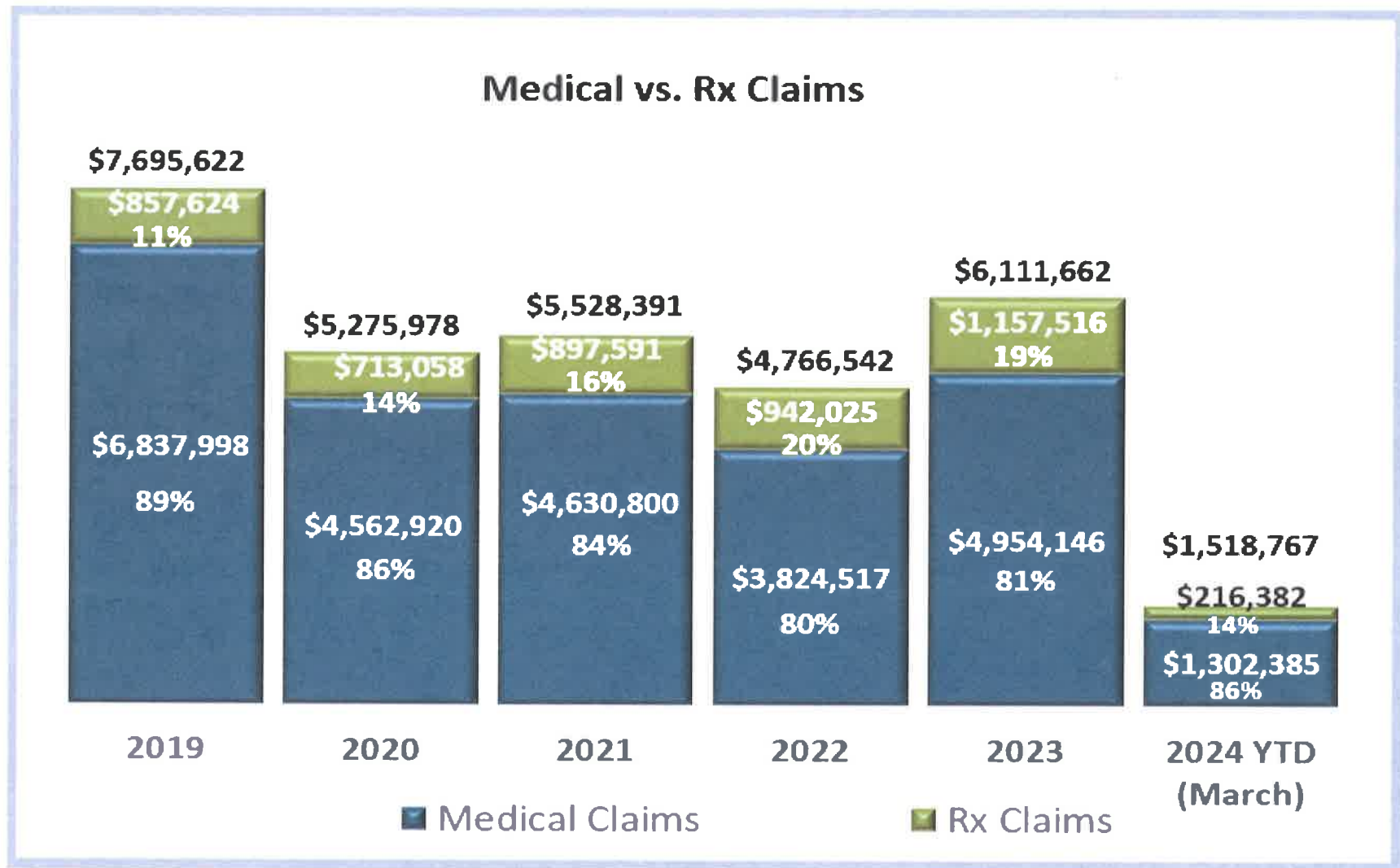
Source: Financial Monthly Reports | Gallagher 2024

