



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

COMMON COUNCIL MEETING AGENDA

MONDAY, JULY 31, 2017

7:00 P.M.

Daniel Bukiewicz - Mayor
Steven Kurkowski - 1st District
Greg Loreck - 2nd District
Richard Duchniak - 3rd District
Michael Toman - 4th District
Kenneth Gehl - 5th District
Chris Guzikowski - 6th District

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 7/18/17

Recognition

4. **Council Proclamation:** Consider Council Proclamation No. 17-10, to Carolyn Kobb for dedicated service to the City of Oak Creek as a member of the Board of Review (by Committee of the Whole).

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

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

5. **Conditional Use Amend:** Consider a request submitted by Aaron Fischer, Laser Tag Pro, to amend the Conditional Use Permit for an outdoor commercial recreation facility on the properties located at 9000 and 9100 S. Nicholson Rd. (3rd District).
6. **Ordinance:** Consider Ordinance No. 2861, approving the amendment to the Conditional Use Permit for the properties at 9000 and 9100 S. Nicholson Road for the operation of private outdoor recreation facilities (3rd District).

New Business

7. **Informational:** Summarized Treasurer's Report on investment and banking accounts for the months ending May 31, 2017 and June 30, 2017.
8. Consider a motion to concur with the Celebrations Commission and designate Sunday, October 29, 2017, from 4:00 p.m. to 6:00 p.m., as the official City of Oak Creek "Trick or Treat" (by Committee of the Whole).

Visit our website at www.oakcreekwi.org for the agenda and accompanying common council reports.

9. **Motion:** Consider a *motion* to concur with the Mayor's re-appointments as follows:
 - a. Celebrations Commission – 3 year term to expire 7/20
Melanie Lindseth
 - b. Library Board – 3 year term to expire 6/20
Karen Umbs
10. **Motion:** Consider a *motion* to approve the Vendor Summary Report in the amount of \$244,467.95 (by Committee of the Whole).

FIRE

11. **Motion:** Consider a *motion* to approve the purchase of 32 Motorola APX 6000 portable radios and associated equipment from Baycom Inc., to improve communications in the field during training and emergency incidents (by Committee of the Whole).

COMMUNITY DEVELOPMENT

12. **Resolution:** Consider *Resolution* No. 11841-073117, approving a Certified Survey Map for Boyland Properties Oak Creek, LLC for the properties at 7008 and 7018 S. 27th St. and 2500 W. Rawson Ave. (2nd District).
13. **Resolution:** Consider *Resolution* No. 11842-073117, approving a Certified Survey Map for St. Matthews Parish for the properties at 9261, 9303, 9329, and 9348R S. Chicago Rd. (4th District).

ENGINEERING

14. **Motion:** Consider a *motion* to concur with the recommendation of the Traffic and Safety Commission to approve the installation of advance lane signs for southbound traffic on S. 6th Street north of E. Drexel Ave. (1st District).

LICENSE COMMITTEE

The License Committee did not meet prior to the meeting. Tentative recommendations are as follows:

15. **Motion:** Consider a *motion* to grant an Operator's license to the following (*favorable background report received*):
 - Michael J. Ehlman, 10510 S. Barton Rd., Oak Creek (Target)
 - Brianna M. Geric, 1724 Sherman Ave., South Milwaukee (Charcoal Grill)
 - Jacqueline R. Steffes, 4336 S. 48th St., Greenfield (Three Cellars)
 - Tina M. Hecker, 6307 99th Ave., Kenosha (Three Cellars)
 - Cassandra L. Holschbach, 3621 W. Glenwood Dr., Franklin (Three Cellars)
 - Kelly G. Birmingham, 1728 Cherry St., South Milwaukee (Three Cellars)
 - Kristi C. Jopek, 3471 S. 60th St., Milwaukee (Bootz)
16. **Motion:** Consider a *motion* to grant a 2017-18 Regular Class B Combination alcohol license to Matthew R. Schmidt, Agent, WSB Oak Creek Restaurant LLC, dba Water Street Brewery, 140 W. Town Square Way, with issuance subject to surrender of current Reserve Class B Combination license, and to authorize the refund of the \$10,000 one-time reserve issuance fee.

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 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th 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 be in attendance at 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

COUNCIL PROCLAMATION NO. 17-10

TO

CAROLINE KOB

**FOR DEDICATED SERVICE
TO THE CITY OF OAK CREEK
AS A MEMBER OF THE
BOARD OF REVIEW**

WHEREAS, Caroline Kobb was appointed to the Board of Review on June 16, 2000, and has served on that board for seventeen years; and

WHEREAS, Caroline Kobb also served the City, and citizens of Oak Creek, for fifteen years as an election official, from 1998 through 2013; and

WHEREAS, Caroline Kobb has resigned from the Board of Review effective July 18, 2017; and

WHEREAS, Caroline Kobb, through these appointments, has served the City in a thorough, conscientious and professional manner.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek do hereby show their appreciation and gratitude to Caroline Kobb for her dedicated service to the City of Oak Creek as a member of the Board of Review.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and he is hereby directed to transmit a suitable copy thereof to Caroline Kobb.

Introduced and adopted this 31ST day of July, 2017.

Kenneth Gehl, Common Council President

Daniel J. Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes _____ Noes _____

TO BE PUBLISHED JULY 13, 2017 & JULY 20, 2017

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 Aaron Fischer, Laser Tag Pro, to amend the conditional use permit for an outdoor commercial recreation facility on the properties located at 9000 & 9100 S. Nicholson Road.

Hearing Date: Monday, July 31, 2017
Time: 7:00 p.m.
Place: Oak Creek City Hall
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers

Applicant: Aaron Fischer
Property Owner: Revived Industries LLC
Property Location: 9000 & 9100 S. Nicholson Road
Tax Key(s): 862-9991 & 872-9994-008

Legal Description:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 22-5-22 THENCE NORTH 502.61 FEET, THENCE EAST 522.19 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY R-O-W LINE TO THE SOUTH ¼ SECTION LINE; THENCE WEST 587 FEET TO POINT OF BEGINNING. CONTAINING 6.404 ACRES and

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 22-5-22 THENCE SOUTH 21.68 FEET; THENCE SOUTHEASTERLY 383.24 FEET; THENCE SOUTHEASTERLY 200.95 FEET; THENCE EAST 369.68 FEET; THENCE NORTHEASTERLY 587.80 FEET ALONG THE WEST LINE OF RAILROAD R-O-W; THENCE WEST TO POINT OF BEGINNING, SUBJECT TO AND INCLUDING EASEMENT. CONTAINING 5.95 ACRES.

The Common Council has scheduled other public hearings for July 31, 2017 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: July 6, 2017
CITY OF OAK CREEK COMMON COUNCIL
By: Daniel J. Bukiewicz, Mayor

PUBLIC NOTICE

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City of Oak Creek Common Council Report

Meeting Date: July 31, 2017

Item No.: 6

Recommendation: That the Common Council adopts Ordinance No. 2861 approving the amendment to the Conditional Use Permit for the properties at 9000 & 9100 S. Nicholson Road for the operation of private outdoor recreation facilities.

Background: At the June 27, 2017 meeting, the Plan Commission recommended Common Council approval of an amendment to the Conditional Use Permit for the properties located at 9000 & 9100 S. Nicholson Road, adding the operation of a private outdoor recreation facility.

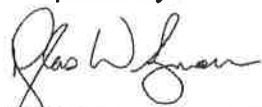
The business is a laser tag equipment developer and manufacturer with an indoor laser tag arena and family entertainment center. The conditional use permit already permits the operation of an indoor arena and family entertainment center. The owners would like to expand the uses to allow for outdoor recreation facilities which requires an amendment to the conditions and restrictions.

The overall business consists of two components. One component is laser tag manufacturing and development. This part of the business will operate Monday through Friday from 8:00am to 6:00pm within the northernmost building located at 9000 S. Nicholson Road. This component will be inventing devices, designing software, testing, assembling laser tag products, and warehousing product. Currently, the manufacturing division of the business employs six full time staff with plans for additional staff as the business grows. The business headquarters will be located within the southernmost building, located at 9100 S. Nicholson Road, and will serve as the business headquarters. The applicant does not have plans to modify the exterior of the buildings at this time.

