



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

COMMON COUNCIL MEETING AGENDA

OCTOBER 21, 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: 10/7/25.

Recognition

4. **Mayoral Proclamation:** Extra Mile Day, November 1, 2025.
5. **Mayoral Proclamation:** Crash Responder Safety Week, November 17-21, 2025.

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.

6. **Conditional Use Permit Amendment:** Consider a request for a Conditional Use Permit Amendment for Kunes Buick GMC of Oak Creek, an existing business located at 7020 S. 27th St. and 2420 W. Rawson Ave. (2nd District).
7. **Resolution:** Consider Resolution No. 12628-102125, approving a Conditional Use Permit Amendment for Kunes Buick GMC of Oak Creek, an existing business located at 7020 S. 27th St. and 2420 W. Rawson Ave. (Tax Key Nos. 737-9096-000 and 737-9095-000) (2nd District).

New Business

ENGINEERING

8. **Resolution:** Consider Resolution No. 12629-102125, authorizing recommended road improvement projects to be advertised for public bid for rehabilitation in 2026 (by Committee of the Whole).

Visit our website at www.oakcreekwi.gov for the agenda and accompanying common council reports.
This meeting will be live streamed on the City of Oak Creek YouTube page via <http://ocwi.org/livestream>.

9. **Ordinance:** Consider Ordinance No. 3141, to repeal and recreate Sections 3.50(h)(1)e. and 3.50(h)(1)f. and to create Sections 3.50(h)(1)g. and 3.50(h)(1)h. of the Municipal Code relating to the stormwater customer classification of the stormwater user charge (by Committee of the Whole).

LICENSE COMMITTEE

10. **Motion:** Consider a motion to approve the various license requests as listed on the 10/21/25 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

11. **Motion:** Consider a motion to approve the October 15, 2025, Vendor Summary Report in the amount of \$1,309,943.98 (by Committee of the Whole).

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.

**MAYORAL PROCLAMATION
EXTRA MILE DAY
NOVEMBER 1, 2025**

WHEREAS, Oak Creek is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, Oak Creek is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Oak Creek is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, Oak Creek acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2025.

NOW THEREFORE, BE IT RESOLVED, that I, Daniel Bukiewicz, Mayor of the City of Oak Creek, do hereby proclaim November 1, 2025 to be Extra Mile Day. I urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

Dated this 21st day of October, 2025.

Daniel J. Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske, City Clerk

**MAYORAL PROCLAMATION
CRASH RESPONDER SAFETY WEEK
NOVEMBER 17-21, 2025**

WHEREAS, Crash Responder Safety Week (CRSW) takes place November 17-21, 2025; and

WHEREAS, this FHWA-sponsored initiative communicates simple steps drivers can make to keep roadway responders and the public safe around traffic incidents; and

WHEREAS, Wisconsin's emergency responders work tirelessly to save lives and keep the State's roadways safe, responding to nearly 130,000 traffic incidents each year; and

WHEREAS, emergency responders - representing fire, law enforcement, emergency medical services, towing and transportation services - put themselves at risk of being struck and injured in a secondary crash; and

WHEREAS, each driver has a responsibility to drive safety and take precautions to reduce the risk of secondary crashes, including following the State's Move Over Law, designed to add a safety zone for workers on the side of roadways; and

WHEREAS, in 2024, the City of Oak Creek recorded a total of 1,061 crashes, resulting in 263 injuries and 3 fatalities; and

WHEREAS, the City of Oak Creek joins the State and the Wisconsin Department of Transportation encouraging all Wisconsinites to learn more about high crash safety and recognizing the hard work of the State's emergency responders; and

NOW, THEREFORE, BE IT RESOLVED, that I, Daniel Bukiewicz, Mayor of the City of Oak Creek, do hereby proclaim November 17-21, 2025 as CRASH RESPONDER SAFETY WEEK in Oak Creek.

Dated this 21st day of October, 2025.