# Y.O.Y. Financial Performance



Source: Financial Monthly Reports - Gallagher 2024

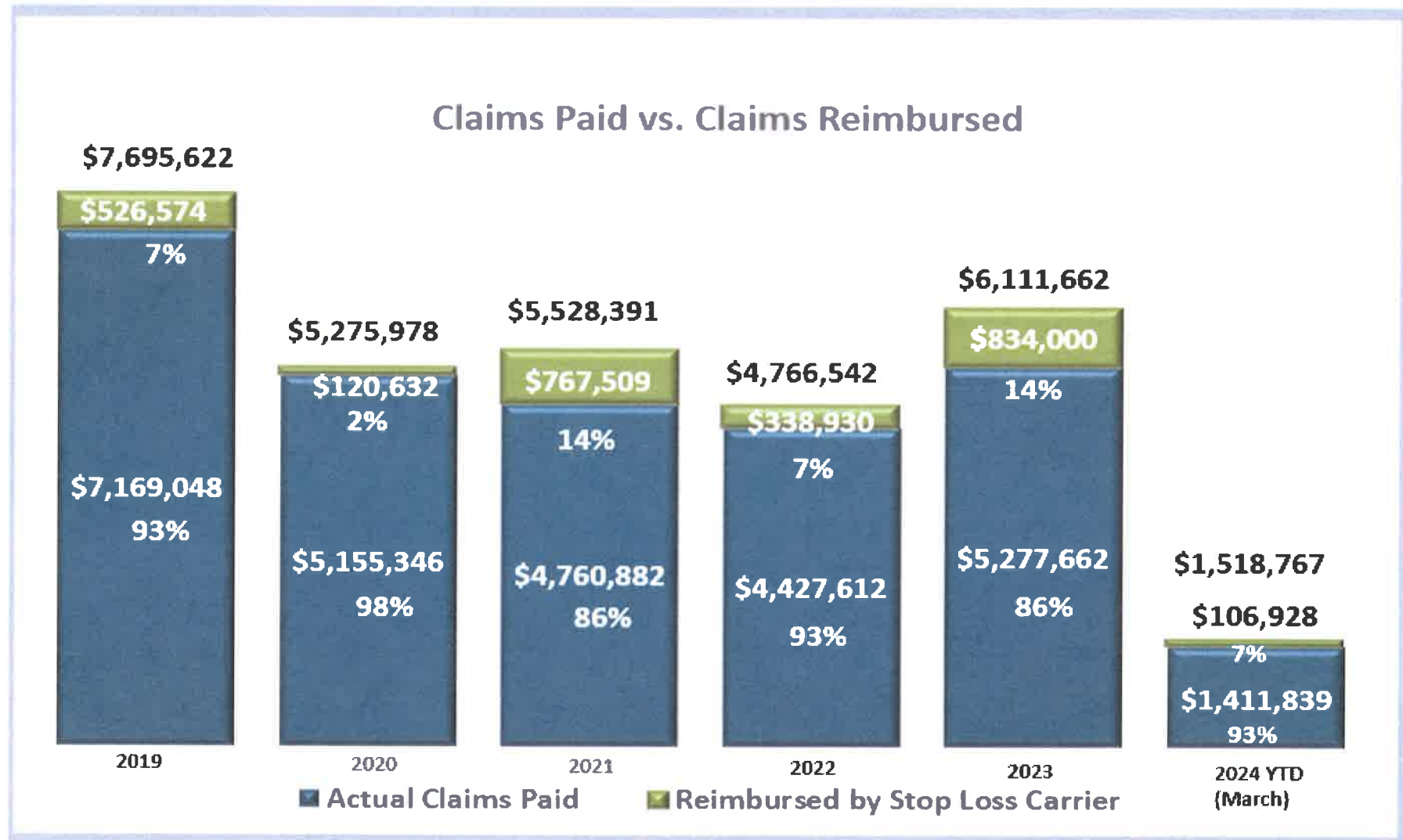
# Y.O.Y. Financial Performance



Source: Financial Monthly Reports - Gallagher 2024

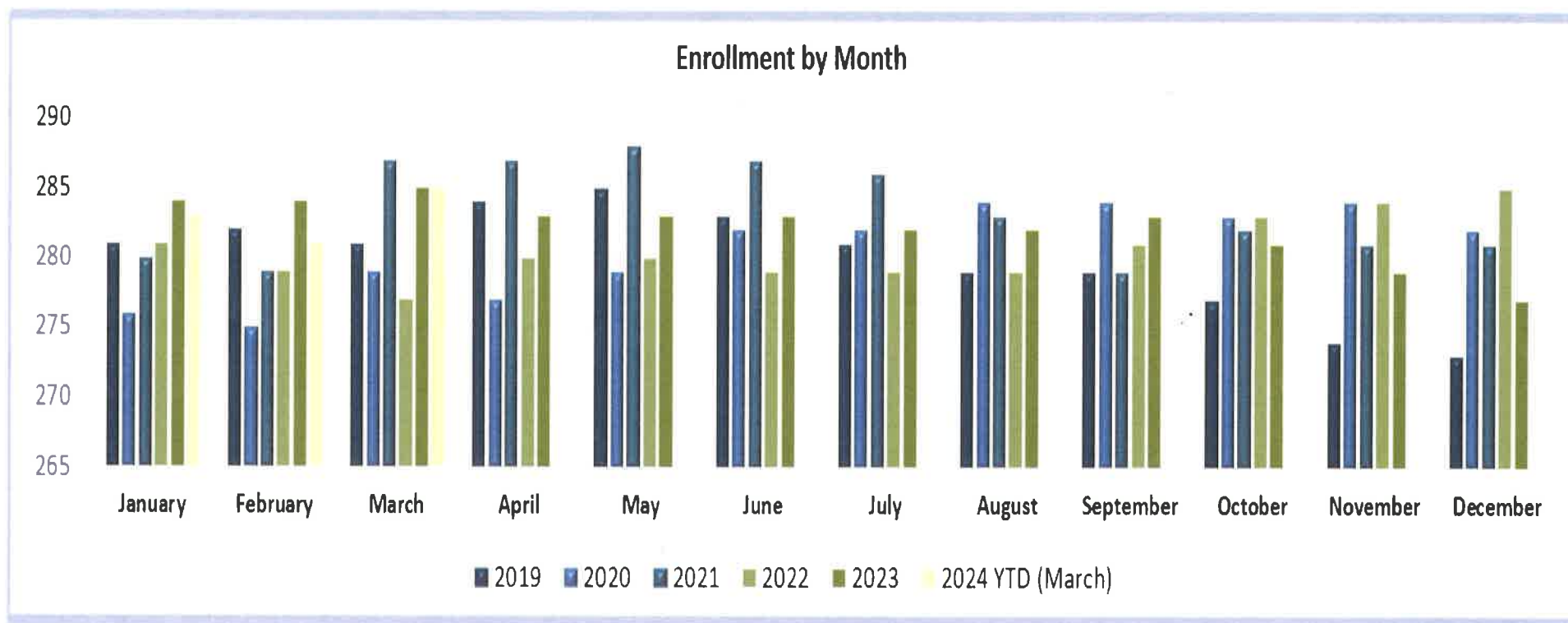


# Y.O.Y. Financial Performance



Source: Financial Monthly Reports - Gallagher 2024

# Y.O.Y. Financial Performance



Source: Financial Monthly Reports - Gallagher, 2024



## 2018-2023 HEALTH INSURANCE FUND PERFORMANCE

	2018	2019	2020	2021	2022	2023	2019 - 2023 Difference	2019-2023 % Difference
<b>Revenue</b>								
Employee / Retiree Premium Share	\$ 517,957	\$ 533,443	\$ 548,875	\$ 681,900	\$ 668,897	\$ 691,566	\$ 158,123	29.6%
Employer Premium Share	5,636,460	5,609,471	5,621,805	5,680,713	5,838,854	5,854,412	244,941	4.4%
Stop-Loss Reimbursements	54,844	227,315	292,351	680,102	372,743	941,092	713,777	314.0%
Rebates	159,265	305,795	275,529	360,033	441,074	462,475	156,680	51.2%
Miscellaneous Revenues	43,412	69,539	41,834	42,346	79,153	163,741	94,202	135.5%
<b>Total Revenue (Excluding Transfers In)</b>	<b>\$ 6,411,938</b>	<b>\$ 6,745,563</b>	<b>\$ 6,780,394</b>	<b>\$ 7,445,094</b>	<b>\$ 7,400,721</b>	<b>\$ 8,113,286</b>	<b>1,367,723</b>	<b>20.3%</b>
<b>Expenditures</b>								
Self-Funded Plan Administration	87,089	94,021	208,067	278,749	315,174	274,054	180,033	191.5%
Active Employees	6,702,547	3,847,877	3,754,605	5,286,198	4,633,006	6,018,799	2,170,922	56.4%
Retirees - Pre-Age 65	1,462,892	1,901,756	1,254,073	1,601,587	1,481,078	1,494,478	(407,278)	-21.4%
Retirees - Post-Age 65	989,056	886,575	978,628	988,080	988,613	1,015,229	128,654	14.5%
Other	225,335	113,024	81,785	94,024	108,346	107,558	(5,466)	-4.8%
<b>Total Expenditures</b>	<b>\$ 9,466,919</b>	<b>\$ 6,843,253</b>	<b>\$ 6,277,158</b>	<b>\$ 8,248,638</b>	<b>\$ 7,526,217</b>	<b>\$ 8,910,118</b>	<b>2,066,865</b>	<b>30.2%</b>
<b>Net Gain / (Loss)</b>	<b>\$ (3,054,981)</b>	<b>\$ (97,690)</b>	<b>\$ 503,236</b>	<b>\$ (803,544)</b>	<b>\$ (125,496)</b>	<b>\$ (796,832)</b>		
<b>Fund Balance (Excluding Transfers In)</b>	<b>\$ (838,652)</b>	<b>\$ (936,342)</b>	<b>\$ (433,106)</b>	<b>\$ (1,236,650)</b>	<b>\$ (1,362,146)</b>	<b>\$ (2,158,978)</b>		
<b>Transfers In</b>	<b>\$ 838,652</b>	<b>\$ 800,000</b>	<b>\$ 830,098</b>	<b>\$ 1,042,903</b>	<b>\$ -</b>	<b>\$ 1,147,325</b>		
<b>Fund Balance (Including Transfers In)</b>	<b>\$ -</b>	<b>\$ 702,310</b>	<b>\$ 2,035,644</b>	<b>\$ 2,275,003</b>	<b>\$ 2,149,507</b>	<b>\$ 2,500,000</b>		

# 2025 Budget Projection

# 2025 Renewal Projection

Projection Period - 1/1/2025 through 12/31/2025

Category	Medical		Prescription Drug		Total	
	3/1/22 through 2/28/23	3/1/23 through 2/29/24	3/1/22 through 2/28/23	3/1/23 through 2/29/24	3/1/22 through 2/28/23	3/1/23 through 2/29/24
Gross Paid Claims	\$4,083,841	\$5,124,478	\$970,293	\$1,174,221	\$5,054,134	\$6,298,699
Claims over Stop Loss Level	(\$966,218)	(\$1,676,092)	\$0	\$0	(\$966,218)	(\$1,676,092)
<b>Total Net Paid Claims</b>	<b>\$3,117,623</b>	<b>\$3,448,385</b>	<b>\$970,293</b>	<b>\$1,174,221</b>	<b>\$4,087,916</b>	<b>\$4,622,606</b>
Experience Period Lives	3,370	3,385	3,375	3,382		
PEPM Claim Cost	\$925.11	\$1,018.73	\$287.49	\$347.20	\$1,212.60	\$1,365.92
Annual Trend	7.4%	7.4%	11.0%	11.0%	8.3%	8.3%
Trend Months	34.0	22.0	34.0	22.0	34.0	22.0
Trend Factor	1.2242	1.1398	1.3440	1.2109	1.2526	1.1579
Trended PEPM Claim Cost	\$1,132.50	\$1,161.18	\$386.41	\$420.41	\$1,518.91	\$1,581.58
Dependent Ratio Adjustment	0.56%	0.05%	0.69%	-0.05%		
Large Claimant Adjustment	\$178.04	\$206.79	N/A	N/A	\$178.04	\$206.79
Adjusted Claim Cost - PEPM	\$1,316.93	\$1,368.51	\$389.09	\$420.20	\$1,706.02	\$1,788.71
Period Weighting	30%	70%	30%	70%	30%	70%
Projected Claim Cost - PEPM	\$1,353.04		\$410.86		\$1,763.90	
Projected Lives	281		281		281	
Months to Project	12		12		12	
<b>Total Projected Claims</b>	<b>\$4,562,451</b>		<b>\$1,385,436</b>		<b>\$5,947,887</b>	
Individual Stop Loss Fees			\$1,213,286			
Aggregate Stop Loss Fees			\$25,324			
<b>Total Projected Stop Loss Fees</b>			<b>\$1,238,610</b>			
Administration Fees			\$194,304			
GBS Fees			\$78,466			
Additional Fees			\$19,962			
<b>Total Projected Administration Fees</b>			<b>\$292,732</b>			
<b>Total Projected Gross Plan Costs</b>			<b>\$7,479,229</b>			
Current Funding/Premium			\$6,767,154			
Projected Funding/Premium Increase			\$712,075			
<b>Needed Rate Adjustment</b>			<b>10.5%</b>			

*This analysis is for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts.*

*Please see your policy or contact us for specific information or further details in this regard.*



# Forecast Summary vs. Equivalent Rate Funding



## PPO

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
Total Projected Gross Plan Costs	\$6,872,418	\$7,479,229	\$8,224,428
Funding at Equivalent Rates	\$6,768,608	\$6,767,154	\$7,479,229
Amount in Excess of Funding	\$103,810	\$712,075	\$745,198
% in Excess of Funding	1.5%	10.5%	10.0%

## Dental

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
Total Projected Gross Plan Costs	\$208,765	\$216,268	\$225,072
Funding at Equivalent Rates	\$210,177	\$210,028	\$216,268
Amount in Excess of Funding	(\$1,413)	\$6,240	\$8,803
% in Excess of Funding	-0.7%	3.0%	4.1%

## Total - All Plans

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
Total Projected Gross Plan Costs	\$7,081,183	\$7,695,498	\$8,449,499
Funding at Equivalent Rates	\$6,978,786	\$6,977,182	\$7,695,498
Amount in Excess of Funding	\$102,397	\$718,316	\$754,002
% in Excess of Funding	1.5%	10.3%	9.8%

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# Cost Control - NexusACO

# NexusACO is built for better health and lower costs

Health Plans | NexusACO



## The quality plan combines:

- High-performing providers
- A primary care physician (PCP) who “quarterbacks” care
- The incentive of a national network tiered on results and cost efficiencies



## It’s a value-based network that:

- Focuses on UnitedHealth Premium<sup>®</sup> physicians and top-performing ACOs
- Drives use of quality, cost-efficient Tier 1 providers
- PCP Election Required



Designed to deliver employer savings<sup>1</sup> of up to

# 15%

<sup>1</sup> Accountable Care Organizations (ACOs) are integrated groups of health care providers including primary care physicians, specialists and facilities that work together to improve health outcomes, lower costs and increase patient satisfaction.



# Partnerships are delivering results

Health Plans | NexusACO

Compared to non-NexusACO members, employers with NexusACO had:

**12.2%**

more PCP visits  
and 6.8% fewer  
specialist visits<sup>1</sup>

**13.4%**

higher cancer  
screening  
compliance\*<sup>2</sup>

**12.7%**

higher annual  
diabetic screening  
compliance<sup>2</sup>

**5.6%**

higher persistence  
for follow-up  
treatments after  
a heart attack<sup>2</sup>

**12.6%**

higher rates  
of well-child  
visits<sup>2</sup>

\* For breast, colorectal and cervical cancer.

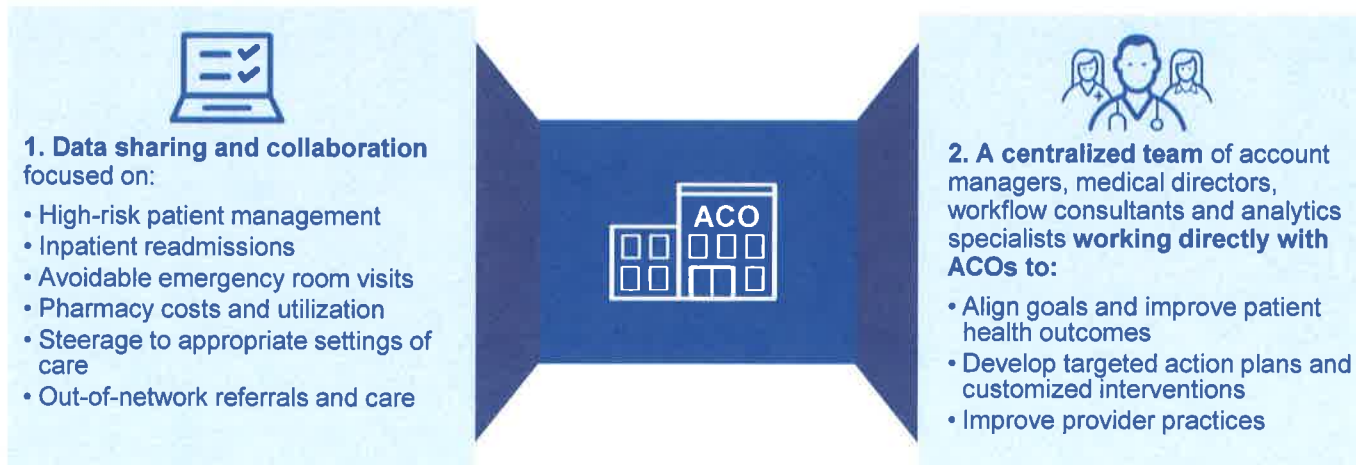
<sup>1</sup> Results from UHC commercial claims data that includes NexusACO members vs. non-NexusACO members from 6/1/2018 through 6/1/2019.

<sup>2</sup> Results from UHC commercial claims data that includes ACOs in NexusACO compared against non-ACOs from 9/1/2018 through 8/31/2019.



# Total cost of care relationship

There are two primary parts to the clinical coordination and ACO performance model.



# Dedicated ACO team

**ACO and UnitedHealthcare core team focused on Total Cost of Care.**

## **Clinical transformation consultant.**

*Day-to-day clinical partner.*

Works with ACO team to create clinical action plans and identify high-risk patients.

## **Health care economics analyst.**

*Analytics and reporting contact for PCPs.*

Identifies insights from metrics and conducts standard and custom queries to detect trends.



## **ACO account manager.**

*Primary relationship contact and "easy button" for ACOs.*

Provides patient rosters to ACO and works to increase patient satisfaction.

## **Chief medical officer.**

*Clinical expert and team lead.*

Focuses on achieving patient care goals. Hands-on engagement.



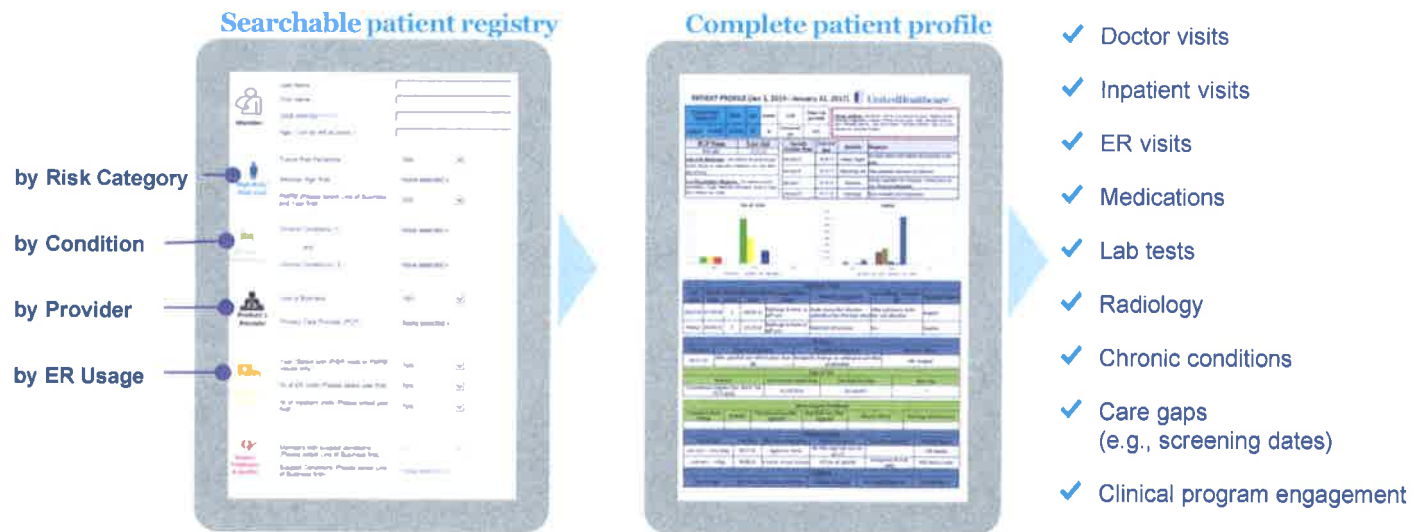
Centralized team focused on performance:

- Targeted action plans
- Practice improvement
- Increased patient satisfaction
- Relationship management
- Shared expertise and resources



# Dedicated ACO support structure

Transforming care through a dedicated ACO support structure & unprecedented access to actionable medical and pharmacy data.