The second component of the business is the Family Entertainment Center (FEC). The focus of this part of the business is to provide laser tag play, private parties, and arcade. These services will operate within the middle and southern buildings located at 9000 and 9100 S. Nicholson Road. The middle building will be used as an indoor laser tag arena and half of the southernmost building will be used for private parties and arcade. Hours of operation for the FEC would be Sunday through Thursday, 8am-10pm, Friday-Saturday, 8am-11pm. The outdoor recreation facilities would operate daily from 8am-9pm. They employ six part-time staff for the FEC. The applicant plans to add an outdoor laser tag playfield for seasonal, competitive, and scenario-based play and adventure course. This would be part of a second development phase which would include an additional building and outdoor laser tag playfield. Included with this report is a concept plan of how the outdoor recreation facilities may look like for this development. If approved, the applicant will need to go before the Plan Commission for review and approval for any site modifications.

Fiscal Impact: The complete buildout of the outdoor recreation facilities may provide additional tax base for the City.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully Submitted,



Andrew Vickers
City Administrator

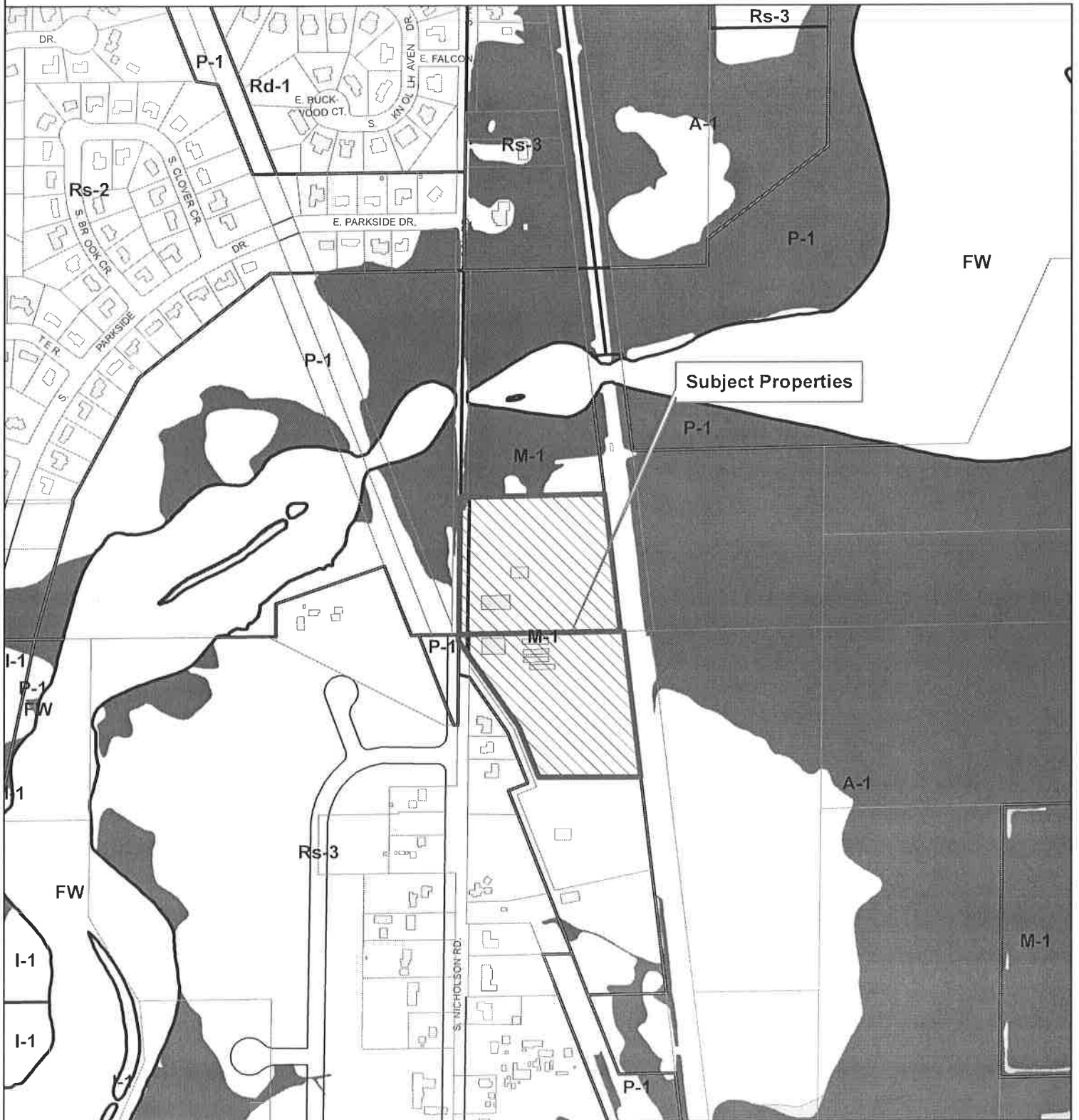
Fiscal Review by:



Bridget M. Souffrant
Finance Director/Comptroller

Location Map

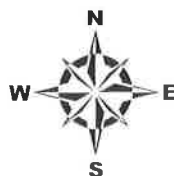
9000 & 9001 S. Nicholson Rd.



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



Department of Community Development



Legend		Zoning Overlays	
	9000 S. Nicholson Rd.		9001 S. Nicholson Rd.
			C-1-Shoreland Wetland
			FF-Flood Fringe
			Lakefront Overlay
			HIO-Mixed Use (Neighborhood)
			CO-Mixed Use Office
			RR-Regional Retail

ORDINANCE NO. 2861

By: _____

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR THE PROPERTIES AT 9000 AND 9100 S. NICHOLSON ROAD FOR THE OPERATION OF A PRIVATE OUTDOOR RECREATION FACILITY

(3rd Aldermanic District)

WHEREAS, on November 6, 2007 the Common Council adopted Ordinance No. 2479, authorizing the issuance of a conditional use permit to allow for a landscaping contractor's shop with outdoor storage of vehicles, materials, and equipment and the outdoor storage of no more than fifty (50) recreational vehicles, trailers, or boats at 9000, & 9100 S. Nicholson Road; and

WHEREAS, on September 20, 2016, the Common Council adopted Ordinance No. 2824, approving an amendment to that conditional use permit to allow for the operation of a private indoor recreation facility; and

WHEREAS, Laser Tag Pro has applied for an amendment to that existing Conditional Use Permit that would allow for the operation of a private outdoor recreation facility; and

WHEREAS, these properties are more precisely described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 22-5-22 THENCE NORTH 502.61 FEET, THENCE EAST 522.19 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY R-O-W LINE TO THE SOUTH ¼ SECTION LINE; THENCE WEST 587 FEET TO POINT OF BEGINNING. CONTAINING 6.404 ACRES and

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 22-5-22 THENCE SOUTH 21.68 FEET; THENCE SOUTHEASTERLY 383.24 FEET; THENCE SOUTHEASTERLY 200.95 FEET; THENCE EAST 369.68 FEET; THENCE NORTHEASTERLY 587.80 FEET ALONG THE WEST LINE OF RAILROAD R-O-W; THENCE WEST TO POINT OF BEGINNING, SUBJECT TO AND INCLUDING EASEMENT. CONTAINING 5.95 ACRES ("the Properties").

WHEREAS, the Plan Commission reviewed the applications and recommended that the amendment to the Conditional Use Permit be approved; and

WHEREAS, the Common Council held a public hearing on said application on July 31, 2017, at which time all interested parties appeared and were heard; and

WHEREAS, the Plan Commission had recommended that the application for amendment of the Conditional Use Permit be approved and authorized subject, however, to the imposition of certain conditions and restrictions upon the 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 amendment to the Conditional Use Permit was approved and authorized for the lands hereinabove described, subject, however, to the imposition of certain conditions and restrictions on the design, construction, location and operation of the Conditional Use.

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

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the Building Commissioner is hereby authorized to issue the Conditional Use Permit for a private indoor and outdoor recreation facility, which shall include the aforementioned conditions and restrictions.

SECTION 2: The Conditional Use is subject to the aforementioned conditions and restrictions on the design, location, construction and operation of the M-1 Conditional Use for a private indoor and outdoor recreation facility.

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: The approval and authorization of the issuance of a Conditional Use Permit for a private indoor and outdoor recreation facility shall take place contemporaneously with the enactment of this ordinance and shall take effect immediately upon its passage and publication.

Passed and adopted this 31st day of July 2017.

