

PROCEEDINGS, COMMON COUNCIL MEETING
 AUGUST 19, 2025, 7:00 P.M.
 CITY OF OAK CREEK
 MILWAUKEE COUNTY

1. Mayor Bukiewicz called the meeting to order at 7:00 p.m. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; and Ald. Gehl, aye. Ald. Guzikowski was excused. Also present were City Attorney Melissa Karls, Deputy City Administrator / Finance Officer Maxwell Gagin, Community Development Director Kristin Laine, Assistant IT Director Brent Miller, Marketing Communications Manager Kelly Shoff, Assistant City Administrator / City Engineer Matthew Sullivan, Human Resources Director Toni Vanderboom, City Administrator Andrew Vickers, and City Clerk Catherine Roeske.

2. The meeting began with the Pledge of Allegiance being said by all present.

3. Ald. Haase moved to approve the 7/15/25 minutes. On roll call, all voted aye.

4. The Mayor's Proclamation, Appreciation to Martin Law Office, S.C. on their Partnership and Community Involvement with the City of Oak Creek was informational.

5. Ald. Gehl, seconded by Ald. Marshall moved to adopt Proclamation 25-02, Congratulations to Christopher Lange, 2024 Oak Creek Citizen of the Year. On roll call, all voted aye.

6. A public hearing was held to consider a Conditional Use Permit for a contractor's office and contractor's yard at Safeway Transport Services Corporation, an existing business located at 6925 S. 6th St. (See Item No. 7 for action on this hearing).

7. Ald. Haase moved to adopt Resolution No. 12606-081925, approving a Conditional Use Permit for a contractor's shop/office and contractor's yard at Safeway Transportation Services Corporation, an existing business located at 6925 S. 6th St., Suite 100 (Tax Key No. 735-9045-000). On roll call, all voted aye.

8. A public hearing was held to consider a request to rezone the property located at 7115 S. Pennsylvania Ave. from B-2 Community Business District to B-4 General Business District, and to rezone the property at 7123 S. Pennsylvania Ave., from Rs-4 Single Family Residential District to B-4 General Business District. (See Item No. 9 for action on this hearing).

9. Ald. Gehl moved to deny Ordinance

No. 12614-081925, approving a Certified Survey Map to combine and reconfigure the properties at 640 E. Darcy Dr., 730 E. Forest Hill Ave., and 796 E. Forest Hill Ave. (Tax Key Nos. 814-9046-000, 814-9045-000, and 815-9992-000). On roll call, all voted aye.

21. Ald. Ruetz moved to adopt Resolution No. 12609-081925, approving a Storm Water Management Practices Maintenance Agreement with the Oak Creek-Franklin Joint School District for the Oak Creek High School Natatorium Project located at 340 E. Puetz Rd. (Tax Key No. 827-9028-000). On roll call, all voted aye.

22. Ald. Gehl moved to adopt Resolution No. 12610-081925, approving a Storm Water Management Practices Maintenance Agreement with Howell Avenue, LLC for Buona Beef – Rainbow Cone located at 8767 S. Howell Ave. (Tax Key No. 859-9046-000). On roll call, all voted aye.

23. Ald. Marshall moved to adopt Resolution No. 12611-081925, affirming support for Milwaukee County's Vision Zero Initiative and Participation in the Development of a Municipal Safety Action Plan. On roll call, all voted aye.

24. Ald. Marshall, seconded by Ald. Haase, moved to adopt Resolution No. 12612-081925, approving an Agreement with Milwaukee County for the Oak Leaf Trail Extension through Bender Park. On roll call, all voted aye.

25. Ald. Ruetz moved to grant the various license requests as listed:
 Grant an Operator's license to:
 * Jhobe Z. Ratajczyk (Walgreens)
 * Angela Archer (Woodman's)
 * Michael T. Hammer (Woodman's)
 * Gabriel Garcia Jr. (Pick 'n Save)
 * Michael F. DeSautel (No employer)
 * Raeanne D. Zamudio (Pick 'n Save)
 * Ronald F. Walters (Cozy Inn)
 * Amy L. Mast (Cozy Inn)
 * Karey Jo M. Weyenberg (Route 41/ Sidetracked)
 * Emily L. Gastrau (Gastrau's Golf)
 * Dawn C. Strong (Meijer)
 * David D. Sobczak (Meijer)
 * Niomy L. Vazquez (Fairfield Inn)
 * Matthew R. Walloch (BelAir Cantina)
 * Benjamin M. Phelps (Gary's Beer & Liquor)
 * Lenamarie Hamm (Sidetracked).