# NexusACO National Footprint



NexusACO provides a national, tiered product offering.

## Tier 1 Composition by Market

-  UnitedHealth Premium Care Physicians
-  Current NexusACO
-  Future NexusACO markets effective 1/1/2024
-  Not available

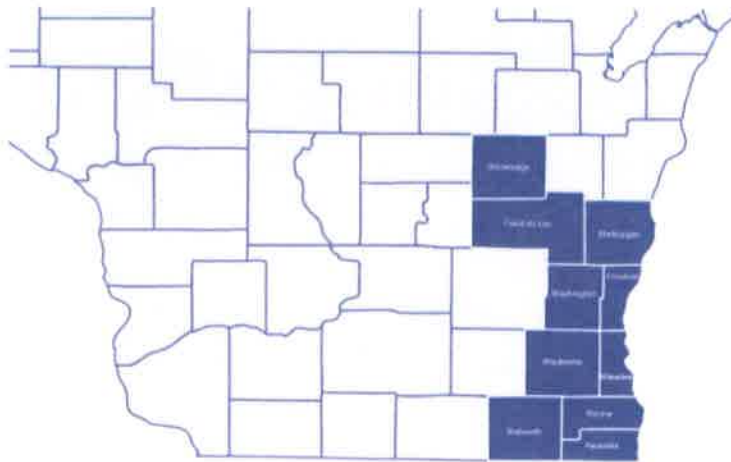
### Notes:

- NexusACO follows UnitedHealth Premium<sup>®</sup> designation availability. Therefore, NexusACO is not available in Alaska, Hawaii, Montana, Puerto Rico, Wyoming, Vermont, and the United States Virgin Islands. It is available in the Portland area of Maine but is not available elsewhere in the state.
- Fully Insured product availability will vary by market and NexusACO state filing analysis is required prior to offering to a multi-site employer group.



# Nexus Service Area Wisconsin Footprint

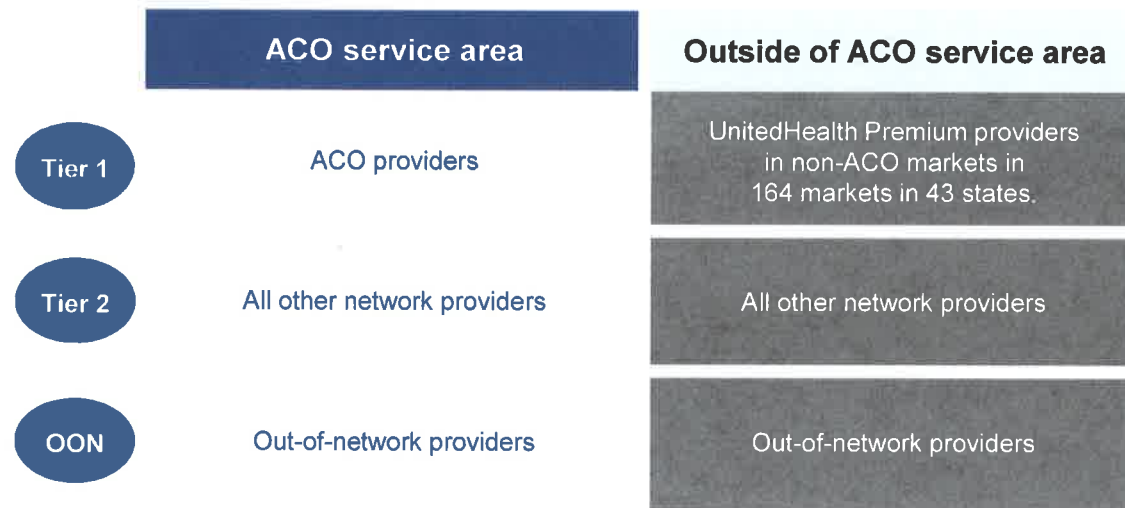
Health Plans | NexusACO



- NexusACO available nationally
- In Wisconsin, available in the following counties: Milwaukee, Kenosha, Ozaukee, Racine, Sheboygan, Walworth, Washington, Waukesha, Fond du Lac, Winnebago
- Tier 1 providers are Advocate Aurora, Children's, Froedtert and Medical College
- Outside of these counties, Tier 1 providers follow Premium Designation
- PCP selection required
- Benefit steering requirements apply



# Understanding a NexusACO tiered network



## Benefit Designs/Steering

- At a minimum, coinsurance and copays must be tiered
- Deductibles and out of pockets tiering also available



# PCPs play a vital role

Choosing a PCP in a high-performing ACO network offers the greatest value to members, helping them manage their health care needs.



## Members will use UMR.com to select their PCP



- Members will have 60 days following the renewal date to elect; auto-assignment will take place if no election is made
- Members should be encouraged to choose a Tier 1 physician as a PCP; however, any Tier 1 or Tier 2 provider can be elected
- PCP changes are allowed at any time
- PCP names are printed on ID cards
- Normal internet rules regarding permission will apply




# ACO providers identified on provider search site



Once the NexusACO plan is implemented, members visit UMR.com to search and locate ACO providers. The Tier 1 symbol is located next to the provider's contact information.

\*See important notice about participating providers below


YOUR PRIMARY CARE PHYSICIAN (PCP)





**Smith, John, MD**  
Internist | [ADD TO MY PCP](#)  
★★★★☆ 12 Reviews

1234 Any Street  
Any City, State 12345  
575.123.4567  
2.0 (201) (Aero)

[View Additional Locations \(2\)](#)  
[View Physical ID Numbers](#)

 Tier 1 Provider

 Accepting All Patients



**ACO Providers are identified as  
Tier 1 physicians**



# City of Oak Creek - NexusACO Analysis

## Enrollment Summary (as of 1/1/24):

Total Membership: 282 subs / 719 members

- Active/COBRA: 80% of total population (215 subs / 580 members)
- Retirees: 20% of total population (66 subs / 139 members)

## Populations/Markets

- \* All Active/COBRA members reside in a Nexus market
- \* 60 retirees reside in a NexusACO market; 6 retirees live in a Premium Designation market



# City of Oak Creek - NexusACO Analysis

## Paid Summary Detail

(using claims paid data 1/1/23 through 12/31/23):

91.7% of paid dollars happened inside of a NexusACO market (\$4.5 million)

8.3% of paid dollars happened in a Premium Designation market (\$412k)

### Inside of the NexusACO markets

69.8% of paid dollars qualifies for Tier 1 benefits

30% of paid dollars qualifies for Tier 2 benefits

### Inside of the Premium Designation markets

91.40% of paid dollars qualifies for Tier 1 benefits

5.9% of paid dollars qualifies for Tier 2 benefits

# Plan Design Modeling (Police & Fire)

Current Plan Design:

	In-Network	Out of Network
Deductible	\$2000 EE \$3000 EE + 1 \$4000 EE + 2	\$3000 EE \$4000 EE + 1 \$5000 EE + 2
Coinsurance	100%	80%
Out of Pocket	\$2000 EE \$3000 EE + 1 \$4000 EE + 2	\$4000 EE \$6000 EE + 1 \$8000 EE + 2

NexusACO Plan Design:

	Tier 1 (In)	Tier 2 (In)	Tier 3 (Out)
Deductible	\$2000 EE \$3000 EE + 1 \$4000 EE + 2	\$2000 EE \$3000 EE + 1 \$4000 EE + 2	\$4000 EE \$5000 EE + 1 \$6000 EE + 2
Coinsurance	100%	70%	50%
Out of Pocket	\$2000 EE \$3000 EE + 1 \$4000 EE + 2	\$4000 EE \$5000 EE + 1 \$6000 EE + 2	\$8000 EE \$9000 EE + 1 \$12,000 EE + 2



## Plan Design Modeling (All other EE's)

Current Plan Design:

	In-Network	Out of Network
Deductible	\$1000 EE	\$2000 EE
	\$1500 EE + 1	\$3000 EE + 1
	\$2000 EE + 2	\$4000 EE + 2
Coinsurance	100%	80%
Out of Pocket	\$1000 EE	\$4000 EE
	\$1500 EE + 1	\$6000 EE + 1
	\$2000 EE + 2	\$8000 EE + 2

NexusACO Plan Design:

	Tier 1 (In)	Tier 2 (In)	Tier 3 (Out)
Deductible	\$1000 EE	\$1000 EE	\$2000 EE
	\$1500 EE + 1	\$1500 EE + 1	\$3000 EE + 1
	\$2000 EE + 2	\$2000 EE + 2	\$4000 EE + 2
Coinsurance	100%	70%	50%
Out of Pocket	\$1000 EE	\$3000 EE	\$6000 EE
	\$1500 EE + 1	\$3500 EE + 1	\$7000 EE + 1
	\$2000 EE + 2	\$4000 EE + 2	\$8000 EE + 2



# 2025 Budget Projection (NEXUS ACO)

# 2025 Renewal Projection (NEXUS ACO)



Projection Period - 1/1/2025 through 12/31/2025

Category	Medical		Prescription Drug		Total	
	3/1/22 through 2/28/23	3/1/23 through 2/29/24	3/1/22 through 2/28/23	3/1/23 through 2/29/24	3/1/22 through 2/28/23	3/1/23 through 2/29/24
Gross Paid Claims	\$4,083,841	\$5,124,478	\$970,293	\$1,174,221	\$5,054,134	\$6,298,699
Claims over Stop Loss Level	(\$966,218)	(\$1,676,092)	\$0	\$0	(\$966,218)	(\$1,676,092)
<b>Total Net Paid Claims</b>	<b>\$3,117,623</b>	<b>\$3,448,385</b>	<b>\$970,293</b>	<b>\$1,174,221</b>	<b>\$4,087,916</b>	<b>\$4,622,606</b>
Experience Period Lives	3,370	3,385	3,375	3,382		
PEPM Claim Cost	\$925.11	\$1,018.73	\$287.49	\$347.20	\$1,212.60	\$1,365.92
Annual Trend	7.4%	7.4%	11.0%	11.0%	8.3%	8.3%
Trend Months	34.0	22.0	34.0	22.0	34.0	22.0
Trend Factor	1.2242	1.1398	1.3440	1.2109	1.2526	1.1579
Trended PEPM Claim Cost	\$1,132.50	\$1,161.18	\$386.41	\$420.41	\$1,518.91	\$1,581.58
Dependent Ratio Adjustment	0.56%	0.05%	0.69%	-0.05%		
Large Claimant Adjustment	\$178.04	\$206.79	N/A	N/A	\$178.04	\$206.79
Adjusted Claim Cost - PEPM	\$1,316.93	\$1,368.51	\$389.09	\$420.20	\$1,706.02	\$1,788.71
Period Weighting	30%	70%	30%	70%	30%	70%
Projected Claim Cost - PEPM	\$1,353.04		\$410.86		\$1,763.90	
Projected Lives	281		281		281	
Months to Project	12		12		12	
Projected Claim Cost	\$4,562,451		\$1,385,436		\$5,947,887	
Benefit Adjustment	0.8320		1.0000		0.8711	
<b>Total Projected Claims</b>	<b>\$3,795,960</b>		<b>\$1,385,436</b>		<b>\$5,181,395</b>	
Individual Stop Loss Fees			\$1,213,286			
Aggregate Stop Loss Fees			\$25,324			
<b>Total Projected Stop Loss Fees</b>			<b>\$1,238,610</b>			
Administration Fees			\$194,304			
GBS Fees			\$78,466			
Additional Fees			\$19,962			
<b>Total Projected Administration Fees</b>			<b>\$292,732</b>			
<b>Total Projected Gross Plan Costs</b>			<b>\$6,712,738</b>			
Current Funding/Premium			\$6,767,154			
Projected Funding/Premium Increase			(\$54,416)			
<b>Needed Rate Adjustment</b>			<b>-0.8%</b>			