President, Common Council

Approved this ____ day of _____, 2017

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

City of Oak Creek – Conditional Use Permit
Amended Conditions and Restrictions

Applicant: Aaron Fischer, Laser Tag Pro
Property Address: 9000 & 9100 S. Nicholson Road
Tax Key Number: 862-9991 & 872-9994-008
Conditional Use: Indoor & Outdoor recreation facility

Approved by Plan Commission: 6-27-17
Approved by Common Council:
Ordinance No. (____)

1. LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 22-5-22 THENCE NORTH 502.61 FEET, THENCE EAST 522.19 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY R-O-W LINE TO THE SOUTH ¼ SECTION LINE; THENCE WEST 587 FEET TO POINT OF BEGINNING. CONTAINING 6.404 ACRES and

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2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area described by the legal description affected by the conditional use shall be submitted to, and approved by, the Plan Commission prior to the commencement of activities authorized by this conditional use permit. This plan shall show and describe the following:

- 1) General Development Plan
 - a) detailed building locations with setbacks
 - b) square footage of building
 - c) areas for future expansion
 - d) area to be paved
 - e) access drives (width and location)
 - f) sidewalk locations
 - g) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
 - h) location of loading berths
 - i) location of sanitary sewer (existing and proposed)
 - j) location of water (existing and proposed)
 - k) location of storm sewer (existing and proposed) including detention/retention basins if needed
 - l) location of outdoor storage
 - m) location of wetlands (field verified)
 - n) location, square footage and height of signs
- 2) Landscape Plan
 - a) Location, number, initial size and type of berms and plantings
- 3) Building Plan
 - a) architectural elevations
 - b) building floor plans
- c) materials of construction
- 4) Lighting Plan
 - a) types of fixtures
 - b) mounting heights
 - c) type of poles
 - d) photometrics of proposed fixtures
- 5) Grading, Drainage and Stormwater Management Plan
 - a) contours (existing and proposed)
 - b) location of storm sewer (existing and proposed)
 - c) location of stormwater management and water quality structures and basins
- 6) Fire Protection Plan
 - a) location of existing and proposed fire hydrants (public and private)
 - b) interior floor plan
 - c) materials of construction
- 7) Operational Plan
 - a) materials to be stored on site (types of materials, quantities, etc)
 - b) hours of operation
 - c) Rules/policies for RV, boat, and trailer storage area

- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, The City Engineer's approval must be received prior to the issuance of any building permits.
- D. The applicant shall be required to extend municipal sewer and water to serve this development. The applicant retains the right to request a waiver from this requirement from the City of Oak Creek Common Council in favor of a holding tank and/or private well.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- H. 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.

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code.
- G. All areas where vehicles will be traveling and materials will be stored on the property shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone

base or a surface comprised of crushed and rolled asphalt millings subject to approval by the Plan Commission and City Engineer.

4. LIGHTING

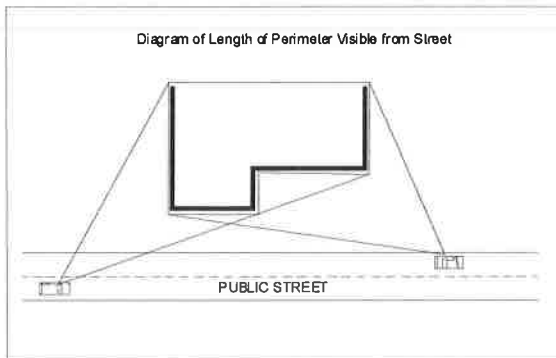
All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

5. LANDSCAPING

- A. To assure a diversity of color, texture and year round interest, the total number of trees must be comprised of a minimum 50% evergreens, but no more than 70% evergreens.
- B. Landscape Screening Berm In order to provide a visual screen to the activities on this property, appropriate landscape materials shall be placed on an earthen berm located along the frontage of S. Nicholson Road in front of the long term boat, RV, and vehicle storage area.. This berm shall be at least three (3) feet in height and shall have planting materials of a height and species to provide a year-round visual screen to screen the long term boat, RV, and vehicle storage area. This must be approved by the Plan Commission. Minimum planting sizes for coniferous trees shall be six feet in height. The minimum planting size for any deciduous tree must be 2.5" d.b.h. There shall be a minimum of one tree for every 15 linear feet of berm
- C. Submittal Requirements. A detailed Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 - 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 - 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 - 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 - 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 - 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 - 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

6. ARCHITECTURAL STANDARDS

A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.



B. No new building shall be permitted where any exposed facade is not constructed or faced with a finished material, which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMU's). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.

C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.

D. Material and color samples shall be submitted to the Plan Commission for review and approval.

E. The Plan Commission has the discretion to adjust this minimum for building additions.

F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.

H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.

I. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback ^a	Rear Setback	Side Setback
Principal Structure	40 ft.	20 ft.	20 ft.
Accessory Structure	40 ft.	20 ft.	20 ft.
Off-street Parking	30 ft.	5 ft.	5 ft.

*Additional buffer yard requirements may be applicable. See Section 17.0205(d) of the Municipal Code

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. The hours of operation for this facility shall be:
Manufacturing Division:
Monday – Friday 8:00am – 6:00pm

INDOOR Family Entertainment Center:
Sunday – Thursday – 8:00 am – 10:00 pm
Friday - Saturday – 8:00 am – 11:00 pm

OUTDOOR Family Entertainment Center:
8:00 am – 9:00 pm daily
- D. All operations on the site, including the operation of motor vehicles and mobile equipment, shall be subject to the noise limitations established in Section 17.0810. Penalties resulting from any violations of this Section shall be the responsibility of the property owner.

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. All signs must be approved by the Plan Commission as part of the site plan review process.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district
- B. Indoor Recreation Facilities.
- C. **Outdoor Recreation Facilities.**
- D. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

- A. The operator of the conditional use shall submit a detailed site plan in accordance with Section 2 prior to any occupancy of the site. The operator of the conditional use shall have completed the installation and construction of all elements required in these conditions and restrictions to the required minimum specifications for the conditional use(s) within twelve (12) months from the date of site plan approval by the Plan Commission. Failure to complete the installation and construction of these elements within this time period shall constitute a surrender of the conditional use permit and the owner shall immediately cease any use of the property authorized by this conditional use permit. .

12. OTHER REGULATIONS

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

13. 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. 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 14 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.

14. REVOCACTION

Should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in Section 17.1007 of the Municipal Code.