Daniel J. Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske, City Clerk

TO BE PUBLISHED OCTOBER 1 & 8, 2025

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OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
BEFORE THE OAK CREEK COMMON COUNCIL**

PURPOSE:

The purpose of this public hearing is to consider a request for a Conditional Use Permit Amendment for Kunes Buick GMC of Oak Creek, an existing business located at 7020 S. 27th St. and 2420 W. Rawson Ave.

Hearing Date:

October 21, 2025

Time:

7:00 PM

Place:

Oak Creek Civic Center (City Hall)
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers

Applicant(s):

Dax Connelly, Kunes Auto & RV Group and Craig Hoffmann, Pinnacle Engineering Group

Property Owner(s):

Kunes Oak Creek Property, LLC

Property Location(s):

7020 S. 27th St. and 2420 W. Rawson Ave.

Tax Key(s):

737-9096-000 and 737-9095-000

Legal Description:

Commencing at the southwest corner of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin; thence North 88°58'18" East along the south line of said Southwest 1/4, 1040.97 feet; thence North 01°01'42" West, 65.55 feet to the north right of way line of West Rawson Avenue — County Trunk Highway "BB" and the Point of Beginning; Thence North 89°56'51" West along said north right of way line, 273.27 feet; Thence North 88°57'25" West along said north right of way line, 108.72 feet; Thence North 84°31'04" West along said north right of way line, 210.48 feet; Thence South 88°58'18" West along said north right of way line, 200.00 feet; Thence North 01°01'42" West along said north right of way line, 1.00 feet; Thence South 88°58'18" West along said north right of way line, 37.82 feet to a point on a curve; Thence northwesterly 120.98 feet along the arc of said curve to the right and said north right of way line, whose radius is 260.50 feet and whose chord bears North 77°43'18" West, 119.90 feet; Thence North 29°46'28" West, 21.94 feet to the east right of way line of South 27th Street - State Trunk Highway "241"; Thence North 00°06'38" East along said east right of way line, 90.80 feet; Thence North 88°58'16" East along said east right of way line, 8.00 feet; Thence North 00°06'38" East along said east right of way line, 236.80 feet; Thence North 89°53'22" West along said east right of way line, 1.70 feet; Thence North 00°40'57" West along said east right of way line, 150.33 feet; Thence North 88°58'16" East along the south line of Lot 1 of Certified Survey Map No. 3636, 639.90 feet; Thence South 00°06'38" West along Outlot 1 of said Certified Survey Map No. 3636, 150.03 feet; Thence North 88°58'16" East along said Outlot 1, 744.06 feet to the west right of way line of West Cedar Street; Thence South 00°06'38" West along said west right of way line and then along the west line of Block 2 of Erwin A H Bruss Subdivision, 237.16 feet; Thence South 88°58'16" West and then along the north line of Moe-Wan Subdivision, 434.04 feet; Thence South 01°03'26" East along said subdivision, 171.57 feet to the Point of Beginning.

Containing 567,521 square feet (13.0285 acres) of land Gross, more or less.

The Common Council has scheduled other public hearings for October 21, 2025 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: September 24, 2025
CITY OF OAK CREEK COMMON COUNCIL
By: Daniel J. Bukiewicz, Mayor

PUBLIC NOTICE

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

COMMON COUNCIL REPORT

Item: Conditional Use Permit Amendment - 7020 S. 27th St. and 2420 W. Rawson Ave.

Recommendation: That the Common Council adopts Resolution No. 12628-102125, a resolution approving a Conditional Use Permit Amendment for Kunes Buick GMC of Oak Creek, an existing business located at 7020 S. 27th St. and 2420 W. Rawson Ave. (Tax Key Nos. 737-9096-000 and 737-9095-000).

Fiscal Impact: The existing business wishes to remove a condition from their Conditional Use Permit requiring construction and dedication of a public street. Removal of the condition will allow for the business to expand their inventory parking lot, which will yield positive fiscal impacts in terms of assessed value, review fees, permitting fees. The property is not located in a TID.