*This analysis is for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts.*

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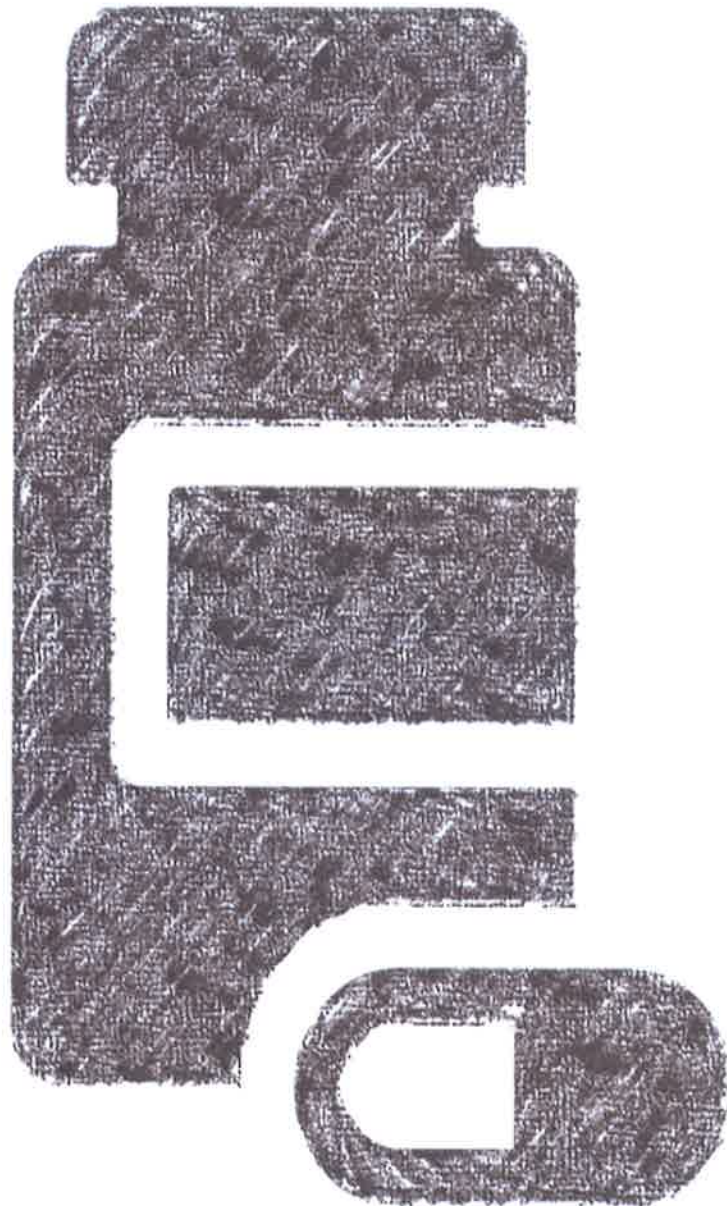
# Cost Control – Pharmacy Benefit Manager RFP



# **The City of Oak Creek, Wisconsin Pharmacy Plan Analysis and Proposal Review**

May 2024

# Request for Proposal – Goals/Objectives



- Seek market-competitive network rates, rebates, and overall performance guarantees to compare to the forthcoming NCRx proposed offering.
- Seek PBM partner that places a premium on customer service and responsiveness.
- Ensure that the PBM partner offers robust clinical offerings and programs to assist City of Oak Creek with key health plan goals.
- Seek PBM partner that can effectively manage specialty drug maximization programs along with medical J-code to pharmacy billing service.
- Obtain implementation credits and/or allowances to help offset plan costs.

**NCRx Renewal expected 5/15/24. Evaluate renewal terms and conditions; determine final marketing strategy.**

# Plan Design and Cost Benchmarking

# Questions & Discussion



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# General Disclaimers



## **Coverage Disclaimer**

This proposal is an outline of the coverages proposed by the carrier(s) based upon the information provided by your company. It does not include all the terms, coverages, exclusions, limitations, and conditions of the actual contract language. See the policies and contracts for actual language. This proposal is not a contract and offers no contractual obligation on behalf of GBS. Policy forms for your reference will be made available upon request.

## **Renewal / Financial Disclaimer**

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## **Legal**

The intent of this analysis is to provide you with general information regarding the status of, and/or potential concerns related to, your current employee benefits environment. It should not be construed as, nor is it intended to provide, legal advice. Laws may be complex and subject to change. This information is based on current interpretation of the law and is not guaranteed. Questions regarding specific issues should be addressed by legal counsel who specializes in this practice area.



# Thank You! Disclaimer – GBS

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Brookfield, WI 53005

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## Gallagher

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**City of Oak Creek**  
**Forecast Summary by Plan - Annual Dollars**  
**Gross Plan Costs (Before Employee Contributions)**

*PPO*

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
Paid Medical Claims	\$4,527,986	\$4,592,761	\$4,923,440
Paid Prescription Drug Claims	\$1,171,756	\$1,404,568	\$1,577,330
Administration and Stop Loss Fees	\$1,270,327	\$1,563,602	\$1,823,995
<b>Total Projected Gross Plan Costs</b>	<b>\$6,970,069</b>	<b>\$7,560,931</b>	<b>\$8,324,765</b>
<b>\$ Difference Year Over Year</b>	-	<b>\$590,862</b>	<b>\$763,834</b>
<b>% Difference Year Over Year</b>	-	<b>8.5%</b>	<b>10.1%</b>

*Dental*

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
Paid Dental Claims	\$203,204	\$214,294	\$224,580
Administration Fees	\$16,331	\$16,409	\$17,223
<b>Total Projected Gross Plan Costs</b>	<b>\$219,536</b>	<b>\$230,703</b>	<b>\$241,803</b>
<b>\$ Difference Year Over Year</b>	-	<b>\$11,167</b>	<b>\$11,100</b>
<b>% Difference Year Over Year</b>	-	<b>5.1%</b>	<b>4.8%</b>

**Total - All Plans**

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
Paid Claims	\$5,902,946	\$6,211,624	\$6,725,351
Administration and Stop Loss Fees	\$1,286,659	\$1,580,011	\$1,841,218
<b>Total Projected Gross Plan Costs</b>	<b>\$7,189,605</b>	<b>\$7,791,635</b>	<b>\$8,566,569</b>
<b>\$ Difference Year Over Year</b>	-	<b>\$602,030</b>	<b>\$774,934</b>
<b>% Difference Year Over Year</b>	-	<b>8.4%</b>	<b>9.9%</b>

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## City of Oak Creek

### Forecast Summary vs. Equivalent Rate Funding

### Gross Plan Costs (Before Employee Contributions)

#### PPO

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
<b>Total Projected Gross Plan Costs</b>	\$6,970,069	\$7,560,931	\$8,324,765
<b>Funding at Equivalent Rates</b>	\$6,885,541	\$6,920,690	\$7,560,931
<b>Amount in Excess of Funding</b>	<b>\$84,528</b>	<b>\$640,242</b>	<b>\$763,834</b>
<b>% in Excess of Funding</b>	<b>1.2%</b>	<b>9.3%</b>	<b>10.1%</b>

#### Dental

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
<b>Total Projected Gross Plan Costs</b>	\$219,536	\$230,703	\$241,803
<b>Funding at Equivalent Rates</b>	\$215,013	\$216,089	\$230,703
<b>Amount in Excess of Funding</b>	<b>\$4,523</b>	<b>\$14,614</b>	<b>\$11,100</b>
<b>% in Excess of Funding</b>	<b>2.1%</b>	<b>6.8%</b>	<b>4.8%</b>

#### Total - All Plans

Category	1/1/2024 through 12/31/2024	1/1/2025 through 12/31/2025	1/1/2026 through 12/31/2026
<b>Total Projected Gross Plan Costs</b>	\$7,189,605	\$7,791,635	\$8,566,569
<b>Funding at Equivalent Rates</b>	\$7,100,554	\$7,136,778	\$7,791,635
<b>Amount in Excess of Funding</b>	<b>\$89,050</b>	<b>\$654,856</b>	<b>\$774,934</b>
<b>% in Excess of Funding</b>	<b>1.3%</b>	<b>9.2%</b>	<b>9.9%</b>

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## City of Oak Creek PPO Renewal Projection Projection Period - 1/1/2025 through 12/31/2025

Category	Medical		Prescription Drug		Total	
	6/1/22 through 5/31/23	6/1/23 through 5/31/24	6/1/22 through 5/31/23	6/1/23 through 5/31/24	6/1/22 through 5/31/23	6/1/23 through 5/31/24
<b>Gross Paid Claims</b>	\$4,347,049	\$4,965,700	\$1,096,642	\$1,115,101	\$5,443,692	\$6,080,801
<b>Claims over Stop Loss Level</b>	(\$1,400,416)	(\$1,389,650)	\$0	\$0	(\$1,400,416)	(\$1,389,650)
<b>Total Net Paid Claims</b>	\$2,946,633	\$3,576,050	\$1,096,642	\$1,115,101	\$4,043,276	\$4,691,152
<b>Experience Period Lives</b>	3,386	3,386	3,389	3,391		
<b>PEPM Claim Cost</b>	\$870.24	\$1,056.13	\$323.59	\$328.84	\$1,193.83	\$1,384.97
<b>Annual Trend</b>	7.2%	7.2%	12.3%	12.3%	8.6%	8.4%
<b>Trend Months</b>	31.0	19.0	31.0	19.0	31.0	19.0
<b>Trend Factor</b>	1.1967	1.1164	1.3494	1.2016	1.2381	1.1366
<b>Trended PEPM Claim Cost</b>	\$1,041.46	\$1,179.03	\$436.66	\$395.14	\$1,478.12	\$1,574.17
<b>Dependent Ratio Adjustment</b>	0.29%	-0.56%	0.27%	-0.55%		
<b>Large Claimant Adjustment</b>	\$236.27	\$177.20	N/A	N/A	\$236.27	\$177.20
<b>Adjusted Claim Cost - PEPM</b>	\$1,280.73	\$1,349.58	\$437.82	\$392.96	\$1,718.55	\$1,742.53
<b>Period Weighting</b>	30%	70%	30%	70%	30%	70%
<b>Projected Claim Cost - PEPM</b>	\$1,328.92		\$406.41		\$1,735.34	
<b>Projected Lives</b>	288		288		288	
<b>Months to Project</b>	12		12		12	
<b>Total Projected Claims</b>	<b>\$4,592,761</b>		<b>\$1,404,568</b>		<b>\$5,997,330</b>	
<b>Individual Stop Loss Fees</b>			\$1,237,857			
<b>Aggregate Stop Loss Fees</b>			\$25,955			
<b>Total Projected Stop Loss Fees</b>			<b>\$1,263,811</b>			
<b>Administration Fees</b>			\$198,910			
<b>GBS Fees</b>			\$80,421			
<b>Additional Fees</b>			\$20,460			
<b>Total Projected Administration Fees</b>			<b>\$299,790</b>			
<b>Total Projected Gross Plan Costs</b>			\$7,560,931			
<b>Current Funding/Premium</b>			\$6,920,690			
<b>Projected Funding/Premium Increase</b>			\$640,242			
<b>Needed Rate Adjustment</b>			<b>9.3%</b>			

*This analysis is for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts.*

*Please see your policy or contact us for specific information or further details in this regard.*