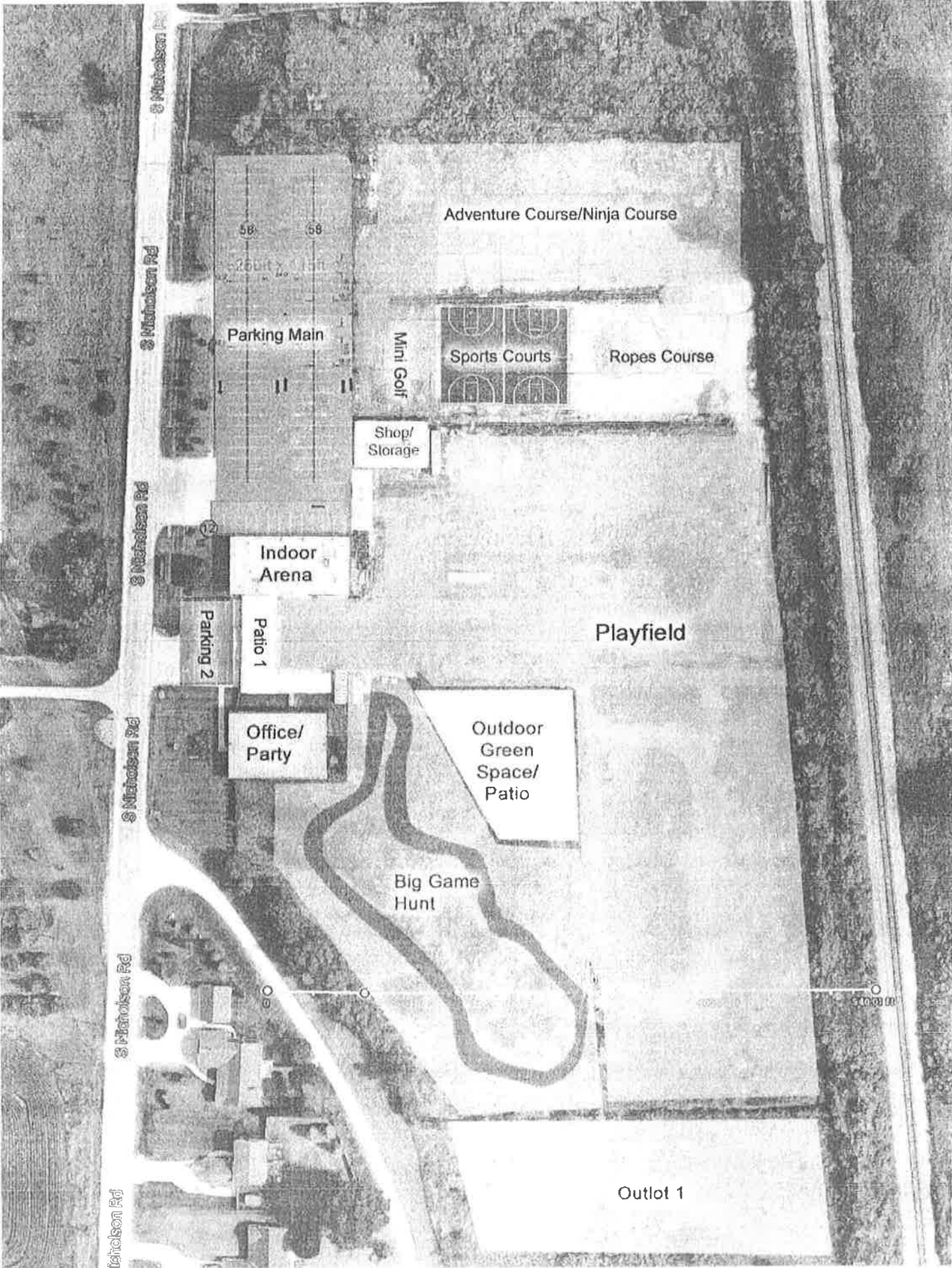
15. ACKNOWLEDGEMENT

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 and be binding upon the owners, successors and assigns 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's authorized representative

Date

(please print name)



Adventure Course/Ninja Course

Parking Main

Mini Golf

Sports Courts

Ropes Course

Shop/Storage

Indoor Arena

Parking 2

Patio 1

Playfield

Office/Party

Outdoor Green Space/Patio

Big Game Hunt

Outlot 1

Nicholson Rd
Nicholson Rd
Nicholson Rd
Nicholson Rd
Nicholson Rd



May 10, 2017

Aaron Fischer
Laser Tag Pro
(Tradename: Battle Company)
9100 S. Nicholson Rd.
Oak Creek, WI 53154
414-234-0326

Conditional Use Amendment - Application Supplement
Purpose: Add Outdoor Recreation and Associated Changes to Conditional Use Permit
Oak Creek Plan Commission

A. About the Applicant

Laser Tag Pro/Battle Company (est. 2013) is a design and manufacturing company creating live-action gaming systems for entertainment centers and theme parks around the world. We have developed some of the most advanced equipment and software that the commercial laser tag industry has to offer. Our laser tag units are lightweight and easy to handle. We have custom software that controls the entire system over a Wi-Fi network and an app that lets customers use their cell phones during live gameplay (an industry first!). Our level of innovation, forward thinking game concepts, and overall design creates an experience that brings the modern video game to life!

We continuously enhance our system with unique features to create new and exciting game types. We have supplied equipment to some of the largest laser tag attractions in the world such as at Knott's Berry Farm (California) and many other major entertainment businesses. Our system has been exhibited at some of the largest trade-shows in the country including IAAPA, CES, and E3. The manufacturing arm of our company is experiencing continuous growth and we are anticipating the need for more technicians, salespeople, support personnel, and engineers over the next 2-3 years.

In 2014, we opened our first laser tag arena (entertainment center) in Greenfield, WI that operates in tandem with our manufacturing division. After 3 years in business in Greenfield, we have relocated the entire entertainment operation to our newly purchased, 13-acre property, in Oak Creek (9000-9100 S. Nicholson Rd.). Both arms of Laser Tag Pro/Battle Company business (design and manufacturing & entertainment center) are highly rated. Our manufacturing Facebook page is 4.8/5.0 based on 117 customer reviews. The entertainment center is 5.0/5.0 based on 60 customer reviews. Laser Tag Pro/Battle Company provides a first-class, mission-based laser tag experience that is fun for all ages. With our cutting edge equipment and entertainment industry knowledge, we expect to create one of the most unique indoor/outdoor entertainment centers in the Midwest!

B. Site Location

The site is divided into two parcels on S. Nicholson Rd., approximately ½ mile south of E. Puetz Rd.:

- 9000 S. Nicholson Rd. (M-1 Zoning) – Parcel Number: 8629991000
- 9100 S. Nicholson Rd. (M-1 Zoning) – Parcel Number: 8729994008

C. Site History

9000-9100 S. Nicholson Rd. is an M-1 zoned property originally built as a school bus depot. It was taken over by a landscaping company who used the property for storage of bulk landscaping material, refuse, and compost. The property was most recently used by Pieper Power as secured parking for large vehicles, trucks, and indoor/outdoor storage of power company supplies. We purchased the property in October 2016 which had been in foreclosure since 2014. Much of the property was poorly maintained and we are currently in the processes of updating and restoring the existing buildings and grounds. Our overall plan is to reinvigorate the

site by updating its appearance and make it a location for the community to have clean and fun entertainment with our state-of-the-art equipment! We are transforming this property into a sleek, high-tech facility, establishing a permanent home for our manufacturing and entertainment center business activities.

On September 20, 2016 - The Common Council approved our Conditional Use Permit for:
PERMITTED USES

- All permitted uses in the M-1, Manufacturing zoning district
- Indoor Recreation Facilities
- Usual and customary accessory uses to the above listed permitted uses

In July 2016 - We applied for a textual amendment to the Oak Creek municipal code (concurrent with our Conditional Use Permit Application) which would add Outdoor Recreation Facilities to the list of conditional uses within M-1 zoning areas.

On November 15, 2016 - The textual amendment was approved by the Common Council and the following definition was added to 17.1402 governing such areas:

Recreation, commercial outdoor. A recreational facility conducted for commercial purposes and outside of a building including uses such as, but not limited to, athletic fields, miniature golf, outdoor skateboard park, laser tag field; swimming, bathing, wading, and other therapeutic facilities; tennis, handball, basketball courts, batting cages, and trampoline facilities, not including firing and archery ranges.
(Ref. Ordinance No. 2829)

We are applying to have – **Outdoor Recreation Facilities** – added to the list of Permitted Uses on our Conditional Use Permit.

D. Plan of Operation

- Manufacturing Division (Approved M-1 business activities)

Our Manufacturing Division employs professional engineers, designers, and salespeople as well as support and fulfillment personnel. This division is engaged in the business of inventing laser tag devices, designing software, sales, testing and assembling products, and providing customer support for our clients. The Manufacturing Division currently employs seven full-time employees and various part-time staff.

- *Building 1 (Approved M-1 business activities)*
 - *Building 1 serves as our headquarters, facilitating strategic planning activities, company management, product development, sales, and customer support related efforts.*
 - *Approximately half of the building is used for office personnel, manufacturing, and sales activities.*
- *Building 3 (Approved M-1 business activities)*
 - *A portion of Building 3 will be converted into a workshop for our engineering staff to concept, prototype, and test new products.*
 - *The workshop will also be used for manufacturing needs including assembly and construction.*
 - *The remainder of this building will be devoted to storage and inventory.*

Family Entertainment Center (FEC)

The FEC is engaged in the business of providing family entertainment services to the community. We are creating a full, indoor/outdoor entertainment venue by offering:

- *Building 1 (Approved indoor rec.)*
 - *Approximately half of the building is used for arcades, seating, parties, and private party room reservations.*
 - *Functions as indoor conference area.*
- *Building 2 (Approved indoor rec.)*
 - *Indoor facility comprised of a briefing room, equipment storage area, and laser tag arena.*
- *Patio 1*
 - *Outdoor seating for customers.*
- *Outdoor Green Space/Patio 2*
 - *Outdoor seating for customers.*
- *Adventure Course/Ninja Course*
 - *A series of physically challenging obstacle courses of varying difficulty that put a participant's agility, strength, and speed to the test.*
- *Mini Golf*
 - *Construction of various obstacles, caves, and waterfalls with varying elevation for miniature golf games.*
- *Sports Courts*
 - *Courts for classic sporting including basketball, tennis, soccer, and athletic games; track, batting cages, skate park, and skating rink.*
- *Ropes Course*
 - *Challenging outdoor activity consisting of high and low elements (e.g. platforms) connected by rope walks, nets, poles, and other similar adjoining materials. Participants are connected to a harness as they move throughout the course.*
- *Climbing Wall*
 - *Wall fitted with attachments to simulate a rock face for climbing practice, fitness, and recreation.*
- *Outdoor Laser Tag Playfield*
 - *Bounded areas with construction of obstacles, barriers, elevated, or covered structures, and platforms for outdoor laser tag play. Mock structures representing specific types of buildings, aircraft, or vehicles are used to theme the playfield and facilitate game objectives.*
- *Outdoor Laser Tag Carting Playfield*
 - *A playfield designed for powered carts carrying 2-4 team members to facilitate mobilized laser tag games. Game objectives are similar to those played on foot (e.g. elimination, capture the flag, domination). Teammates work together riding on their cart to achieve the objectives or disable the opposing team's carts.*
- *Big Game Hunt (Wilderness Ride)*

- A custom, mobile entertainment experience where customers travel along a trail on powered carts and gain points by shooting targets, inanimate objects, animatronic devices, and costumed staff-actors with our laser tag equipment.