Critical Success Factor(s):

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

Background: The Applicant is requesting approval to amend a Condition and Restriction associated with the existing Conditional Use Permit (CUP) for Kunes Buick GMC. The original CUP to operate an automotive sales and service business was established by Ordinance 2900 (April 2018) and later amended by Ordinance 3027 (January 2022) to expand the operations through the incorporation of additional land previously owned by the Wisconsin Department of Transportation (WisDOT).

The CUP was further amended by Resolution 12600-071525 on July 15, 2025, where the new owner, Kunes Buick GMC, requested to expand the inventory parking lot further east to the property at 2420 W. Rawson Ave. A Certified Survey Map (CSM) combining the properties at 7020 S. 27th St. and 2420 W. Rawson Ave. was approved by the Common Council on September 2, 2025 through Resolution 12601-071525.

As part of the original 2018 approval for the construction of the automotive sales business, the former owner, Boyland Properties Oak Creek, LLC (All Star Buick GMC) signed Conditions and Restrictions, and one specific Condition noted was as follows:

Section 2: REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- F. *Prior to the approval of site and building plans for the development the applicant shall prepare and submit a certified survey map combining the properties. The right-of-way for any public street as illustrated on the Official Map within these properties shall be dedicated, and the public improvements installed unless*

a variation or exception is granted by the Common Council pursuant to Section 14.180 of the Municipal Code.

This Condition was part of an expansive, big-picture goal, steered by WisDOT, to construct a frontage road that went from W. Rawson Ave. north to Menards, eliminating the need for multiple driveways along S. 27th St. Around this time, WisDOT had grant funds available to help the seven (7) property owners with construction costs for the frontage road; however, there was not cooperation from all the property owners at the time to design and construct a frontage road. Those grant funds no longer exist.

Operations and expansions of the automotive sales business have taken place since that time, along with CSMs being recorded, without the Official/Future Road Map ever being dedicated as right-of-way, and without the construction of the public improvements. Kunes, being a new property owner, was not aware of the previous Condition F. imposed on the property (and carried through to their 2025 CUP amendment), and this has recently been brought to light during the process of this most recent CUP amendment request, and most recent CSM request.

Condition F. states that a variation or exception may be granted by the Common Council. Due to the complexity and financial strain that Condition F. imposes, the Applicant is seeking to remove this Condition related to the dedication and improvement of a road identified on the City's Official Map, which is currently required prior to the expansion of the parking area.

The Applicant's rationale for removing this condition is further detailed in the attached narrative, citing significant environmental, engineering, and financial challenges related to the planned public roadway—such as wetland impacts requiring costly mitigation, complex drainage infrastructure needs, interference with existing detention ponds necessitating expensive underground systems, and the fact that WisDOT is not currently requiring the frontage roadway's construction.

After careful consideration at the September 23rd, 2025 meeting, the Plan Commission recommended approval of the Amended Conditional Use Permit subject to the attached Conditions and Restrictions.

Options/Alternatives: Council has the discretion to approve, and/or modify the Conditions and Restrictions as part of the Amended Conditional Use Permit, or deny the request.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Fiscal Review:



Maxwell Gaggin, MPA

Prepared:



Nic D'Amato
Planner

Approved:



Kristi Laine

Attachments:

Draft Res. 12628-102125 and Conditions and Restrictions (7 pages)

Location Map (1 page)

Narrative (1 page)

Conceptual Site Plan (1 page)

RESOLUTION NO. 12628-102125

BY: _____

RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT FOR KUNES BUICK
GMC OF OAK CREEK, AN EXISTING BUSINESS LOCATED AT 7020 S. 27TH ST.
AND 2420 W. RAWSON AVE.
(Tax Key Nos. 737-9096-000 and 737-9095-000)

(2nd Aldermanic District)