## City of Oak Creek PPO Renewal Projection NEXUS Network

**Projection Period - 1/1/2025 through 12/31/2025**

Category	Medical		Prescription Drug		Total	
	6/1/22 through 5/31/23	6/1/23 through 5/31/24	6/1/22 through 5/31/23	6/1/23 through 5/31/24	6/1/22 through 5/31/23	6/1/23 through 5/31/24
<b>Gross Paid Claims</b>	\$4,347,049	\$4,965,700	\$1,096,642	\$1,115,101	\$5,443,692	\$6,080,801
<b>Claims over Stop Loss Level</b>	(\$1,400,416)	(\$1,389,650)	\$0	\$0	(\$1,400,416)	(\$1,389,650)
<b>Total Net Paid Claims</b>	\$2,946,633	\$3,576,050	\$1,096,642	\$1,115,101	\$4,043,276	\$4,691,152
Experience Period Lives	3,386	3,386	3,389	3,391		
PEPM Claim Cost	\$870.24	\$1,056.13	\$323.59	\$328.84	\$1,193.83	\$1,384.97
Annual Trend	7.2%	7.2%	12.3%	12.3%	8.6%	8.4%
Trend Months	31.0	19.0	31.0	19.0	31.0	19.0
Trend Factor	1.1967	1.1164	1.3494	1.2016	1.2381	1.1366
Trended PEPM Claim Cost	\$1,041.46	\$1,179.03	\$436.66	\$395.14	\$1,478.12	\$1,574.17
Dependent Ratio Adjustment	0.29%	-0.56%	0.27%	-0.55%		
Large Claimant Adjustment	\$236.27	\$177.20	N/A	N/A	\$236.27	\$177.20
Adjusted Claim Cost - PEPM	\$1,280.73	\$1,349.58	\$437.82	\$392.96	\$1,718.55	\$1,742.53
Period Weighting	30%	70%	30%	70%	30%	70%
<b>Projected Claim Cost - PEPM</b>	\$1,328.92		\$406.41		\$1,735.34	
Projected Lives	288		288		288	
Months to Project	12		12		12	
Projected Claim Cost	\$4,592,761		\$1,404,568		\$5,997,330	
Benefit Adjustment	0.8320		1.0000		0.8713	
<b>Total Projected Claims</b>	<b>\$3,821,177</b>		<b>\$1,404,568</b>		<b>\$5,225,746</b>	
Individual Stop Loss Fees			\$1,237,857			
Aggregate Stop Loss Fees			\$25,955			
<b>Total Projected Stop Loss Fees</b>			<b>\$1,263,811</b>			
Administration Fees			\$198,910			
GBS Fees			\$80,421			
Additional Fees			\$20,460			
<b>Total Projected Administration Fees</b>			<b>\$299,790</b>			
<b>Total Projected Gross Plan Costs</b>			<b>\$6,789,348</b>			
Current Funding/Premium			\$6,920,690			
Projected Funding/Premium Increase			(\$131,342)			
<b>Needed Rate Adjustment</b>			<b>-1.9%</b>			

> Assuming a savings of 16.8%. Actual savings may be more or less than this estimate

*This analysis is for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts.*

*Please see your policy or contact us for specific information or further details in this regard.*



### COMMON COUNCIL REPORT

**Item:** 25 foot public water main easement at 517 E. Rawson Avenue

**Recommendation:** That the Common Council makes a motion to approve Resolution 12509-071624 for the 25 foot public water main easement at 517 E. Rawson Avenue. (Tax Key No. 766-9012-000)(1<sup>st</sup> Aldermanic District)

**Fiscal Impact:** None

- 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 developer working on the Rawson Business Park project at 517 E Rawson Avenue is required to extend the public water main. The proposed public water main will run throughout the site to serve the development and provide fire protection. The easement will allow the maintenance of the public infrastructure in the private development. The developer had the exhibits drafted for the easement.

**Options/Alternatives:** None

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Kristina Strmsek  
Assistant Comptroller

Approved:

Michael J. Sullivan, PE  
General Manager

Attachments: 12509-071624 Resolution, Easement



**RESOLUTION NO. 12509-071624**

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

**RESOLUTION FOR PUBLIC WATER MAIN  
EASEMENT AT 517 E. RAWSON AVENUE**

**(TAX KEY NO. 766-9012-000)**

**(1<sup>ST</sup> ALDERMANIC DISTRICT)**

WHEREAS, the Developer, St. John Properties, of the Rawson Business Park project is developing the land at 517 E Rawson Avenue, and;

WHEREAS, the proposed public water main will be constructed throughout the development, and;

WHEREAS, a new 25-foot public water main easement will be created to follow the path of the existing public water main on the property, and;

WHEREAS, the developer prepared the easement exhibit for the project, and;

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

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to record the document in the office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16<sup>th</sup> day of July, 2024.

Passed and adopted this 16<sup>th</sup> day of July, 2024.

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

Approved this 16<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

12509-071624

25' PUBLIC WATER MAIN EASEMENT

Document Number

Document Title

EASEMENT NO

PROJECT NO.

24050

RESOLUTION NO.

ADDRESS NO.

517 E Rawson Avenue

GRANTOR(S)

517 E Rawson, LLC

M/A

2000 Pewaukee Rd, Suite A  
Waukesha, WI 53188

Recording Area

Brian Johnston  
170 W Drexel Avenue  
Oak Creek, WI 53154

Name and Return Address

766-9012-000  
Parcel Identification Number (PIN)

25' PUBLIC WATER MAIN EASEMENT

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between, 517 E Rawson, LLC, party of the first part, hereinafter referred to as "Grantor", and the City of Oak Creek, a Wisconsin municipal corporation, party of the second part, hereinafter referred to as "Grantee" or "City";

WITNESSETH:

Grantor does hereby grant to the Grantee an easement consisting of twenty-five foot (25') wide strips of land to construct, maintain, operate and reconstruct where necessary public water main and appurtenances in, under, over and across the real property of Grantor in the City of Oak Creek, County of Milwaukee and State of Wisconsin, as shown on Exhibit "A", and more particularly described as follows:

A part of Parcel 1 and Parcel 2 of Certified Survey Map No. 631, as recorded in the Register of Deeds office for Milwaukee County as Document No. 4287933, located in the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 9, Township 5 North, Range 22 East, City of Oak creek, Milwaukee County, Wisconsin with the following dimensions:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 CSM 631 AND THE POINT OF BEGINNING; THENCE N00°23'56"E, 27.72 FEET; THENCE N46°34'55"E, 25.60 FEET; THENCE N00°09'27"E, 144.94 FEET; THENCE N90°00'00"W, 15.03 FEET; THENCE N00°00'00"E, 25.00 FEET; THENCE S90°00'00"E, 15.10 FEET; THENCE N00°09'27"E, 119.91 FEET; THENCE N32°23'56"E, 56.40 FEET; THENCE N00°28'39"E, 196.57 FEET; THENCE N30°39'39"W, 77.64 FEET; THENCE N00°28'39"E, 881.49 FEET; THENCE N89°20'13"E, 25.00 FEET; THENCE S00°28'39"W, 138.48 FEET; THENCE S89°31'21"E, 17.27 FEET; THENCE S00°28'39"W, 25.00 FEET; THENCE N89°31'21"W, 17.27 FEET; THENCE S00°28'39"W, 207.53 FEET; THENCE N89°22'17"E, 18.69 FEET; THENCE S00°49'07"E, 20.56 FEET; THENCE N89°22'17"E, 406.80 FEET; THENCE N00°37'43"W, 17.86 FEET; THENCE N89°22'17"E, 25.00 FEET; THENCE S00°37'43"E, 17.86 FEET; THENCE N89°22'17"E, 20.56 FEET; THENCE S00°28'29"E, 47.10 FEET; THENCE N89°07'31"E, 41.29 FEET; THENCE S00°16'42"W, 25.00 FEET; THENCE S89°07'31"W, 65.89 FEET; THENCE N00°28'29"W, 47.21 FEET; THENCE S89°22'17"W, 446.93 FEET; THENCE S00°28'39"W, 458.45 FEET; THENCE S30°39'39"E, 77.64 FEET; THENCE S00°28'39"W, 210.69 FEET; THENCE S32°23'56"W, 56.33 FEET; THENCE S00°09'27"W, 314.05 FEET; THENCE S46°34'55"W, 19.63 FEET; THENCE S89°21'47"W, 29.45 FEET TO THE POINT OF BEGINNING.

Hereinafter called the "easement"; and

TO HAVE AND TO HOLD said easement unto the Grantee, and unto its successors and assigns forever.

The Grantee shall have the right to enter upon and to pass and repass over and along the aforesaid land whenever and wherever necessary for the purpose of installation, maintenance, operation, repair, replacement, removal, or use of the aforesaid public water main and appurtenances thereto. This easement relates to the Infrastructure Development Agreement recorded with the Milwaukee County Register of Deeds as Document No. 11415308. During the final approval process for the water main system, City requested and the Final Engineering Plans (as defined in the Infrastructure Development Agreement) will reflect an additional private hydrant #13 and a change in status from public to private for hydrant #3.

The Grantee shall, at Grantee's cost, restore or cause to have restored the property, including without limitation any roadway, parking area or driveway improvements located thereon, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or its agents. However, the Grantee's obligation to restore the property does not apply to any trees, bushes, branches or roots which may interfere with the Grantee's use of the aforesaid easement.

The Grantee shall have the right to trim or remove any trees, bushes, branches or roots so as not to interfere with the Grantee's use of the aforesaid easement.

Structures, which are defined as anything constructed or erected, the use of which requires more or less permanent location on ground or attached to something having permanent location on the ground and fences, shall not be located over Grantee's facilities or in, upon or over the property

within aforesaid easement without the prior written consent of the City Engineer. Grantee agrees that any improvements shown on a site plan for which City approval is obtained shall be deemed to have the prior written consent of the City Engineer.

The aforesaid public water main and appurtenances shall be maintained and kept in good order and condition at the expense of the Grantee.

The Grantor reserves the right, to themselves and to their heirs, personal representatives, successors and assigns, to have the full use and enjoyment of the aforesaid premises, except as to the rights herein granted.

If the premises herein are discontinued or abandoned for the purpose granted, the easement herein conveyed shall, without notice, demand or re-entry, revert to the Grantor, or its successors and assigns. In such event, the City agrees to reconvey by quit claim deed to Grantor or its successors and assigns, the premises described herein.

Grantee shall and does hereby agree to indemnify and save harmless the Grantor and its members, managers, successors and assigns, from any and all loss of damage to property or injury to or death of any and all persons, or from any suits, claims, liability or demand in connection therewith however caused, resulting directly or indirectly by reason of Grantee or its agent's installation, maintenance, operation, repair, replacement, removal, use or existence of the aforesaid public water main and appurtenances thereto.

**[Signatures start on next page]**

IN WITNESS WHEREOF, the parties have executed this 25' Public Water Main Easement under their several seals the day and year first above written, the name and corporate seal (if applicable) of each corporate body being hereto affixed, and the instrument duly signed by its duly authorized representative.

GRANTOR:  
517 E Rawson, LLC

By: St John Projects, LLC, Manager  
By: Edward St. John, LLC, General Manager

By: Edward St. John  
Edward A. St. John General Manager

STATE OF MARYLAND )  
                                  )SS.  
BALTIMORE COUNTY )

Personally came before me this 9 day of July, 2024, the above-named, Edward A. St. John, to me known to be the person who executed the foregoing instrument and to me known to be the General Manager of Edward St. John, LLC, which is the General Manager of St. John Projects, LLC, which is the Manager of 517 E Rawson, LLC, and acknowledged that he executed the foregoing instrument as such officer.

Kelly Gallagher  
Notary Public,  
Harford County, MD  
My commission expires: May 22, 2025

KELLY GALLAGHER  
Notary Public-Maryland  
Harford County  
My Commission Expires  
May 22, 2025

IN WITNESS WHEREOF, the parties have executed this 25' Public Water Main Easement under their several seals the day and year first above written, the name and corporate seal of each corporate body being hereto affixed, and the instrument duly signed by its duly authorized representative.

GRANTEE:

**CITY OF OAK CREEK**

By: \_\_\_\_\_  
DANIEL J. BUKIEWICZ, Mayor

By: \_\_\_\_\_  
CATHERINE A. ROESKE, City Clerk

STATE OF WISCONSIN )  
                                  )SS.  
MILWAUKEE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, DANIEL J. BUKIEWICZ, Mayor and CATHERINE A. ROESKE, City Clerk, of the above-named municipal corporation, CITY OF OAK CREEK, to me known to be the persons who executed the foregoing instrument and to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument, as such officers, as the deed of said municipal corporation, by its authority, pursuant to Resolution No. \_\_\_\_\_, adopted by its Common Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, Christa J. Miller  
Milwaukee County, WI  
My commission expires: 01/29/2025

This instrument was drafted by Brian Johnston of the Oak Creek Water and Sewer Utility.

