



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

COMMON COUNCIL MEETING AGENDA

SEPTEMBER 16, 2025

7:00 P.M.

Daniel Bukiewicz - Mayor
Alicia Haase – 1st District
Greg Loreck – 2nd District
James Ruetz – 3rd District
Lisa Marshall – 4th District
Kenneth Gehl – 5th District
Chris Guzikowski – 6th 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: 9/2/25.

New Business

ENGINEERING

4. **Motion:** Consider a *motion* to reject the bids for the Civic Center Masonry and Window Flashing Repair Project (Project No. 23017) (2nd District).
5. **Resolution:** Consider *Resolution* No. 12623-091625, accepting dedication of the public improvements and releasing the developer from the Development Agreement for the Lakeshore Commons Phase 1 project (4th District).

LICENSE COMMITTEE

6. **Motion:** Consider a *motion* to approve the various license requests as listed on the 9/16/25 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

7. **Motion:** Consider a *motion* to approve the September 10, 2025, Vendor Summary Report in the amount of \$5,201,902.12 (by Committee of the Whole).

MISCELLANEOUS

8. **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) Wis. Stats. to discuss a First Amendment to Purchase and Sale Agreement with Oak Creek H Development, LLC regarding the properties located at 10304 South Oakview Parkway and 10523 South Howell Avenue (Lot 1 of CSM 9675).
 - b. Section 19.85(1)(e) Wis. Stats. to discuss a Finance Development Agreement with Oak Creek H Development, LLC.
 - c. Section 19.85(1)(e) Wis. Stats. to discuss the Agreement between the City of Oak Creek and Abendschein Park Beer Garden, LLC (“APBG”) dba Abendschein Biergarten.
9. **Motion:** Consider a *motion* to reconvene into open session.
10. **Resolution:** Consider *Resolution* No. 12621-091625, approving the First Amendment to Purchase and Sale Agreement (Oak Creek H Development, LLC).
11. **Resolution:** Consider *Resolution* No. 12622-091625, approving the Finance Development Agreement between the City of Oak Creek and Oak Creek H Development, LLC.
12. **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. 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 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.

COMMON COUNCIL REPORT

Item: Civic Center Masonry and Window Flashing Repair Project

Recommendation: That the Common Council considers a motion to reject the bids for the Civic Center Masonry and Window Flashing Repair Project. (Project 23017)(2nd Aldermanic District)

Fiscal Impact: The fund budgeted in the Capital Improvement Programs under CIP #23017 was \$180,000.00.

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 Civic Center has experienced ongoing concerns with window flashing and masonry that, if left unaddressed, could lead to future water infiltration, deterioration of exterior walls, and reduced energy efficiency. Proactive rehabilitation of these areas is necessary to preserve the building's long-term functionality, safety, and appearance.

In 2024, bids were received for a comprehensive repair project addressing multiple entrances and wall sections. Those bids were rejected due to costs significantly exceeding the approved budget, with direction given to re-scope the project to focus on priority areas. Engineering staff subsequently prepared plans and specifications for a more targeted project limited to the east wall, with the goal of addressing all windows and masonry along that façade.

The revised project was advertised in August 2025, and bids were opened on September 5, 2025. Despite the narrower scope, the bids received were nearly double the budgeted amount and original cost estimate. Accordingly, staff recommend rejecting the current bids.

Moving forward, staff will take a reactive approach to window flashing repairs, addressing only windows that show signs of leakage. A new project will be prepared to address the necessary masonry work separately, allowing these building envelope concerns to be managed in a more cost-effective and phased manner..

Options/Alternatives: The Council could approve the project to the lowest responsive, responsible bidder, and amend the CIP budget.

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: Bid Tab Summary

CIVIC CENTER MASONRY & WINDOW FLASHING REPAIRS ('25) BID SUMMARY

Bid Description	Berglund	A.O. Handy (see note)	B&B Quality Building Restoration
East Entry Masonry	\$37,000.00	\$14,500.00	\$74,035.00
Window Flashing 1st Floor	\$97,300.00	\$44,650.00	\$154,992.00
Window Flashing 2nd Floor	\$97,300.00	\$44,650.00	\$189,439.00
General Contractor Fee	\$97,400.00	\$28,500.00	\$87,000.00
	\$329,000.00	\$132,300.00	\$505,466.00
Additional Tuckpointing	\$250.00 /10 Lin. Ft.	\$300.00 /10 Lin. Ft.	\$125.00 /10 Lin. Ft.
Additional Stone Replacement	\$2,500.00 /10 Sq. Ft.	\$8,150.00 /10 Sq. Ft.	\$2,450.00 /10 Sq. Ft.
Addendum #1 Acknowledgement	YES	NO	YES
Bid Bond	YES	NO	YES

Note: Bidder was disqualified due to not providing 5% bid bond, addendum acknowledgement, sworn statement of bidder, bid proposal statement, information on surety and information on subcontractors.