WHEREAS, Ordinance No. 2900, adopted April 17, 2018, approved a Conditional Use Permit for automotive sales and services and a private car wash facility, Ordinance No. 3027, adopted January 18, 2022, amended Conditions and Restrictions of the original Conditional Use Permit, and Resolution No. 12600-071525, adopted July 15, 2025, amended Conditions and Restrictions for the property at 7020 S. 27th St. and 2420 W. Rawson Ave. (the "Property"); and,

WHEREAS, Ordinance Nos. 2900 and 3027, and Resolution No. 12600-071525, included a Condition and Restriction that required the property owner/developer to dedicate public right-of-way, as depicted on the Official Road Map, and construct a public road going from W. Rawson Ave. to the north on the Property, at the cost of construction borne by the Applicant; and,

WHEREAS, the Property has since changed ownership, there is no foreseeable development proposed to the north in which the conceptual public road would connect to, the Property now has a retention pond in the area of the Official Road Map where a public road would be constructed, and construction expenses have escalated substantially over the last eight (8) years that it would not be financially feasible for the current property owner to construct a public road on the Property; and,

WHEREAS, Dax Connely, Kunes Auto & RV Group, and Craig Hoffmann, Pinnacle Engineering Group, duly filed with the City Clerk an application to amend the Conditional Use Permit through the modification of the Conditions and Restrictions, pursuant to Sec. 17.0304 of the Municipal Code, to remove the requirement to dedicate public right-of-way and to construct a public road at 7020 S. 27th St. and 2420 W. Rawson Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Dax Connely, Kunes Auto & RV Group, representing the property owners, has offices at 2141 E. Geneva St., Delavan, WI 53115.
2. Kunes Auto & RV Group is proposing removing a Condition and Restriction of the existing Conditional Use Permit requiring the dedication of public right-of-way and construction of a public street through the properties at 7020 S. 27th St. and 2420 W. Rawson Ave., Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin; thence North 88°58'18" East

along the south line of said Southwest 1/4, 1040.97 feet; thence North 01°01'42" West, 65.55 feet to the north right of way line of West Rawson Avenue – County Trunk Highway "BB" and the Point of Beginning; Thence North 89°56'51" West along said north right of way line, 273.27 feet; Thence North 88°57'25" West along said north right of way line, 108.72 feet; Thence North 84°31'04" West along said north right of way line, 210.48 feet; Thence South 88°58'18" West along said north right of way line, 200.00 feet; Thence North 01°01'42" West along said north right of way line, 1.00 feet; Thence South 88°58'18" West along said north right of way line, 37.82 feet to a point on a curve; Thence northwesterly 120.98 feet along the arc of said curve to the right and said north right of way line, whose radius is 260.50 feet and whose chord bears North 77°43'18" West, 119.90 feet; Thence North 29°46'28" West, 21.94 feet to the east right of way line of South 27th Street - State Trunk Highway "241"; Thence North 00°06'38" East along said east right of way line, 90.80 feet; Thence North 88°58'16" East along said east right of way line, 8.00 feet; Thence North 00°06'38" East along said east right of way line, 236.80 feet; Thence North 89°53'22" West along said east right of way line, 1.70 feet; Thence North 00°40'57" West along said east right of way line, 150.33 feet; Thence North 88°58'16" East along the south line of Lot 1 of Certified Survey Map No. 3636, 639.90 feet; Thence South 00°06'38" West along Outlot 1 of said Certified Survey Map No. 3636, 150.03 feet; Thence North 88°58'16" East along said Outlot 1, 744.06 feet to the west right of way line of West Cedar Street; Thence South 00°06'38" West along said west right of way line and then along the west line of Block 2 of Erwin A H Bruss Subdivision, 237.16 feet; Thence South 88°58'16" West and then along the north line of Moe-Wan Subdivision, 434.04 feet; Thence South 01°03'26" East along said subdivision, 171.57 feet to the Point of Beginning.

Containing 567,521 square feet (13.0285 acres) of land Gross, more or less.

Tax Key Nos. 737-9096-000 and 737-9095-000

Said land being located at 7027 S. 27th St. and 2420 W. Rawson Ave.