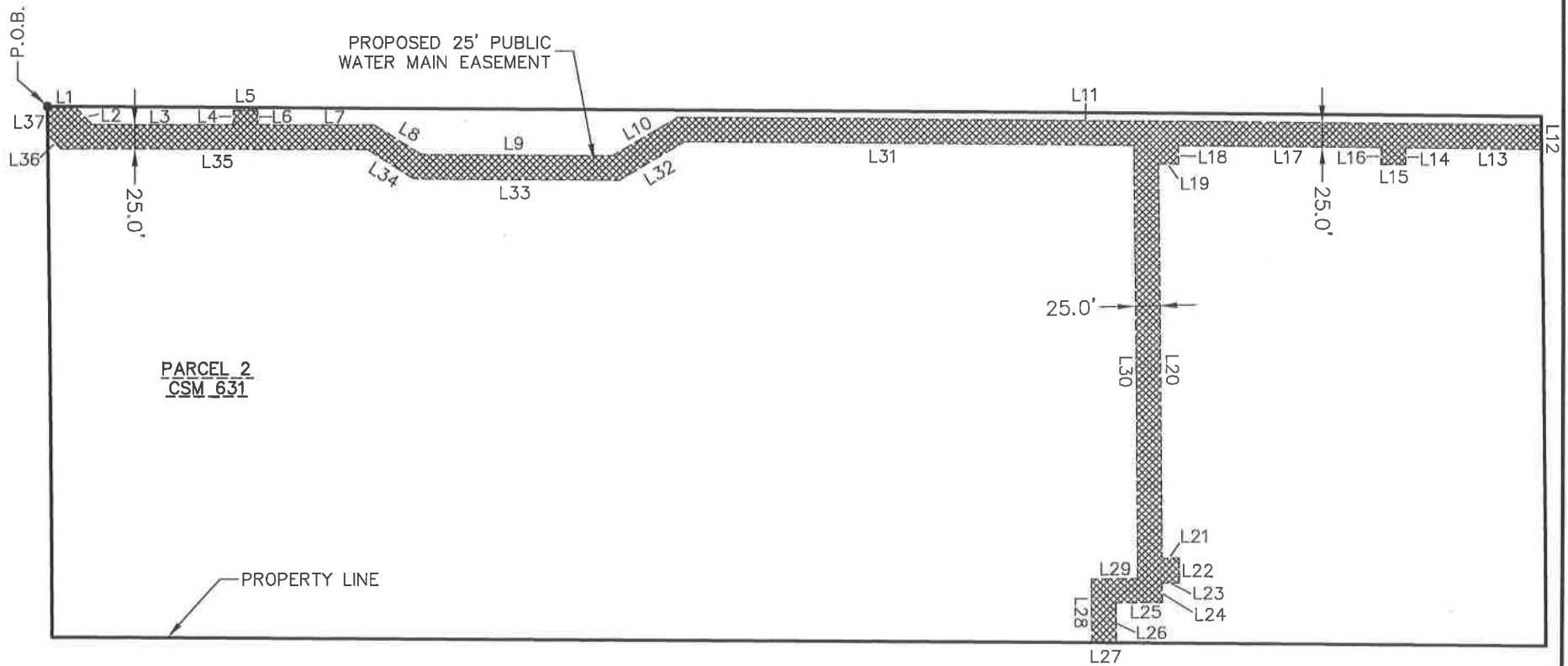
Approved as to form by:

\_\_\_\_\_  
Melissa L. Karls, City Attorney

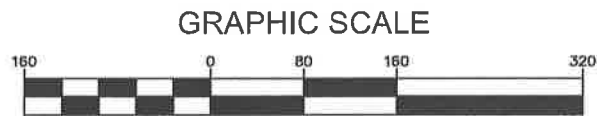


# EXHIBIT "A"

## DEPICTION OF THE EASEMENT AREA



**CJ**  
**engineering**  
 civil design and consulting  
 9205 W. Center Street  
 Suite 214  
 Milwaukee, WI 53222  
 PH. (414) 443-1312  
 www.cj-engineering.com



1 inch = 160 ft

CJE NO.: 2250R16  
 JUNE 6, 2024  
 SHEET 1 OF 2

# EXHIBIT "A"

## DESCRIPTION OF THE EASEMENT AREA

EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 CSM 631 AND THE POINT OF BEGINNING; THENCE N00°23'56"E, 27.72 FEET; THENCE N46°34'55"E, 25.60 FEET; THENCE N00°09'27"E, 144.94 FEET; THENCE N90°00'00"W, 15.03 FEET; THENCE N00°00'00"E, 25.00 FEET; THENCE S90°00'00"E, 15.10 FEET; THENCE N00°09'27"E, 119.91 FEET; THENCE N32°23'56"E, 56.40 FEET; THENCE N00°28'39"E, 196.57 FEET; THENCE N30°39'39"W, 77.64 FEET; THENCE N00°28'39"E, 881.49 FEET; THENCE N89°20'13"E, 25.00 FEET; THENCE S00°28'39"W, 138.48 FEET; THENCE S89°31'21"E, 17.27 FEET; THENCE S00°28'39"W, 25.00 FEET; THENCE N89°31'21"W, 17.27 FEET; THENCE S00°28'39"W, 207.53 FEET; THENCE N89°22'17"E, 18.69 FEET; THENCE S00°49'07"E, 20.56 FEET; THENCE N89°22'17"E, 406.80 FEET; THENCE N00°37'43"W, 17.86 FEET; THENCE N89°22'17"E, 25.00 FEET; THENCE S00°37'43"E, 17.86 FEET; THENCE N89°22'17"E, 20.56 FEET; THENCE S00°28'29"E, 47.10 FEET; THENCE N89°07'31"E, 41.29 FEET; THENCE S00°16'42"W, 25.00 FEET; THENCE S89°07'31"W, 65.89 FEET; THENCE N00°28'29"W, 47.21 FEET; THENCE S89°22'17"W, 446.93 FEET; THENCE S00°28'39"W, 458.45 FEET; THENCE S30°39'39"E, 77.64 FEET; THENCE S00°28'39"W, 210.69 FEET; THENCE S32°23'56"W, 56.33 FEET; THENCE S00°09'27"W, 314.05 FEET; THENCE S46°34'55"W, 19.63 FEET; THENCE S89°21'47"W, 29.45 FEET TO THE POINT OF BEGINNING.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	27.72'	N00°23'56"E
L2	25.60'	N46°34'55"E
L3	144.94'	N00°09'27"E
L4	15.03'	N90°00'00"W
L5	25.00'	N00°00'00"E
L6	15.10'	S90°00'00"E
L7	119.91'	N00°09'27"E
L8	56.40'	N32°23'56"E
L9	196.57'	N00°28'39"E
L10	77.64'	N30°39'39"W
L11	881.49'	N00°28'39"E
L12	25.00'	N89°20'13"E
L13	138.48'	S00°28'39"W
L14	17.27'	S89°31'21"E
L15	25.00'	S00°28'39"W
L16	17.27'	N89°31'21"W
L17	207.53'	S00°28'39"W
L18	18.69'	N89°22'17"E
L19	20.56'	S00°49'07"E
L20	406.80'	N89°22'17"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L21	17.86'	N00°37'43"W
L22	25.00'	N89°22'17"E
L23	17.86'	S00°37'43"E
L24	20.56'	N89°22'17"E
L25	47.10'	S00°28'29"E
L26	41.29'	N89°07'31"E
L27	25.00'	S00°16'42"W
L28	65.89'	S89°07'31"W
L29	47.21'	N00°28'29"W
L30	446.93'	S89°22'17"W
L31	458.45'	S00°28'39"W
L32	77.64'	S30°39'39"E
L33	210.69'	S00°28'39"W
L34	56.33'	S32°23'56"W
L35	314.05'	S00°09'27"W
L36	19.63'	S46°34'55"W
L37	29.45'	S89°21'47"W

## COMMON COUNCIL REPORT

**Item:** S. 6<sup>th</sup> Street Sanitary Sewer Relay and 2024 CIP Amendment

**Recommendation:** That the Council considers a motion to award the S. 6<sup>th</sup> Street Sanitary Relay project construction contract to the lowest responsive, responsible bidder, Globe Contractors, Inc. based on the bid amount of \$543,460.00 and amend the 2024 CIP budget by \$625,000 for the design and construction of the S 6<sup>th</sup> Street sanitary relay. (Project 23112)(1<sup>st</sup> Aldermanic District)

**Fiscal Impact:** The 2024 CIP budget will need to be amended by \$625,000 for the sanitary sewer design and construction.

**Critical Success Factor(s):**

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

**Background:** The project started as a design project for the relay of the water main along S. 6<sup>th</sup> Street and W. Marquette Avenue. This was planned since the City is planning on a paving project after the construction of the two bridge projects along S. 6<sup>th</sup> Street. The project was intending to relay the water main around the bridge near 7500 S. 6<sup>th</sup> Street and relay the remaining main. The sanitary sewer was going to remain in place under the proposed bridge and get a liner placed in the main under the bridge. The DOT review of the bridge required us to move the southern manhole outside of the bridge approach area so the design was to relay the sanitary sewer with a new PVC main under the bridge. The slope of the main was below our current minimum standard and just below the flow of the channel. The project also required that a concrete casement be placed on the main to keep the main from floating up in the existing channel. The current main is covered with concrete that forms the channel along this stretch. The concrete channel is being removed with the bridge project. The DNR objected to the proposed concrete casement to be 2" higher than the proposed channel elevation. This required a redesign of the project to remove the sanitary main from under the bridge area and reverse the main to run it to the south. raSmith designed the project and it was bid out. The bridge work is planned to begin in December 2024 so this work needs to be completed prior to the bridge project. We received 3 bids on the project. The bid from Minger Construction was proposing to use micro tunneling for the sanitary main installation. Globe is doing the work for the water main relay as well.

Contractor	Bid Amount
Globe Contractors	\$543,460
UPI	\$650,841
Minger Construction	\$1,180,150

**Options/Alternatives:** The Council could award to a higher bidder or reject the bids for the project.

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:



Kristina Strmsek  
Finance & Accounting Manager

Prepared:



Brian L. Johnston, PE  
Utility Engineer

Approved:



Michael J. Sullivan, PE  
General Manager

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## COMMON COUNCIL REPORT

- Item:** Change Order No. 1 for North Lakefront Bluff Stabilization and Revetment Project.
- Recommendation:** That the Common Council considers a motion to approve a change order for the North Lakefront Bluff Stabilization and Revetment project in the amount of \$1,002,011.55 (Project No. 23005) (4<sup>th</sup> District).
- Fiscal Impact:** The cost for the change order will be funded by the budget funds included in the 2023 and 2024 Capital Improvement Programs under CIP #23005.
- Critical Success Factor(s):**
- Active, Vibrant, and Engaged Community
  - Financial Stability and Resiliency
  - Thoughtful Growth and Prosperous Local Economy
  - Clean, Safe, and Welcoming
  - Inspired, Aligned, and Proactive City Organization
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

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**Background:** The North Bluff Revetment and Bluff Stabilization project is critical to the development of a future public park and shoreline promenade, which will serve as regional attractions and enhance the value of adjacent upland redevelopment. Between the completion of the design and the start of construction, the north bluff's erosion worsened, raising safety concerns for equipment and workers. The original stabilization design posed significant risks of sudden landslides, endangering the lives of contracted workers.

To address these safety concerns, the contractor proposed an alternative construction method that involves filling the vertical bluff area with stone placed outside the OSHA-recommended 1:1.5 slope line. This method eliminates the need for personnel near the slope's base. The contractor, design team, and City staff have collaborated to reduce costs while maintaining safety. The construction methods and potential costs were discussed during last year's budget process, and funding was included in the 2024 CIP budget.

The original contract also did not include provisions for native seeding due to the uncertainty of the construction schedule caused by several factors. It was anticipated that an annual cover crop would be applied as a temporary measure. However, as the project progressed, it became clear the bluff would be ready for planting native seed by July. Considering this, the contractor provided unit prices for completing the native seeding.

Construction is expected to be completed by late spring 2025.