Grant a 2025 Temporary "Class B" Wine Retail Alcohol license (Picnic) to Steve Schmidt, Agent, St. Matthew Parish, 9303 S. Chicago Rd., for St. Matthew's Fish Boil's scheduled for 10/3/2025, 3/20/2026, and 5/15/2026.

No. 3129, rezoning the properties located at 7115 S. Pennsylvania Ave. and 7123 S. Pennsylvania Ave. from B-2 Community Business District and Rs-4 Single Family Residential to B-4 General Business District (Tax Key Nos 768-9016-000 and 768-0003-000). On roll call, all voted aye.

10. A public hearing was held to consider a request to rezone the property located at 3521 E. Oakwood Rd. from Rs-2 Single-Family Residential District to Rs-4 Single Family Residential District. (See Item No. 11 for action on this hearing).

11. Ald. Gehl moved to adopt Ordinance No. 3130, rezoning the property located at 3521 E. Oakwood Rd. from Rs-2 Single-Family Residential District to Rs-4 Single-Family Residential District. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, no; Ald. Marshall, aye; and Ald. Gehl, aye.

12. A public hearing was held to consider a request for a Conditional Use Permit for a drive-through for a multi-tenant commercial building to be located at 8355 S. Howell Ave. (See Item No. 13 for action on this hearing).

13. Ald. Gehl moved to adopt Resolution No. 12607-081925, approving a Conditional Use Permit for drive-through for a multi-tenant commercial building to be located at 8355 S. Howell Ave. (Tax Key No. 828-9030-000). On roll call, all voted aye.

14. Ald. Loreck moved to hold action on Resolution No. 12601-071525, a Certified Survey Map to combine the properties at 7020 S. 27th St. and 2420 W. Rawson Ave to the 9/2/2025 Council meeting. (Tax Key Nos. 737-9096-000 and 737-9095-000). On roll call, all voted aye.

15. Ald. Gehl moved to adopt Resolution No. 12615-081925, accepting the 2024 Financial Statements and Audit Results Report as prepared by Baker Tilly US, LLP. On roll call, all voted aye.

16. Ald. Gehl moved to adopt Ordinance No. 3131, confirming adoption of the successor Labor Agreement by and between the City of Oak Creek and the International Association of Firefighters Local No. 1848 and Fixing the Salary for Members of the Bargaining Unit from January 1, 2025 through December 31, 2027. On roll call, all voted aye.

17. Maxwell Gagin, Deputy City Administrator / Finance Officer provided the Council with the annual Tax Increment District (TID) Review Presentation.

18. Ald. Gehl moved to adopt Resolution No. 12608-081925, approving a Certified

Survey Map to divide the property at 4063 E. Oakwood Rd. (Tax Key No. 962-9026-000). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; and Ald. Gehl, aye. Ald. Marshall abstained from voting.

19. Ald. Gehl moved to adopt Resolution No. 12613-081925, approving a Certified Survey Map to divide and reconfigure the properties at 10751 S. Nicholson Rd. and 10775 S. Nicholson Rd. (Tax Key Nos. 972-9002-000 and 972-9000-000). On roll call, all voted aye.

20. Ald. Haase moved to adopt Resolution

Grant a 2025 Temporary "Class B" Beer Retail Alcohol license to Brooke Smith, Agent, Savage Support Corp., 226 N. 38th St., Milwaukee, WI 53208, for an event at the Oak Creek Beer Garden, August 21 - 23, 2025 in Drexel Town Square, 361 W. Town Square Way.

Grant a 2025 Special Events Permit to Colleen Hansen, Community Projects Committee Inc., 3073 S. Chase Ave., Bldg. 1, Suite 210, Milwaukee, WI 53207, for their Community projects for Seniors Walk to be held at Lake Vista Park on September 27, 2025.

Grant a 2025 Temporary "Class B" Wine Retail Alcohol license to Jeffrey Hanson, Agent, Community Projects Committee Inc., 3073 S. Chase Ave., Bldg. 1, Suite 210, Milwaukee, WI 53207, for the Community Projects for Seniors Walk to be held at Lake Vista Park, 4159 E. Lake Vista Blvd. on September 27, 2025.

Grant a Special Event Permit to Bruce Hubbard, Agent, Oak Creek Lions for the Lions Festival to be held at the American Legion grounds, 9327 S. Shepard Ave. on August 29 - September 1, 2025.