E. Hours of Operation

Manufacturing Division Business Hours

Monday – Friday 8:00am-6:00pm

Entertainment Operations Business Hours

Monday – Friday - 8:00am-10:00pm

Saturday 8:00am-11:00pm

Sunday 8:00am-9:00pm

F. Vehicles/Parking

The property offers ample paved areas for parking as well as three entryways into the parking lots.

- Lot 1 (Main Lot)
 - Adjacent to the central and northern entrances.
 - Provides a great deal of pavement for additional parking spaces, approximately 28,000 sq-ft.
 - The Main Lot can facilitate over 120 parking spaces.
- Lot 2
 - Adjacent to the most southern entrance.
 - Provides over 3,500 sq-ft of pavement.
 - We expect to create 12 designated parking spaces in this area to allow for a clear path through the main entryway.

Numerous entrances and an abundance of parking provide a significant portion of paved property for customers arriving and departing the facility.

G. Customer & Delivery Traffic

The quantity of vehicles traveling to/from the property and is expected to vary based on factors such as inclement weather, events, specials/sales, open attractions, time of day, day of the week, and time of year. During business hours when all attractions are open, we expect to be able to fill our parking lots with customer traffic when demand is highest.

Regular mail delivery, 1-3 vehicles per day depending on carrier.

H. Security

The site is completely enclosed by a perimeter fence with entrance gates adjacent to both Lot 1 and Lot 2. We have recently installed high-quality video monitoring cameras and an alarm system that including key code access and motion detectors. We have also contracted a local security management company (AdvaTech Security Systems, LLC) to maintain security of the property.

I. Preliminary Site Planning Summary

- See attached picture layout

City of Oak Creek Common Council Report

Meeting Date: 07/31/2017

Item No.: 7

Communication: Attached please find the summarized Treasurer's Reports for the City of Oak Creek investment and banking accounts, for the months ending May 31, 2017 and June 30, 2017.

Background: I have created a monthly Treasurer's Report for the purpose of providing the City of Oak Creek Common Council and the public with the current condition of the City's treasury, to be presented at their first meeting of each month. This report summarizes the investment and banking accounts end of the month balances. It is not intended to infer available funds for general purpose spending since some funds are allocated for specific uses such as Tax Incremental Districts, large projects, distribution of tax collection to other underlying taxing jurisdictions etc.

This monthly report, along with an additional comprehensive report, is reviewed by the Finance Committee to assist with investment decisions and other financial strategies. The attached reports are for the months ending May 31, 2017 & June 30, 2017; June is highlighted below:

<u>Investment/Banking:</u>	<u>Beginning Bal</u>	<u>Ending Bal</u>	<u>Interest Earned</u>	<u>Rate</u>
• Tri City Bank	\$ 6,780,085.84	\$ 7,257,297.50	\$ 4,288.20	0.96%
• DANA Investments	\$ 6,660,513.88	\$ 6,665,262.98	\$11,153.27	0.36%
• BMO Global	\$ 4,853,498.21	\$ 4,851,260.17	\$ 5,678.61	1.57%
• American Deposit	\$ 9,082,210.86	\$ 6,707,671.60	\$ 4,980.13	0.77%
• LGIP	<u>\$ 8,700,026.59</u>	<u>\$ 7,805,806.11</u>	<u>\$ 5,779.52</u>	0.77%
• Total Treasury	\$36,076,335.38	\$33,287,298.36	\$31,879.73	

Tax Collections:

• Collections at City Hall (Tax Acct 2)	\$741,304.43	
• Collections At Bank/Lockbox	\$	
Total Tax Collections	\$741,304.43	1% of Tax Levied

Please note that no Finance Committee meeting was held for July to review the June reports. Approximately \$3,100,000 received in April & May for tax collections was paid out to the other taxing jurisdictions in June.

Fiscal Impact: Presenting the monthly condition of the treasury at an open meeting of the Common Council will provide additional financial data to decision makers while enhancing transparency to the public.

Prepared by:



Barbara Guckenberger, CMTW
City Treasurer

Respectfully submitted by:



Andrew J. Vickers, M.P.A.
City Administrator

Fiscal Reviewed by:



Bridget M. Souffrant, CMTW
Finance Director / Comptroller

**City of Oak Creek
Treasurer Report on Investment and Banking**

Name of Account	Beginning Balance	Additions	Subtractions	Account Ending Balance	Actual Interest Earned	Interest Rate	Percentage of Total Invested
Tri City National Bank	5,223,707.13	8,949,605.19	(7,393,226.48)	6,780,085.84	3,387.96	0.895%	18.79%
General Fund	4,541,211.01	4,808,672.41	(3,553,332.87)	5,796,550.55			
0							
Title 125	20,065.57	41,542.91	(22,780.14)	38,828.34			
Police Credit Card	61,791.46	24,566.18	(62,482.61)	23,875.03			
Parks & Rec Counter Credit Card	22,159.49	11,996.47	(22,511.76)	11,644.20			
Tax Payment Account #2	290,226.42	3,730,607.25	(3,250,000.00)	770,833.67			
Parks & Rec Online Credit Card	39,785.51	14,464.50	(40,891.90)	13,358.11			
Health Insurance	24,533.52	250,359.60	(270,675.23)	4,217.89			
Tax Payment Account	53,382.18			53,382.18			
EMS	170,551.97	67,395.87	(170,551.97)	67,395.87			
DANA Investment Advisors	6,657,794.15	11,129.26	(8,409.53)	6,660,513.88	11,129.26	1.27%	18.46%
BMO Global Asset Management	4,845,461.37	12,135.29	(4,098.45)	4,853,498.21	8,933.29	1.52%	13.45%
American Deposit Management (ADM)	9,076,913.92	5,296.94	-	9,082,210.86	5,296.94	0.71%	25.17%
*ADM General Account Balance	4,218,979.23	2,462.03		4,221,441.26	2,462.03	0.71%	
Local Government Investment Pool (LGIP)	8,694,807.47	5,219.12	-	8,700,026.59	5,219.12	0.71%	24.12%
*LGIP General Account Balance	2,147,680.96	1,289.16		2,148,970.12	1,289.16		
0	-	-	-	-	-	0.00%	0.00%
Total Balance	34,498,684.04	8,983,385.80	(7,405,734.46)	36,076,335.38	33,966.57		

*General Account Balance shown separately and is also part of the total account listed above; although it is used for cash flow purposes, a portion may be allocated for specific purposes and not available for general purpose spending;
 Excludes Police Forfeiture Account;
 Tri City Interest is an analyzed credited from previous month earnings;
 Additions and subtractions on investment accounts may include market adjustments for realized and unrealized gains(losses) or change in accrued income, as well as interest, management fees, deposits, transfers, returned payments or withdrawals

Tax Collection Deposits

Tax Payment Account #2		
City Deposit (Counter, Drop Box, Mail)	3,377,314.02	
Gov Tech	292,843.59	
Credit Card	60,449.64	
Total Tax Payment Account #2	<u>3,730,607.25</u>	
Tax Payment Account		
Tri City Payments (At Bank, Lockbox)		
Total Tax Collection Deposits	<u><u>3,730,607.25</u></u>	5.04% of Total Tax Levied

Please note the City uses two bank accounts for tax collection; one for payments processed by the City (account #2) and the other for payments processed by our bank

Prepared for Common Council; cc Finance Committee
 Barbara Guckenberger, CMTW
 City Treasurer