**Options/Alternatives:** None.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared/Approved:

Matthew J. Sullivan, PE  
Assistant City Administrator/Engineer

Fiscal Review:



Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer

---

Attachments: Change Order No. 1





## CONTRACT MODIFICATION

### Project No. 23005 – North Bluff Stabilization and Revetment

Contr. Mod. Number	Revision Number	Contr. Mod. Date	Net Change (Estimated)	Awarded Contract Amount (total updated)
<b>CCO #1</b>		<b>07/16/2024</b>	<b>\$ 1,002,011.55</b>	<b>\$10,287,011.55</b>

### Description/Justification of Work

- The bluff stabilization design, completed a couple of years before the project was bid, addressed a bluff approximately 80 feet high that is unstable and highly eroded to a near-vertical condition. Additionally, high groundwater flow and unconsolidated fill at the top edge of the bluff present a significant risk of sudden landslides or slumps, posing a danger to personnel or equipment at the bottom.

To mitigate these risks, the contractor has requested a means and methods adjustment. The proposed method involves filling the vertical area of the bluff with stone, which will be placed from a location outside the OSHA-recommended 1:1.5 slope line. This approach eliminates the need for personnel or equipment to be positioned near the toe of the slope, as would have been necessary with the original method of compacting the soil using a sheepfoot roller.

This adjustment will increase the use of material defined in the bid as "granular fill" but will also reduce or eliminate the use of other materials. Specifically:

- "Drainage materials" defined in the bid will no longer be used, as the granular fill will suffice for groundwater drainage from the bluff face.
- The use and placement of General Fill will be significantly reduced to an approximate 2–4-foot thickness to provide a rooting layer above the stone layer.

As stated in the bid documents, the granular fill material will be paid for by the tonnage, based on quarry ticket receipts, at the unit price specified in the accepted bid. The net change in total cost will result from the revised volumes of materials associated with this new approach and additional items.

- The original contract did not include provisions for native seeding due to the uncertainty of the actual construction schedule caused by several factors. It was anticipated that an annual cover crop would be applied as a temporary measure. However, as the project progressed, it became clear that the bluff would be ready for planting native seed by July.

In light of this, the contractor provided unit prices for completing the native seeding. To minimize soil exposure to the elements and potential erosion, several mobilizations were planned.

### Increases / Decreases

Item Description	Item Code	Item Type	Unit	Quantity Chg.	Unit Price	Dollar Value
General Fill			CY	-45,211	\$9.00	-\$406,899.00
General Fill (Section 2)			CY	-6,200	\$21.50	-\$133,300.00
Armor Stone (2-3 ton)			TON	2,565	\$76.00	\$194,940.00
Sub-Armor (200-400 lbs.)			TON	3,035	\$60.00	\$182,100.00
Core + Mattress Stone			TON	-7,821	\$29.75	-\$232,674.75



## CONTRACT MODIFICATION

Granular Fill	TON	72,917	\$28.90	\$2,107,301.30
Terrace Stone	TON	-233	\$315.00	-\$73,395.00
Granular Fill B	TON	-1,919	\$27.00	-\$51,813.00
Filter 1 Material	TON	-18,900	\$28.50	-\$538,650.00
Filter 2 Material	TON	-19,200	\$27.50	-\$528,000.00

### New Items

<u>Item Description</u>	<u>Item Code</u>	<u>Item Type</u>	<u>Unit</u>	<u>Quantity Chg.</u>	<u>Unit Price</u>	<u>Dollar Value</u>
Bluff Cut to Stockpile (VAT House)			CY	42,998	\$9.00	\$386,982.00
ProGanics Dual Stabilization			SF	243,000	\$0.33	\$80,190.00
Additional Mobilizations (Bluff Seeding)			EA	10	\$1,523.00	\$15,230.00

**Subtotal for Project (23005): \$1,002,011.55**

<p>Prepared by:</p>  <p>_____</p> <p>(Signature)                      (Date)</p>	<p>Authorized by:</p>  <p>_____</p> <p>(Signature)                      (Date)</p>
<p>Prime Contractor – Edgerton Contractors, Inc.</p>  <p>_____</p> <p>(Signature)                      (Date)</p>	

## COMMON COUNCIL REPORT

**Item:** We Energies Electric Easement

**Recommendation:** That the Common Council adopts Resolution No. 12510-071624, a resolution granting a We Energies permanent underground electric easement at 7115 S. Howell Avenue (Tax Key No. 765-9019-000) (1<sup>st</sup> Aldermanic District.)

**Fiscal Impact:** None

**Critical Success Factor(s):**

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

---

**Background:** The easement area is described as strips of land, varying in width, being a part of City of Oak Creek premises described as Parcel 2 of Certified Survey Map No. 2448, Recorded on November 15th, 1974, Reel 821, Image 511, as Document No. 4882116. The proposed easement is located along the eastern and northern property lines. There is an existing ATC tower and existing public utility easements located on the property. The proposed We Energies work is required to accommodate Milwaukee County's Rawson Avenue Reconstruction Project, scheduled for 2025.

**Options/Alternatives:** If the easement is not granted, there will be implications to Milwaukee County's Reconstruction project.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Ashley Kiepczynski, PE  
Assistant City Engineer

Fiscal Review:



Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer

Approved:



Matthew J. Sullivan, PE  
Assistant City Administrator / Engineer

---

Attachments: Resolution No. 12510-071624, Distribution Easement Underground

**RESOLUTION NO. 12510-071624**

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

**RESOLUTION GRANTING A WE ENERGIES PERMANENT  
UNDERGROUND ELECTRIC EASEMENT AT 7115 S. HOWELL AVENUE**

**(TAX KEY NO. 765-9019-000)**

**(1<sup>ST</sup> ALDERMANIC DISTRICT)**

WHEREAS, WE Energies requires a permanent underground electric easement to accommodate Milwaukee County's Rawson Avenue Reconstruction Project and;

WHEREAS, the proposed permanent underground electric easement would be located across the City property at 7115 S. Howell Avenue, and;

WHEREAS, WE Energies requires all of its underground electrical cable to be located within permanent easements;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the permanent underground electric easement at 7115 S. Howell Avenue be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to transmit the executed easement to WE Energies for their recording of the document in the office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16<sup>th</sup> day of July, 2024.

Passed and adopted this 16<sup>th</sup> day of July, 2024.

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

Approved this 16<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

VOTE: AYES \_\_\_\_\_ NOES \_\_\_\_\_

**DISTRIBUTION EASEMENT  
UNDERGROUND**

Document Number

WR NO.     **4954453**            IO NO.   **76615**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **City of Oak Creek, A Wisconsin Municipal Corporation**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land, varying in width, being a part of Grantor's premises described as **Parcel 2 of Certified Survey Map No. 2448**, Recorded on November 15th, 1974, Reel 821, Image 511, as **Document No. 4882116**, being a part of the **Northeast 1/4 of Section 9, Township 5 North, Range 22 East**, City of Oak Creek, Milwaukee County, Wisconsin.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:  
We Energies  
PROPERTY RIGHTS & INFORMATION GROUP  
231 W. MICHIGAN STREET, ROOM P129  
PO BOX 2046  
MILWAUKEE, WI 53201-2046

765-9019-000  
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document or voluntarily waives the five day review period.

**Grantor: City of Oak Creek**

By \_\_\_\_\_

Daniel Bukiewicz, Mayor

By \_\_\_\_\_

Catherine A. Roeske, City Clerk

Personally came before me in \_\_\_\_\_ County, Wisconsin on \_\_\_\_\_,

the above named **Daniel Bukiewicz**, the **Mayor**, and **Catherine A. Roeske**, the **City Clerk** of the City of Oak Creek, for the municipal corporation, by its authority, and pursuant to Resolution File

No. \_\_\_\_\_ adopted by its \_\_\_\_\_ on \_\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature, State of Wisconsin

\_\_\_\_\_  
Notary Public Name (Typed or Printed)

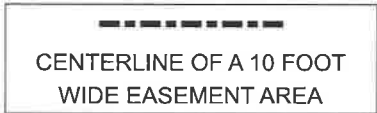
(NOTARY STAMP/SEAL)

My commission expires \_\_\_\_\_

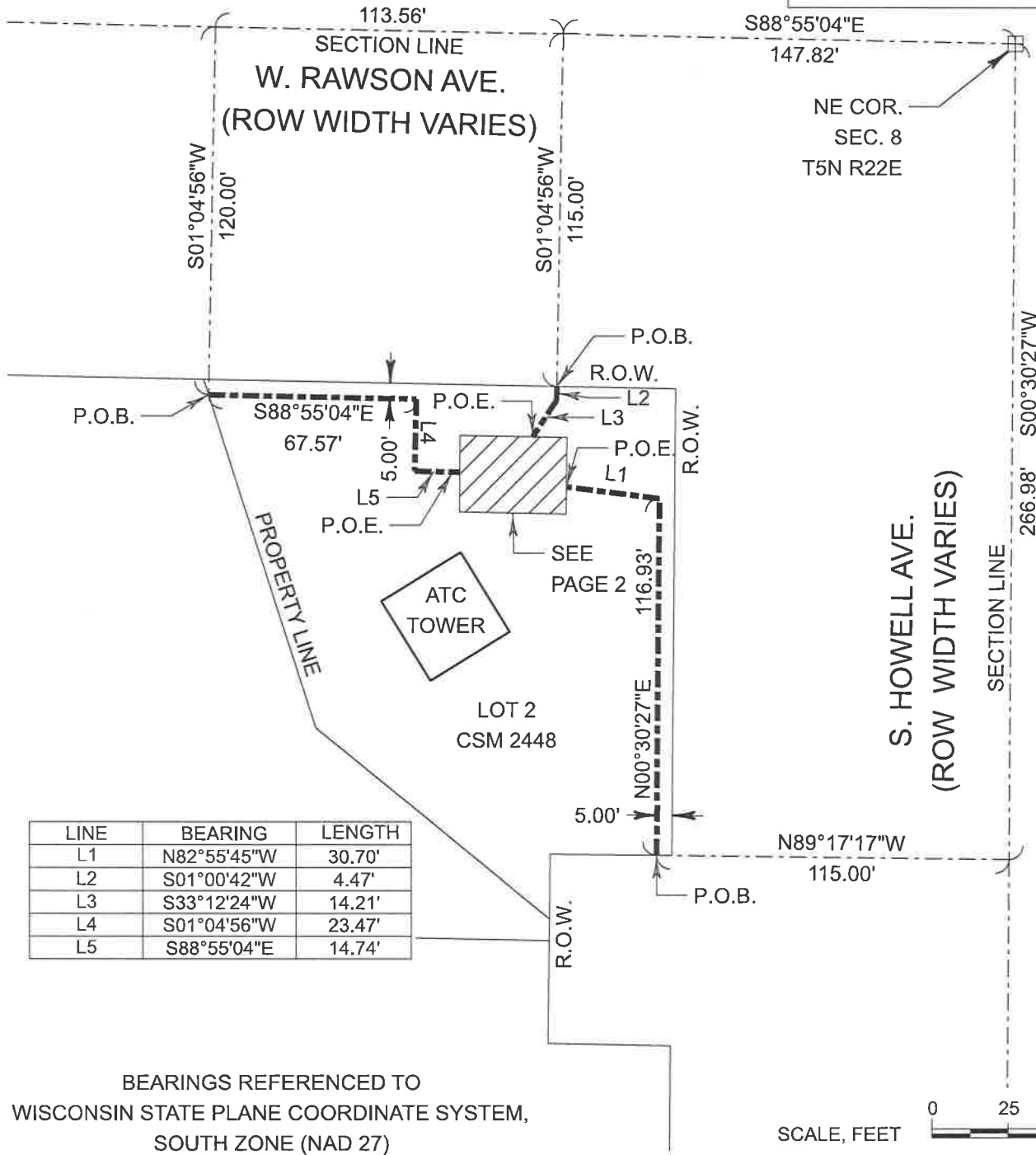
This instrument was drafted by Bill Sieving on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.