Grant a Special Event Permit to Christopher Jones, Agent, RC Adventure Park LLC for their RC Racing Up! event to be held at Abendsheim Community Park, 1311 E. Drexel Ave. on September 6, 2025.

Grant a Special Event Permit to Katerina Kozinski, Agent, Chick Fil A, 150 W. Town Square Way, for their Touch a Truck event to be held in their parking lot on August 18, 2025.

Grant a 2025-26 Amusement Device Operator and Amusement Devices Licenses to Robert Callen, East Central Coin Inc., 1460 Geiser Way, Chilton, WI 53014.

On roll call, all voted aye.

26. Ald. Marshall moved to approve the July 30, 2025 Vendor Summary Report in the amount of \$1,494,654.55. On roll call, all voted aye.

27. Ald. Marshall moved to approve the August 13, 2025 Vendor Summary Report in the amount of \$1,562,107.77. On roll call, all voted aye.

28. Ald. Gehl moved to convene into Closed Session at 9:29 p.m., pursuant to Wisconsin State Statutes Section 19.85(1)(e) to consider potential terms that may include the investment of public funds for the purchase of the properties located at 6430, 6440, and 6460 S. Howell Ave., and 239 and 325 E. College Ave. (Tax Key Nos. 719-9012-000, 719-9987-002, 719-9986-000, 719-9995-000, and 719-9007-000). On roll call, all

voted aye.

29.-30. Ald. Gehl moved to reconvene into Open Session at 10:06 p.m. On roll call, all voted aye. No action was taken.

Ald. Ruetz moved to adjourn the meeting at 10:07 p.m. On roll call, all voted aye.

ATTEST:
 /s/ Catherine A. Roeske
 Catherine A. Roeske, City Clerk
 /s/ Daniel J. Bukiewicz
 Daniel J. Bukiewicz, Mayor
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**NOTICE OF PUBLIC HEARING
 AND JOINT REVIEW BOARD MEETING
 CITY OF WEST ALLIS, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of West Allis will hold a Joint Review Board meeting on September 30, 2025 at 11:00 AM.

The meeting will be held at the City Hall Art Gallery at the West Allis City Hall, located at 7525 W Greenfield Ave.

The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to amend Tax Incremental District No. 7 as well as for discussion and possible action on a resolution regarding proposed projects to be undertaken within the ½ mile radius, an eligible project cost identified in the project plan for Tax Incremental District No. 7.

The Joint Review Board will also review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

NOTICE IS HEREBY GIVEN that the CDA of the City of West Allis will hold a public hearing on September 30, 2025 at 6:00 PM.

The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W Greenfield Ave.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amendment to the Project Plan for Tax Incremental District No. 7.

Based on the condition of properties within its boundaries at time of creation, territory within the District was previously identified as a blighted area.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of addressing blight and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1, the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$2.30 million when including the allocation amendments described below.

The proposed amendment would also allow excess revenue to be transferred from the District to Tax Incremental District No. 6 and Tax Incremental District No. 13 as permitted under Wisconsin Statutes Section 66.1105(6)(f). Under the proposed amendment, a total of \$1,200,000 in excess tax increments will be transferred to Tax Incremental District No. 6 and a total of \$215,000 in excess tax increments will be transferred to Tax Incremental District No. 13.

All interested parties will be given a reasonable opportunity to comment on the proposed amendment to the District's Project Plan. A copy of the proposed amendment to the District's Project Plan, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Ave.

By Order of the City of West Allis, Wisconsin

Published September 10, 2025 & September 17, 2025

**NOTICE OF PUBLIC HEARING
 AND JOINT REVIEW BOARD MEETING
 CITY OF WEST ALLIS, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of West Allis will hold a Joint Review Board meeting on September 30, 2025 at 11:00 AM.

The meeting will be held at the City Hall Art Gallery at the West Allis City Hall, located at 7525 W Greenfield Ave.

The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to create Tax Incremental District No. 21.

The Joint Review Board will also review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

NOTICE IS HEREBY GIVEN that the CDA of the City of West Allis will hold a public hearing on September 30, 2025 at 6:00 PM.

The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W Greenfield Ave.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 21, its proposed boundaries, and its proposed Project Plan.

The District's proposed boundary is identified on the map included in this Notice.

Based on the existing condition of properties within the proposed District boundary the City expects to designate the District as a blighted area.



Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of eliminating or reducing blight and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects will be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Ave.

By Order of the City of West Allis, Wisconsin

Published September 10, 2025 & September 17, 2025