CIVIC CENTER MASONRY & WINDOW FLASHING REPAIR ('25) BID TAB			Berglund		A.O. Handy		B&B Quality Bldg Restoration	
Item Description	Bid Quantity	Units	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
East Entry Masonry	1	LS	\$37,000.00	\$37,000.00	\$14,500.00	\$14,500.00	\$74,035.00	\$74,035.00
Window Flashing 1st Floor								
Small Window	12	EA	\$4,200.00	\$50,400.00	\$2,000.00	\$24,000.00	\$8,490.00	\$101,880.00
Large Window	2	EA	\$12,700.00	\$25,400.00	\$6,000.00	\$12,000.00	\$16,516.00	\$33,032.00
Extra Large Window	1	EA	\$21,500.00	\$21,500.00	\$8,650.00	\$8,650.00	\$20,080.00	\$20,080.00
SUBTOTAL				\$97,300.00		\$44,650.00		\$154,992.00
Window Flashing 2nd Floor								
Small Window	12	EA	\$4,200.00	\$50,400.00	\$2,000.00	\$24,000.00	\$10,376.00	\$124,512.00
Large Window	2	EA	\$12,700.00	\$25,400.00	\$6,000.00	\$12,000.00	\$20,186.00	\$40,372.00
Extra Large Window	1	EA	\$21,500.00	\$21,500.00	\$8,650.00	\$8,650.00	\$24,543.00	\$24,543.00
SUBTOTAL				\$97,300.00		\$44,650.00		\$189,427.00
General Contractor Fee	1	LS	\$97,400.00	\$97,400.00	\$28,500.00	\$28,500.00	\$87,000.00	\$87,000.00
Bid Total				\$329,000.00		\$132,300.00		\$505,454.00

Additional Tuckpointing	\$250.00 /10 Lin. Ft.	\$300.00 /10 Lin. Ft.	\$125.00 /10 Lin. Ft.
Additional Stone Replacement	\$2,500.00 /10 Sq. Ft.	\$8,150.00 /10 Sq. Ft.	\$2,450.00 /10 Sq. Ft.



COMMON COUNCIL REPORT

Item: Dedication and Release - Lakeshore Commons Phase I

Recommendation: That the Common Council adopts Resolution No. 12623-091625, a resolution accepting dedication of the public improvements and releasing the developer from the Development Agreement for the Lakeshore Commons Phase 1 project (4th 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 Developer has completed, to the satisfaction of the Engineering Department, all required public improvements for the Lakeshore Commons Phase I project that facilitated the required public infrastructure to serve future site development. The Developer, F STREET OCLV, LLC, entered into a Development Agreement dated September 24, 2021, and recorded on November 2, 2021, as Document #11182358. This Agreement was approved by Common Council by Resolution No. 12267-092121. This project was for the installation of public roadway, public storm sewer, sanitary sewer, water main, sidewalk, and street lighting. There are no current outstanding assessments against the properties, and all required City fees and costs have been paid.

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:
Maxwell Gagrin
Maxwell Gagrin, MPA
Deputy City Administrator / Finance Officer

Prepared:

Ashley Kiepczynski
Ashley Kiepczynski, PE
Assistant City Engineer

Approved:

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

RESOLUTION NO. 12623-091625

BY: _____

RESOLUTION ACCEPTING DEDICATION OF PUBLIC IMPROVEMENTS AND
RELEASING THE DEVELOPER FROM THE DEVELOPMENT AGREEMENT

LAKESHORE COMMONS PHASE I

TAX KEY NO. 868-9993-001 & 868-9996-002

(4TH ALDERMANIC DISTRICT)

WHEREAS, F STREET OCLV, LLC, (collectively the "Developer") and the City of Oak Creek ("City") entered into a Development Agreement dated September 24, 2021, and recorded with the Milwaukee County Register of Deeds as Document No. 11182358 and

WHEREAS, the Developer has successfully constructed and installed all required public improvements for said project in accordance with the plans and specifications conforming to applicable City ordinances and approved by the City; and

WHEREAS, the City Engineer certifies that all conditions and restrictions of the Development Agreement have been fully satisfied; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oak Creek that dedication of the public improvements is hereby accepted and that the Developer is released from the terms and conditions of the Development Agreement.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said Dedication and Release on behalf of the City, and upon execution by both the City and the Developer, the City Clerk is hereby directed to record the same 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 16th day of September, 2025.