June 2017

**City of Oak Creek
Treasurer Report on Investment and Banking**

Name of Account	Beginning Balance	Additions	Subtractions	Account Ending Balance	Actual Interest Earned	Interest Rate	Percentage of Total Invested
Tri City National Bank	6,780,085.84	11,040,484.75	(10,563,273.09)	7,257,297.50	4,288.20	0.96%	21.80%
General Fund	5,796,550.55	9,887,065.27	(8,996,214.11)	6,687,401.71			
0	-			-			
Title 125	38,828.34	20,684.06	(23,986.15)	35,526.25			
Police Credit Card	23,875.03	26,928.40	(24,226.19)	26,577.24			
Parks & Rec Counter Credit Card	11,644.20	12,606.14	(12,305.16)	11,945.18			
Tax Payment Account #2	770,833.67	749,100.99	(1,207,796.56)	312,138.10			
Parks & Rec Online Credit Card	13,358.11	11,151.00	(14,744.91)	9,764.20			
Health Insurance	4,217.89	255,297.78	(216,604.14)	42,911.53			
Tax Payment Account	53,382.18	-	-	53,382.18			
EMS	67,395.87	77,651.11	(67,395.87)	77,651.11			
DANA Investment Advisors	6,660,513.88	12,302.09	(7,552.99)	6,665,262.98	11,153.27	0.36%	20.02%
BMO Global Asset Management	4,853,498.21	6,360.35	(8,598.39)	4,851,260.17	5,678.61	1.57%	14.57%
American Deposit Management (ADM)	9,082,210.86	4,980.13	(2,379,519.39)	6,707,671.60	4,980.13	0.77%	20.15%
*ADM General Account Balance	4,221,441.26	1,962.83	(2,100,000.00)	2,123,404.09	1,962.83		
Local Government Investment Pool (LGIP)	8,700,026.59	1,764,717.18	(2,658,937.66)	7,805,806.11	5,779.52	0.77%	23.45%
*LGIP General Account Balance	2,148,970.12	1,760,762.38	(1,900,000.00)	2,009,732.50	1,824.72		
0	-	-	-	-	-	-	0.00%
Total Balance	36,076,335.38	12,828,844.50	(15,617,881.52)	33,287,298.36	31,879.73		

*General Account Balance shown separately and is also part of the total account listed above; although it is used for cash flow purposes, a portion may be allocated for specific purposes and not available for general purpose spending;

Excludes Police Forfeiture Account;

Tri City Interest is an analyzed credited from previous month earnings;

Additions and subtractions on investment accounts may include market adjustments for realized and unrealized gains(losses) or change in accrued income, as well as interest, management fees, deposits, transfers, returned payments or withdrawals

Tax Collection Deposits			
Tax Payment Account #2			
City Deposit (Counter, Drop Box, Mail)		667,771.60	
Gov Tech			
Credit Card		73,532.83	
Total Tax Payment Account #2		<u>741,304.43</u>	
			741,304.43
Tax Payment Account			
Tri City Payments (At Bank, Lockbox)			
Total Tax Collection Deposits		<u>741,304.43</u>	1.00% of Total Tax Levied

Please note the City uses two bank accounts for tax collection; one for payments processed by the City (account #2) and the other for payments processed by our bank

Prepared for Common Council; cc Finance Committee
Barbara Guckenberger, CMTW
City Treasurer

City of Oak Creek Common Council Report

Meeting Date: July 31, 2017

Item No.: 10

Recommendation: That the Common Council approves payment of the obligations as listed on the July 25, 2017 Invoice GL Distribution Report.

Background: Of note are the following payments:


1. \$5,865.00 to Arlington Computer Products (pg #1) for annual license fees.
2. \$8,388.00 to Buelow Vetter (pg #2) for legal services.
3. \$10,750.54 to Kansas City Life Insurance Co (pg #6) for August disability insurance.
4. \$47,755.55 to Oak Creek Water & Sewer Utility (pg #8) for paving project on 16101 E Forest Hill and filters/bushings for Drexel Avenue storm lift station.
5. \$5,120.00 to Professional Service Industries (pg #10) for Drexel Ave landfill monitoring fee.
6. \$9,800.00 to ProPhoenix (pg #10) for Fire Station alerting system.
7. \$20,665.50 to R.A. Smith (pg #11) for inspection services relating to Project 15023, 20th Street extension: paving and construction staking for Ikea Way.
8. \$37,223.05 to WE Energies (pgs #12-13) for street lighting, electricity & natural gas, and utility service on 5th Ave. - Lake Vista Project.
9. \$10,860.00 to Wilnet (pg #13) for IT hardware: cameras for recycling center, Dell server, and Dell raid system.
10. \$15,906.66 to World Fuel (pg #13) for fuel inventory.

Fiscal Impact: Total claims paid of \$244,467.95.

Prepared by/Fiscal Review by:


Bridget M. Souffrant, CM/W
Finance Director/Comptroller

Respectfully submitted,


Andrew J. Vickers, M.P.A
City Administrator

City of Oak Creek Common Council Report

Meeting Date: July 31, 2017

Item No.: 11

Recommendation: That the Common Council approve the purchase of 32 Motorola APX 6000 portable radios and associated equipment from Baycom Inc. to improve communication in the field during training and emergency incidents.

Background: The Oak Creek Fire Department has an opportunity to purchase 32 Motorola portable radios on a time sensitive offer provided by Motorola Communications. This offer has been provided to all departments that currently own 4 Meg Motorola radios. 4 Meg Motorola radios cannot be converted to the new P25 Milwaukee County Digital System; therefore, an exchange has been offered to remove all non-programmable radios from circulation. Currently the Oak Creek Fire Department has 32; Motorola 4 Meg radios in storage that we are not using, that qualify for this replacement offer.

Typically a portable radio costs approximately \$2,000; the trade in, and replacement cost offered from Motorola is \$400 per portable radio. This offer includes trading in the 32 Motorola 4 Meg radios (that we are not using) and replacing them with the new APX 6000 Motorola portable radio.

We are currently using EF Johnson portable radios, and unfortunately, we have been very disappointed with their performance. Several measures have been taken with the EF Johnson Technicians in hopes of achieving the type of delivery we were expecting; however, we have experienced little success.

The Oak Creek Fire Department is the only fire agency in Milwaukee County using EF Johnson portable radios. Other non-fire agencies also purchased the EF Johnson radios, and both are currently seeking to replace them with the Motorola's.

The Milwaukee County Communications System is a County wide system developed for emergency communications, and is the communication system utilized by the Oak Creek Fire Department. The Milwaukee County system is a Motorola based system.

Our goal is to return to Motorola radios to improve communications both within our department, and all other County wide emergency providers.

Fiscal Impact: The total cost of this project is \$16,216. No additional money is being requested. The Fire Department has received an offer (quote) from Sunny Communications to purchase our EF Johnson radio inventory for \$20,000. This money would be used to pay for the purchase of 32 new Motorola APX 6000 portable radios and associated equipment. In Summary, the transaction will be a positive of \$4,000.

Respectfully submitted by:



Andrew J. Vickers, M.P.A.
City Administrator

Approved by:



Tom Rosandich
Fire Chief

Fiscal Reviewed by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

Trade in July 17, 2017

Oak Creek Fire Dept 414-570-5630

7/800 MHz/ VHF

40 EF Johnson VP-900 (Trunking) \$500 each \$20,000

7 gang chargers

70 batteries

Total \$20,000 of recovery

Sincerely,

John Sapuppo

North American Sales Manager
Sunny Communications - Two-way Radio Sales & Rentals
c:**(303) 550-8782** o:**(720) 459-7557** f:**(303) 766-2355**
John@SunnyCommunications.com

12980 W Cedar Drive

Lakewood, CO 80228

City of Oak Creek Common Council Report

Meeting Date: July 31, 2017

Item No.: 12

Recommendation: That the Council adopts Resolution No. 11841-073117 approving a Certified Survey Map for Boyland Properties Oak Creek, LLC for the properties at 7008 and 7018 S. 27th Street and 2500 W. Rawson Avenue.

Background: Boyland Properties Oak Creek, LLC is requesting approval of a Certified Survey Map (CSM) to redivide the properties 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave. in anticipation of developing a car dealership. A Conditional Use Permit was approved for automobile sales and service and a private car wash facility in July of 2016. The Plan Commission conditionally approved site and building plans for this facility at their July 25th meeting.

Once re-divided, the lots will meet all size and dimensional requirements.

Access from Rawson Avenue is controlled by Milwaukee County, and access from S. 27th Street is controlled by WisDOT. Copies of any/all access approvals and/or permits shall be provided to the Department of Community Development and Engineering Department prior to submission of building permit applications.

Following continued conversations with staff regarding the proposed access to the lot, it was recommended that the future road pattern (per the official map) through the center of the property be illustrated on the CSM, but not dedicated (or improved) at this time. The existing road pattern, if it were to be implemented, would be impacted significantly by the presence of wetlands. In addition, the road pattern on the official map varies from the Riverwood Boulevard connection that had been proposed earlier. Rather than dedicating (and improving) a right of way that may be in the wrong location, staff had advised that the official map for this quarter section be revisited to consider alternative street patterns that reflected existing environmental conditions and property owner concerns.