3. The Applicant is proposing to remove Condition F. in Section 2 of the Conditions and Restrictions as approved in Ordinance Nos. 2900 and 3027 and Resolution No. 12600-071525.
4. The aforesaid premises are zoned B-4 General Business District under the Zoning Ordinance of the City of Oak Creek, which permits vehicle sales as a Conditional Use, pursuant to Sec. 17.0304 of the Municipal Code.
5. The properties to the north are zoned as commercial; the property to the west is not located in the City of Oak Creek; the properties to the east are zoned residential; and the properties to the south are zoned as residential and commercial.
6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oak Creek that the application of Dax Connelly, Kunes Auto & RV Group, and Craig Hoffmann, Pinnacle Engineering Group, to remove Condition F. of Section 2 of the Conditions and Restrictions as approved in Ordinance No. 3027 and Resolution No. 12600-071525 for the properties located at 7020 S. 27th St. and 2420 W. Rawson Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 17.0203, Sec. 17.0301, and Sec. 17.0304 of the Municipal Code, so as to permit the issuance of a Conditional Use Permit as therein provided.

BE IT FURTHER RESOLVED that said Conditional Use Permit is granted subject to the following conditions:

- 1. The grant of this Conditional Use Permit Amendment is subject to the Conditions and Restrictions recommended for approval by the Plan Commission on September 23, 2025, and approved by the Common Council on October 21, 2025, attached hereto and incorporated herein by reference. No alteration or modification of the approved Conditions & Restrictions shall be permitted without approval by the Common Council.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21st day of October 2025.

Passed and adopted this 21st day of October 2025.

President, Common Council

Approved this 21st day of October 2025.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

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

Applicant:	Kunes Auto & RV	Approved by Plan Commission: 09/23/25
Property Address(es):	7020 S. 27 th St. & 2420 W. Rawson Ave.	Approved by Common Council: TBD
Tax Key Number(s):	737-9096-000 and 737-9095-000	(Res. No. 12628-102125, Res. No. 12600-071525, Ord. No. 2900 and 3027)
Conditional Use:	Vehicle Sales	

1. LEGAL DESCRIPTION

Commencing at the southwest corner of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin; thence North 88°58'18" East along the south line of said Southwest 1/4, 1040.97 feet; thence North 01°01'42" West, 65.55 feet to the north right of way line of West Rawson Avenue – County Trunk Highway "BB" and the Point of Beginning; Thence North 89°56'51" West along said north right of way line, 273.27 feet; Thence North 88°57'25" West along said north right of way line, 108.72 feet; Thence North 84°31'04" West along said north right of way line, 210.48 feet; Thence South 88°58'18" West along said north right of way line, 200.00 feet; Thence North 01°01'42" West along said north right of way line, 1.00 feet; Thence South 88°58'18" West along said north right of way line, 37.82 feet to a point on a curve; Thence northwesterly 120.98 feet along the arc of said curve to the right and said north right of way line, whose radius is 260.50 feet and whose chord bears North 77°43'18" West, 119.90 feet; Thence North 29°46'28" West, 21.94 feet to the east right of way line of South 27th Street - State Trunk Highway "241"; Thence North 00°06'38" East along said east right of way line, 90.80 feet; Thence North 88°58'16" East along said east right of way line, 8.00 feet; Thence North 00°06'38" East along said east right of way line, 236.80 feet; Thence North 89°53'22" West along said east right of way line, 1.70 feet; Thence North 00°40'57" West along said east right of way line, 150.33 feet; Thence North 88°58'16" East along the south line of Lot 1 of Certified Survey Map No. 3636, 639.90 feet; Thence South 00°06'38" West along Outlot 1 of said Certified Survey Map No. 3636, 150.03 feet; Thence North 88°58'16" East along said Outlot 1, 744.06 feet to the west right of way line of West Cedar Street; Thence South 00°06'38" West along said west right of way line and then along the west line of Block 2 of Erwin A H Bruss Subdivision, 237.16 feet; Thence South 88°58'16" West and then along the north line of Moe-Wan Subdivision, 434.04 feet; Thence South 01°03'26" East along said subdivision, 171.57 feet to the Point of Beginning.