Passed and adopted this 16th day of September, 2025.

Common Council President Kenneth Gehl

Approved this 16th day of September, 2025.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes ___ Noes ___

Document Number

DEDICATION OF PUBLIC IMPROVEMENTS
AND RELEASE FROM THE LAKESHORE
COMMONS PHASE I DEVELOPMENT
AGREEMENT
Document Title

Recording Area

Name and Return Address

Matthew J. Sullivan, PE
Assistant City Administrator/Engineer
8040 S. 6th St.
Oak Creek, WI 53154

See Exhibit A attached hereto

Parcel Identification Number (PIN)

WHEREAS, THE CITY OF OAK CREEK, a municipal corporation of Milwaukee County, State of Wisconsin, hereinafter referred to as the "City", and F STREET OCLV, LLC, a Wisconsin limited liability company, hereinafter referred to as "Developer", entered into a Development Agreement dated September 24, 2021, which was approved by City of Oak Creek Common Council Resolution No. 12267-092121 for Lakeshore Commons Phase I and more particularly described as follows;

WHEREAS, the Developer proposed to develop the following described lands situated in the City of Oak Creek, County of Milwaukee and State of Wisconsin, to-wit:

See Exhibit A attached hereto

And identified by the Tax Key Numbers shown on Exhibit A; and

WHEREAS, the Developer has completed the construction and installation of said public improvements in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the Municipal Code of the City, and the City Engineer has certified the improvements; and

WHEREAS, the Development Agreement was recorded with the Milwaukee County Register of Deeds on November 2, 2021 as Document #11182358; and

NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration, to it in hand paid, receipt of which is herein acknowledged and confessed.

1. The Developer hereby gives, grants, conveys and fully dedicates the said public improvements to the City of Oak Creek, forever, free and clear of all encumbrances whatever, together with and including any and all land, structures, mains, conduits, pipes, equipment, plant appurtenances and hereditaments, which in any way may be a part of or pertain to such public facilities.
2. The Developer hereby warrants and will forever defend the title to the dedicated public improvements, for the Lakeshore Commons Phase I, against all lawful claims of all persons whomsoever.
3. The Developer is hereby released and discharged from the terms of the Development Agreement.

[SIGNATURE PAGES FOLLOW]

CERTIFICATE OF THE CITY ENGINEER

I, Matthew J. Sullivan, Assistant City Administrator/Engineer of the City of Oak Creek, do hereby certify:

That the construction and installation of public improvements, installed by the Developer of Lakeshore Commons Phase I, in the City of Oak Creek, have been completed in accordance with the approved designs, plans and specifications therefore, or in accordance with approved changes, variations, alterations and modifications; and

That the public improvements are in satisfactory operating condition; and

That I further certify that the Developer has submitted satisfactory written evidence that they have paid all of the costs incurred in the construction and installation of said systems and improvements.

Dated this _____ day of _____, 2025.

Matthew J. Sullivan, P.E
Assistant City Administrator/Engineer

COMMON COUNCIL REPORT**Item:** License Committee Report**Recommendation:** That the Common Council grant the various license requests as listed on the 9/16/25 License Committee Report.**Fiscal Impact:** License fees in the amount of \$535.00 were collected. Additional fees in the amount of \$10,509.58 will be collected prior to release of the Reserve Class B Combination license listed.**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

Tentative recommendations are as follows:

- Grant an Operator license to:
* Dominique P. Hundley-Johnson (Pub 41) * Derek M. Lanaghan (Gastrau's Golf)
* Jonah R. Fenske (Kwik Trip) * Brianna J. Cooper (Pub 41)
- Grant a 2025-26 "Reserve Class B" Combination Alcohol license to Adam N. Bartoszek, Agent, Wioletta's Polish Kitchen LLC dba Wioletta's Polish Kitchen, 7135 S. 13th St., with release of license subject to payment of any fees due, final inspection approvals and issuance of Occupancy Permit.
- Grant a Special Event Permit to Eric Gramza, Agent, Chick-fil-A Drexel Town Square Way, 150 W. Town Square Way, for the Chick-fil-A Car Show scheduled for September 22, 2025, from 4 p.m. to 7 p.m.
- Grant a Special Event Permit to Michelle Skrobis, Agent, Oak Creek High School Marching Knights, 340 E. Puetz Rd., for an Oak Creek Marking Knights Invitational band competition scheduled for October 5, 2025, from 10 a.m. to 6 p.m.