As part of this certified survey map there will be a requirement that the applicants enter into a memorandum of understanding with the City that outlines the responsibilities of the owner with respect to the dedication and improvement of future streets.

Fiscal Impact: The redivision of these properties will lead to the development of an automotive dealership at this corner. While the level of investment for an automotive dealership may not be as extensive as that which was envisioned by the 27th Street plan(s) it nonetheless will result in additional tax base for the City. These properties are not located within a TIF district.

Prepared by:


Doug Seymour, AICP
Director of Community Development

Respectfully Submitted,


Andrew J. Vickers, MPA
City Administrator

Fiscal Review by:


Bridget M. Souffrant, CMTW
Finance Director / Comptroller

RESOLUTION NO. 11841-073117

BY: _____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR
BOYLAND PROPERTIES OAK CREEK, LLC

7008 & 7018 S. 27th St. and 2500 W. Rawson Ave.
(2nd Aldermanic District)

WHEREAS Boyland Properties Oak Creek, LLC, hereinafter referred to as the subdividers, have submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdividers have complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

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

1. That all easements and wetlands are shown and clearly labeled on all pages of the CSM prior to recording.
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.
3. That a memorandum of understanding be entered into between the property owner and the City that states the owner will dedicate the future right of way (per the official map), acquire a wetland fill permit and construct the road at their cost on their property.
4. That all access to the property is approved by the Wisconsin Department of Transportation and Milwaukee County.

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

1. That all easements and wetlands are shown and clearly labeled on all pages of the CSM prior to recording.
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.
3. That a memorandum of understanding be entered into between the property owner and the City that states the owner will dedicate the future right of way (per the official map), acquire a wetland fill permit and construct the road at their cost on their property.
4. That all access to the property is approved by the Wisconsin Department of Transportation and Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 31st day of July, 2017.

Passed and adopted this 31st day of July, 2017.

President, Common Council

Approved this 31st day of July, 2017.

Mayor

ATTEST:

City Clerk

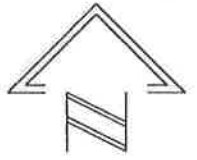
VOTE: Ayes _____ Noes _____

CERTIFIED SURVEY MAP NO. _____

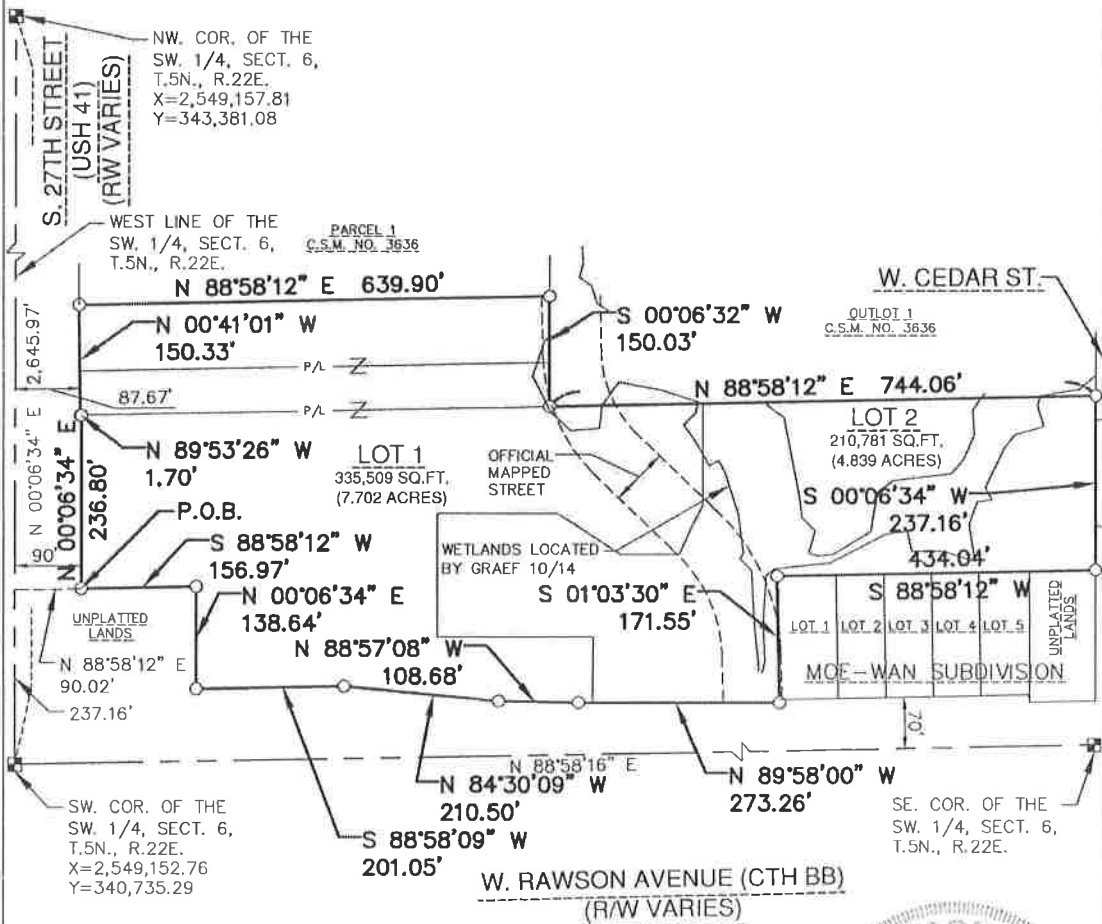
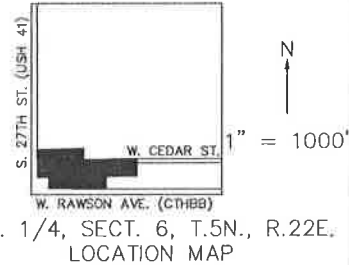
Lot 1 of Certified Survey Map 7626 and that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

GRAEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



0 100' 200'
SCALE: 1" = 200'



REFERENCE BEARING

All bearings are referenced to the west line of the SW 1/4 of Sect. 6, T.5N. R.22E. which bears N.00°06'34"E. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. (NAD27)

OWNER

Boylard Properties Oak Creek, LLC.
Oak Creek, Wisconsin

LEGEND

- FOUND 1" IRON PIPE
- 3/4" REBAR SET, MINIMUM WEIGHT 1.13 LBS/FT.
- FOUND CONC. MONUMENT W/BRASS CAP



City of Oak Creek Common Council Report

Meeting Date: July 31, 2017

Item No.: 13

Recommendation: That the Council adopts Resolution No. 11842-073117 approving a Certified Survey Map for St. Matthews Parish for the properties at 9261, 9303, 9329, and 9348R S. Chicago Road.


Background: St. Matthews Parish is requesting approval of a Certified Survey Map (CSM) for the properties at 9261, 9303, 9329, and 9348R S. Chicago Rd. Two actions are being accomplished in the proposal:

1. Divide a portion of the existing single-family residential property to the west of the existing home to be combined with the larger church property to the south.
2. Consolidate all institutional uses (church, cemetery, school) on one lot.

Both lots will be of conforming size once reconfigured. The existing utility easement along Chicago Road must be shown on the map prior to recording (the Applicant has been made aware of the requirement).

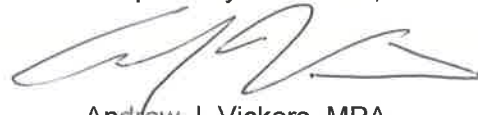
Fiscal Impact: The redivision of these properties will have no fiscal impact. These properties are not located within a TIF district.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully Submitted,



Andrew J. Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director / Comptroller

RESOLUTION NO. 11842-073117

BY: _____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR
ST. MATTHEW'S PARISH

9261, 9303, 9329, and 9348R S. Chicago Road.
(4th Aldermanic District)

WHEREAS St. Matthew's Parish, hereinafter referred to as the subdividers, have submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdividers have complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

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

1. That all easements are shown and clearly labeled on the map prior to recording.
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 all easements are shown and clearly labeled on the map prior to recording.
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 31st day of July, 2017.

Passed and adopted this 31st day of July, 2017.

