

PROCEEDINGS, COMMON COUNCIL MEETING  
SEPTEMBER 16, 2025, 7:00 P.M.

CITY OF OAK CREEK  
MILWAUKEE COUNTY

1. Mayor Bukiewicz called the meeting to order at 7:20 p.m. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Loreck and Ald. Marshall were excused.

Also present were City Attorney Melissa Karls, Deputy City Administrator / Finance Officer Maxwell Gagin, Assistant IT Director Brent Miller, Marketing Communications Manager Kelly Shoff, Assistant City Administrator / City Engineer Matthew Sullivan, Public Works Director Matthew Trebatoski, 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. Ruetz, seconded by Ald. Haase, moved to approve the 9/2/25 minutes. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

4. **COUNCIL REJECTS CIVIC CENTER MASONRY AND WINDOW FLASHING REPAIR PROJECT BIDS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to reject the bids for the Civic Center Masonry and Window Flashing Repair Project (Project No. 23017). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

5. **PRESENTED AND HELD TO 10/7/25: RESOLUTION NO. 12623-091625, ACCEPTING DEDICATION OF PUBLIC IMPROVEMENTS AND RELEASING DEVELOPER FROM DEVELOPMENT AGREEMENT FOR LAKESHORE COMMONS PHASE 1 PROJECT.**

Ald. Gehl, seconded by Ald. Haase, moved to hold action on Resolution No. 12623-091625, accepting dedication of the public improvements and release the developer from the Development Agreement for the Lakeshore Commons Phase 1 project. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

6. **LICENSE COMMITTEE**

Ald. Ruetz, seconded by Ald. Haase, moved to grant the various license requests as listed:

Grant an Operator's 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. 13<sup>th</sup> 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.

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

**7. COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the September 10, 2025 Vendor Summary Report in the amount of \$5,201,902.12. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**8. COUNCIL CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene into Closed Session at 7:29 p.m., 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.

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

**9. COUNCIL RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 8:24 p.m. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**10. PRESENTED AND ADOPTED: RESOLUTION NO. 12621-091625, APPROVING FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (OAK CREEK H DEVELOPMENT, LLC).**

Ald. Gehl, seconded by Ald. Haase, moved to adopt Resolution No. 12621-091625, approving the First Amendment to Purchase and Sale Agreement (Oak Creek H Development, LLC). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**11. PRESENTED AND ADOPTED: RESOLUTION NO. 12622-091625, APPROVING FINANCE DEVELOPMENT AGREEMENT BETWEEN CITY AND OAK CREEK H DEVELOPMENT, LLC.**

Ald. Gehl, seconded by Ald. Haase, moved to adopt Resolution No. 12622-091625, approving the Finance Development Agreement between the City of Oak Creek and Oak Creek H Development, LLC. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**12. CITY RESCINDS AGREEMENT WITH ABENDSCHEIN PARK BEER GARDEN, LLC DBA ABENDSCHEIN BIERGARTEN.**

Ald. Gehl, seconded by Ald. Ruetz, moved to rescind the June 3, 2025 approval of the Agreement between the City of Oak Creek and Abendschein Park Beer Garden, LLC dba Abendschein Biergarten. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**ADJOURNMENT.**

Ald. Ruetz, seconded by Ald. Haase, moved to adjourn the meeting at 8:26 p.m. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Ruetz, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**ATTEST:**

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Catherine A. Roeske, City Clerk

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Daniel J. Bukiewicz, Mayor