KEY



CENTERLINE OF A 10 FOOT WIDE EASEMENT AREA



LINE	BEARING	LENGTH
L1	N82°55'45"W	30.70'
L2	S01°00'42"W	4.47'
L3	S33°12'24"W	14.21'
L4	S01°04'56"W	23.47'
L5	S88°55'04"E	14.74'

BEARINGS REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27)



**kapur** all in 7711 N. Port Washington Road Milwaukee, Wisconsin 53217 Kapurinc.com

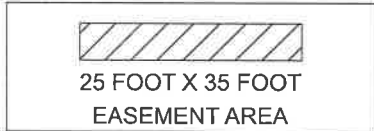
EXHIBIT "A"



PART OF PARCEL 2, CSM 2448, LOCATED IN THE NE ¼ OF SEC. 8, T5N, R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

WR NUMBER:	4954453
DATE:	06/19/2024
DRAWN BY:	CML
SCALE:	1" = 50'
PAGE 1 of 2	

KEY



SECTION LINE  
W. RAWSON AVE.  
(ROW WIDTH VARIES)

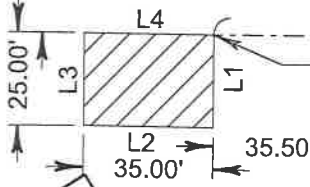
NE COR.  
SEC. 8  
T5N R22E

130.05' S00°30'27"W

16.50'

R.O.W.

145.50' N89°29'33"W



P.O.B.

R.O.W.

S. HOWELL AVE.  
(ROW WIDTH VARIES)

SECTION LINE

PROPERTY LINE

LOT 2  
CSM 2448

R.O.W.

LINE	BEARING	LENGTH
L1	S00°30'27"W	25.00'
L2	N88°55'04"W	35.00'
L3	N00°30'27"E	25.00'
L4	S88°55'04"E	35.00'

BEARINGS REFERENCED TO  
WISCONSIN STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE (NAD 27)

SCALE, FEET



**kapur**  
all in  
7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217  
Kapurinc.com

EXHIBIT "A"

**we energies**

PART OF PARCEL 2, CSM 2448, LOCATED IN THE  
NE ¼ OF SEC. 8, T5N, R22E, CITY OF OAK CREEK,  
MILWAUKEE COUNTY, WISCONSIN

WR NUMBER: 4954453

DATE: 06/19/2024

DRAWN BY: CML

SCALE: 1" = 50'

PAGE 1 of 2

## COMMON COUNCIL REPORT

**Item:** Award of Carbon Reduction Program Street Lighting Upgrade

**Recommendation:** That the Common Council considers a motion to award the Carbon Reduction Street Lighting Upgrade Project to, GraybaR, at the estimated cost of \$350,145.50 (Project No. 24001) upon WisDOT approval.

**Fiscal Impact:** There is \$327,720 of Carbon Reduction Program grant funding that has been awarded to the City as 80% federal contributions to the project. The City would be responsible for the remaining 20% procurement costs (\$81,930). The City portion will be funded from CIP # 24001.

The City will need to front the funding for the project for a total of \$419,650 then will be reimbursed \$327,720 (80% of the procurement costs).

**Critical Success Factor(s):**

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

**Background:** The Common Council adopted Resolution No. 12448-112123, approving the State Municipal Agreement for the City of Oak Creek Street Lighting Upgrade, Carbon Reduction Project. The awarded funding will replace approximately 25% of the existing City owned/maintained street light fixtures, upgrading the fixtures from High Pressure Sodium (HPS) to a more energy efficient Light Emitting Diode (LED) fixture. The Engineering Department prepared a Request for Proposals, the project was advertised, and the following two proposals were received:

Contractor	Bid
GraybaR	\$350,145.50
Hein Electric Supply Co.	\$369,230.00

The project consists of purchasing materials and delivering materials to the City of Oak Creek Department of Public Works. The City will be responsible for the installation of the LED fixtures.

This is a unit price contract, so proposals have been evaluated based on estimated quantities. City payments to the awarded proposal will reflect actual quantities purchased.

**Options/Alternatives:** To reject the proposals and not purchase supplies to upgrade street light fixtures, passing on the \$327,720 grant.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:



Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer

Prepared:



Ashley Kiepczynski, PE  
Assistant City Engineer

Approved:



Matthew J. Sullivan, PE  
Assistant City Administrator/City Engineer

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Attachments:



## COMMON COUNCIL REPORT

**Item:** Award of Fire Station #3 Parking Lot Rehabilitation

**Recommendation:** That the Common Council considers a motion to award the Fire Station #3 Parking Lot Rehabilitation construction unit price contract to the lowest responsive, responsible bidder, LaLonde Contractors, Inc., at the estimated cost of \$145,416.76 and to authorize the transfer of funds from CIP# 22003 (Project No. 23003) (1<sup>st</sup> District).

**Fiscal Impact:** The total construction contract amount is \$145,416.76. \$113,795.00 was allocated in CIP# 23013, and an additional \$35,000.00 will be funded from CIP# 22003 to cover the remaining cost and contingencies.

- 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:** This project is the reconstruction of the main parking lot at Fire Station #3. The existing asphalt pavement has deteriorated and will be replaced with concrete pavement. The Engineering Department prepared plans and specifications for the project, the work was advertised, and the following bids were received:

Contractor	Bid
LaLonde Contractors, Inc.	\$145,416.76
Swederski Concrete Construction, Inc.	\$150,284.89
Stark Pavement Corp.	\$158,000.00
Parking Lot Maintenance, LLC.	Unresponsive

A total of 4 bids were received for the project. Parking Lot Maintenance did not acknowledge addendum 2 in their proposal making their bid unresponsive. The remaining bids were competitive with the 2 lowest bids being within 3.3% of each other. This work was budgeted in in the 2022 CIP. Construction price increases and additional sidewalk work required to bring curb ramps up to current ADA standards contributed to bids coming in higher than the project budget. 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 in 2025. This would likely lead to higher prices as construction prices continue to rise year over year.

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:

Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer

Prepared:



Andrew Ledger, PE  
Design Engineer

Approved:



Matthew J. Sullivan, PE  
City Engineer

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## COMMON COUNCIL REPORT

**Item:** License Committee Report

**Recommendation:** That the Common Council grant the various license requests as listed on the 7/16/24 License Committee Report.

**Fiscal Impact:** License fees in the amount of \$2,265.00 were collected. Additional fees in the amount of \$210.00 will be collected prior to release of license with fee balance.

**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:** (Department approval and favorable background reports received for all items listed).

1. Grant an Operator's license to:

- |                        |                         |
|------------------------|-------------------------|
| * Amanda M. Martinez   | * Sarah A. Tode         |
| * Tera R. LaCrosse     | * Donovan J. S. Wilson  |
| * Joseph D. Montcalm   | * Ryan St. McDonald     |
| * Teayana J. Short     | * Brayden T. L. Bode    |
| * Jessica M. Nayda     | * Diego Cazarin Quiroga |
| * Samantha M. Palacios | * Ashley R. Gumowski    |
| * Sara J. Perez        |                         |

2. Grant a 2024 Transient Merchant solicitor license to the following solicitor selling home exterior remodeling and repair products and services on behalf of Brookens Construction (company license was approved 6/4/24):

- \* Cameron T. Olson

3. Grant a 2024 Transient Merchant solicitor license to the following solicitor selling roofing and siding home improvement products and services on behalf of Advocate Construction (company license was approved 5/21/24):

- \* Sidney M. Green

4. Grant a 2024 Transient Merchant Company license to O'Danny Boy Builders, 305 N. 76<sup>th</sup> St., Milwaukee, WI 53213, selling home improvement services, and to the following solicitors:


- |                    |                  |
|--------------------|------------------|
| * Nikola Roufus    | * Erik V. Ortega |
| * Hunter W. Thomas | * Ty C. Madden   |

- 
5. Grant a 2024-25 Class B Beer license to The Midwest Elite LLC dba Defense Combatives / DEFCOM, Jorge J. Monterrey, Agent, 7340 S. Howell Ave., Suite 9, with release of the license subject to payment of any fees due, final department approvals and receipt of Occupancy Permit.

**Options/Alternatives:** None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:

Maxwell Gagin, MPA

Deputy City Administrator / Finance Officer

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Prepared:



Christa J. Miller CMC/WCMC  
Deputy City Clerk

Attachments: none

**COMMON COUNCIL REPORT**

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the June 26, 2024 Vendor Summary Report in the total of \$283,792.45

**Fiscal Impact:** Total claims paid of \$283,792.45

**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. \$12,750.00 to DATCP (pg #3) for weights and measures contract inspection.
2. \$8,208.35 to Economy Preferred Ins. Co. (pg #4) for Janisch settlement.
3. \$106,090.45 to GFL Environmental (pg #7) for June trash and recycling.
4. \$8,264.92 to Motorola Solutions, Inc. (pg #7) for radio equipment. Project #23010.
5. \$14,523.13 to Ramboll America Engineering Solutions, Inc. (pg #16) for professional services related to Lakeshore Commons and Peter Cooper.
6. \$5,262.43 to The Explorium Brewpub (pg #10) for Beer Garden beer.
7. \$10,000.00 to Trane (pg #10) for police station chiller. Project #24009.
8. \$17,375.00 to Tyler Technologies, Inc. (pg #11) for consulting services.
9. \$22,716.44 to WE Energies (pgs #14-15) for street lighting, electricity & natural gas.

**Options/Alternatives:** None

---

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Rory T. Vircks  
Staff Accountant

Fiscal Review:

*Maxwell Gagin*

Maxwell Gagin, MPA

Deputy City Administrator / Finance Officer

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Attachments: 06/26/2024 Invoice GL Distribution Report

## COMMON COUNCIL REPORT

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the July 10, 2024 Vendor Summary Report in the total of \$1,118,066.86

**Fiscal Impact:** Total claims paid of \$1,118,066.86

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

1. \$294,470.40 to All Ways Contractors (pg #1) for Abendschein parking lot and entrance road. Project #23003.
2. \$19,145.50 to Buelow Vetter (pg #2) for legal services.
3. \$22,882.71 to E. H. Wolf & Sons, Inc. (pg #4) for fuel inventory.
4. \$228,966.55 to Edgerton Contractors, Inc. (pg #4) for work on Lakefront Bluff Stabilization. Project #23005.
5. \$17,411.98 to Enterprise FM Trust (pg #17) for DPW vehicle lease monthly payment. Project #19024.
6. \$10,177.50 to Godfrey & Kahn S.C. (pg #5) for legal services regarding Ryan Business Park, Union Pacific Railroad, and redevelopment of lakefront site.
7. \$5,175.00 to Haskin Law Office (pg #6) for legal research relating to Lake Vista.
8. \$14,557.49 to Kansas City Life Insurance Co. (pg #7) for August disability insurance.
9. \$13,414.52 to MADACC (pg #8) for 3rd quarter animal control operating costs.
10. \$44,021.00 to Midwest Paving Equipment Inc. (pg #9) for a 4-ton Falcon Asphalt Recycler. Project #24014.
11. \$5,200.00 to Midwest Veterinary Dental Services (pg #9) for K9 Revi dental surgery.
12. \$55,055.90 to North Shore Bank (pg #10) for landscape and asphalt bod refunds.
13. \$38,040.93 to Oak Creek Water & Sewer Utility (pg #10) for developer costs for projects and quarterly water usage.

- 
14. \$57,521.63 to Payne & Dolan, Inc. (pg #10) for asphalt and annual road improvement project. Project #22003.
  15. \$5,000.00 to Pitney Bowes Bank Reserve Account (pg #11) for postage refill.
  16. \$7,323.36 to Securian Financial Group, Inc. (pgs #12-13) for August employee life insurance.
  17. \$5,559.80 to Tehan Greenhouses, Inc. (pg #13) for plants and soil.
  18. \$41,766.00 to Thermo Scientific Portable Analytical Instruments (pg #13) for Trunarc handheld narcotics analyzer. Project #24020.
  19. \$17,375.00 to Tyler Technologies, Inc. (pg #14) for consulting services.
  20. \$61,358.16 to US Bank (pgs #17-24) for equipment and vehicle maintenance, travel and training, supplies, building maintenance, dues and publications, license fees, data lines, Verizon phone services, legal notices, and office supplies.
  21. \$51,954.84 to WE Energies (pgs #17, 23-24) for street lighting, electricity & natural gas.
  22. \$10,615.18 to WI Court Fines & Surcharges (pg #14) for June court fines.

**Options/Alternatives:** None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Rory T. Vircks  
Staff Accountant

Fiscal Review:

Maxwell Gagin, MPA  
Deputy City Administrator / Finance Officer



Kristina Strmsek  
Finance & Accounting Manager

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Attachments: 07/10/2024 Invoice GL Distribution Report