President, Common Council

Approved this 31st day of July, 2017.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

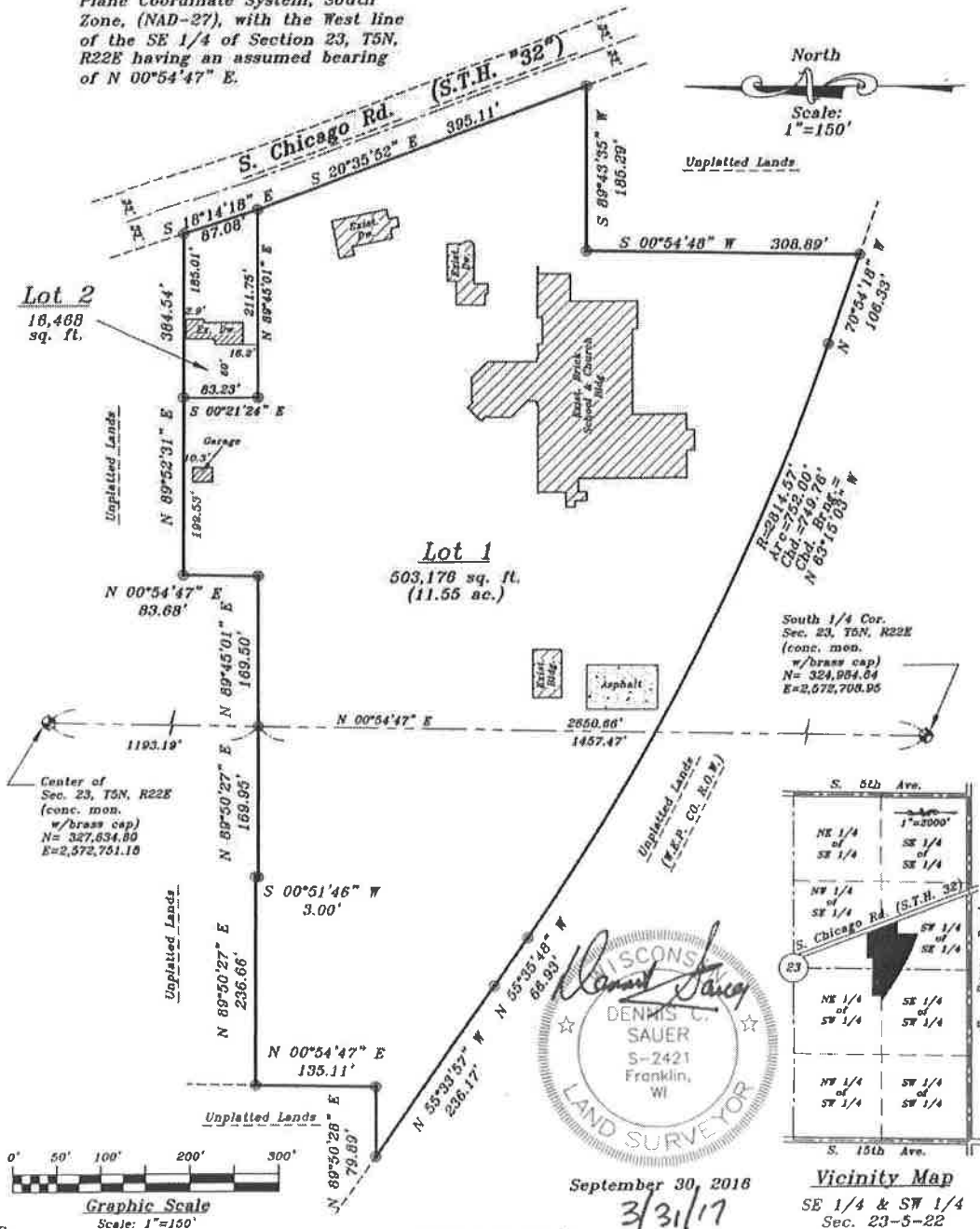
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 23, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Notes:

⊙ - Denotes 1"x24" iron pipe set,
1.13 lbs. per lin. ft.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-27), with the West line of the SE 1/4 of Section 23, T5N, R22E having an assumed bearing of N 00°54'47" E.



City of Oak Creek Common Council Report

Meeting Date: July 31, 2017

Item No.: 14

Recommendation: To concur with the recommendations of the Traffic and Safety Commission to approve the installation of advance lane signs for southbound traffic on S. 6th Street north of E. Drexel Avenue. (Aldermanic District 1)

Background: Advance Lane Signs – Engineering described the request that was received by Alderman Kurkowski (District 1) and that he recently noticed that with the faded pavement markings it can be difficult to tell which lane drivers need to use when approaching the intersection. Engineering stated that when Drexel Town Square was developed that the sign should have been installed with the intersection improvements but wasn't included in the construction. Commission members discussed the item and felt that this is an appropriate sign installation

FISCAL IMPACT: Street Department will construct and install signs.

Prepared by:



Matthew J. Sullivan, P.E.
Design Engineer

Respectfully submitted,

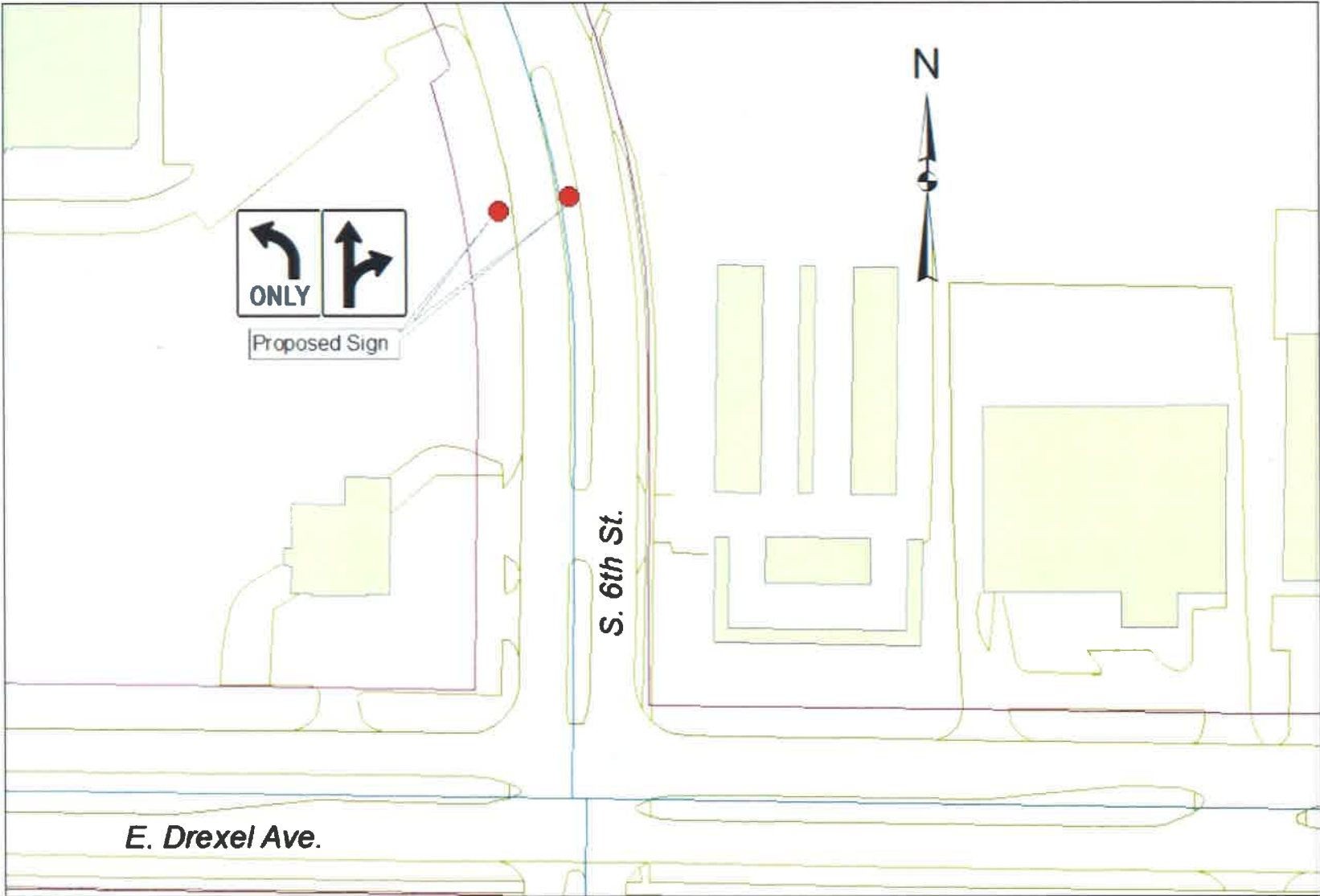


Andrew J. Vickers, MPA
City Administrator

Fiscal review by:



Bridget M. Souffrant, CMTW
Finance Director / Comptroller



E. Drexel Ave.

S. 6th St.



Proposed Sign

ONLY

ONLY