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:

Maxwell Gagin, MPA
Deputy City Administrator / Finance Officer

Prepared:

Christa J. Miller, QMC/WCMC
Deputy City Clerk

Attachments: none

COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the September 10, 2025 Vendor Summary Report in the total of \$5,201,902.12.

Fiscal Impact: Total claims paid of \$5,201,902.12.

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

Background: Of note are the following payments:

PAPER CHECKS

1. \$13,891.10 to AT&T (pg #1) for PD Next Gen 911 and Fire Station No. 1 phone.
2. \$6,500.00 to Honest and Integral Services LLC (pg #5) for Civic Center and PD window cleaning.
3. \$210,378.02 to LaLonde Contractors, Inc (pg #5) for Puetz & Liberty intersection improvements. Project #22006.
4. \$34,651.80 to Milwaukee County Department of Transportation (pgs #6-7) for 13th Street reconstruction. Project #24002.
5. \$5,906.94 to Milwaukee County Treasurer (pg #6) for August court fines.
6. \$5,537.89 to SRN Systems, Inc. (pg #8) for evidence unit barrier screens.
7. \$6,132.00 to Trane (pg #9) for Fire Station No. 1 air conditioner.
8. \$16,803.00 to WI Court Fines & Surcharges (pg #9) for August court fines.
9. \$47,538.14 to WI Dept. of Transportation (pg #9) for 6th street bridge design. Project #23008.

ACH PAYMENTS

1. \$8,579.35 to Axon Enterprise, Inc. (pg #12) for taser replacements.
2. \$7,500.00 to Capturepoint (pg #12) for Communitypass and training.
3. \$14,301.43 to CDW Government, Inc. (pg #13) for software, PD vehicle antennas, and computer and network equipment replacement. Project #21023.
4. \$2,811,765.32 to Commerce 94 Project DST (pg #13) for Amazon payment per developer agreement.

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5. \$5,570.50 to Core BTS, Inc. (pg #13) for InformaCast subscription.
 6. \$9,899.34 to CTACCESS (pg #13) for Laserfiche renewal.
 7. \$20,907.07 to E. H. Wolf & Sons, Inc. (pg #13) for fuel inventory.
 8. \$1,115,171.24 to Highgate LLC (pg #15) for payment per developer agreement.
 9. \$92,381.40 to ICAP Development LLC (pg #15) for Aldi payment per developer agreement.
 10. \$6,433.70 to Native Range Ecological LLC (pg #18) for Lake Vista Park & Emerald Preserve survey and monitoring.
 11. \$219,369.95 to Oak Creek Hotel Ventures LLC (pg #18) for Stand Rock payment per developer agreement.
 12. \$114,160.31 to Payne & Dolan, Inc. (pg #18) for asphalt and 2025 road improvements. Project #22003.
 13. \$21,422.14 to Reliant Fire Apparatus, Inc. (pg #19) for FD vehicle lights and command vehicle replacement. Proejct #25009.
 14. \$115,921.04 to Stella & Chewy's LLC (pg #21) for payment per developer agreement.
 15. \$9,648.00 to UKG Kronos Systems LLC (pg #16) for OCPD Telestaff.

EFT PAYMENTS

1. \$17,352.82 to Enterprise FM Trust (pg #24) for DPW vehicle lease monthly payment. Project #19024.
2. \$5,054.39 to Oak Creek Water & Sewer Utility (pg #24) for quarterly water and sewer fees.
3. \$59,667.42 to US Bank (pgs #24-32) 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.
4. \$49,974.36 to WE Energies (pg #31) for street lighting, electricity & natural gas.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kristina Strmsek
Finance & Accounting Manager

Fiscal Review:



Maxwell Gagin, MPA
Deputy City Administrator / Finance Officer

Attachments: 09/10/2025 Invoice GL Distribution Report