Containing 567,521 square feet (13.0285 acres) of land Gross, more or less.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, unless otherwise amended in these Conditions and Restrictions, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

- | | |
|---|--|
| <ul style="list-style-type: none">1) General Development Plan<ul style="list-style-type: none">a) Detailed building/structure location(s) with setbacksb) Square footage of all buildings/structuresc) Area(s) for future expansiond) Area(s) to be paved | <ul style="list-style-type: none">2) Landscape Plan<ul style="list-style-type: none">a) Screening plan, including parking lot screening/bermingb) Number, initial size, and type of plantingsc) Percentage open/green space3) Building Plan |
|---|--|

- e) Access drive(s) (width and location)
 - f) Sidewalk location(s)
 - g) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Number of employees
 - iii) Number of parking spaces
 - iv) Dimensions
 - v) Setbacks
 - h) Location(s) of loading berth(s)
 - i) Location of sanitary sewer (existing & proposed)
 - j) Location of water (existing & proposed)
 - k) Location of storm sewer (existing & proposed)
 - l) Location(s) of wetlands (field verified)
 - m) Location(s) and details of sign(s)
 - n) Location(s) and details of proposed fences/gates
- a) Architectural elevations (w/dimensions)
 - b) Building floor plans
 - c) Materials of construction (including colors)
- 4) Lighting Plan**
- a) Types & color of fixtures
 - b) Mounting heights
 - c) Types & color of poles
 - d) Photometrics of proposed fixtures
- 5) Grading, Drainage and Stormwater Management Plan**
- a) Contours (existing & proposed)
 - b) Location(s) of storm sewer (existing and proposed)
 - c) Location(s) of stormwater management structures and basins (if required)
- 6) Fire Protection**
- a) Locations of existing & proposed fire hydrants
 - b) Interior floor plan(s)
 - c) Materials of construction

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

A. One (1) automobile sales & service facility and one (1) private car wash facility in accordance with these Conditions and Restrictions is allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed on the property.

B. Hours of operation shall be between 6:30 AM and 9:00 PM Monday through Saturday.

C. There shall be no outdoor storage of equipment, junk/damaged/non-inventory vehicles, parts, or supplies. Outdoor display areas shall be limited to those for the display of vehicles for sale as approved by the Plan Commission as part of the site plan review process.

D. There shall be no storage of flammable or hazardous materials except those minimum quantities necessary for the operation of the permitted principal use. All materials shall be stored inside the building or in an area approved by the Plan Commission and Fire Department.

E. No pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall

be permitted as part of this development.

F. Solid waste collection and recycling shall be the responsibility of the owner.

G. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

A. Parking for this development shall be provided in accordance with Section 17.0501 of the Municipal Code, as amended.

B. Access to West Rawson Avenue (CTH BB) in accordance with executed agreements and access management plans is subject to the review and approval of Milwaukee County. Such approval shall be provided to the City prior to the issuance of any building permits.

C. Access to South 27th Street (STH 241) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.

5. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0509 of the Municipal Code, as amended.

6. SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	50 ft	30 ft	20 ft
Accessory Structure**	50 ft	30 ft	20 ft
Parking	30 ft	0 ft	0 ft

***No accessory structures shall be permitted in the front yard or in required buffer yards.*

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these conditions and restrictions for the Conditional Use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

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

9. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use 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 9 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.

10. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use 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 17.0804 of the Municipal Code, as amended.

11. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

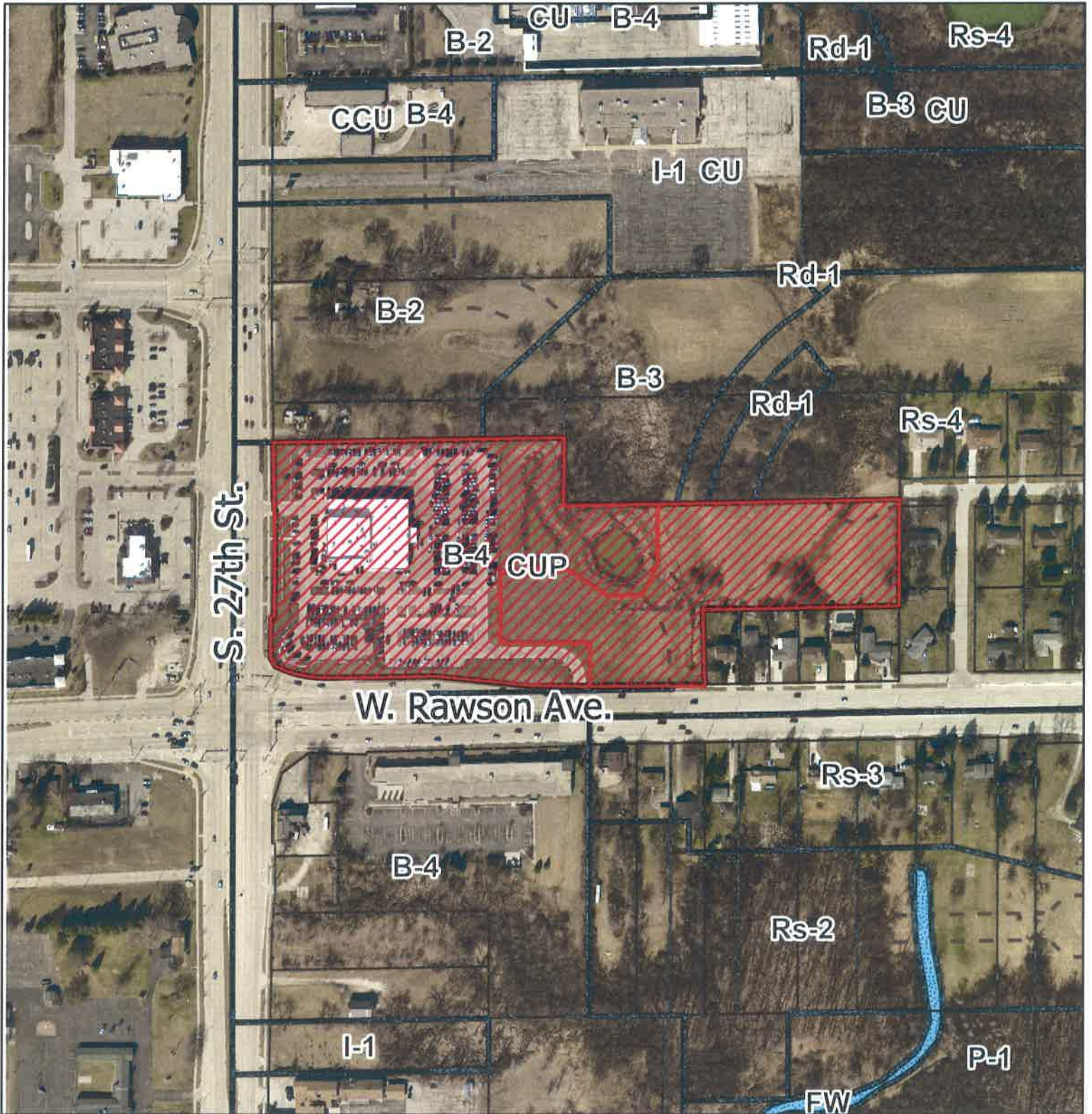
Owner / Authorized Representative Signature

Date

(please print name)

Location Map

7020 S. 27th St. & 2420 W. Rawson Ave.



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



Legend

-  Zoning
-  Official Street Map
-  Parcels
-  FloodFringe2024
-  Floodway2024
-  7020 S. 27th St. & 2420 W. Rawson Ave.

KUNES OAK CREEK – VEHICLE PARKING EXPANSION

CONDITIONAL USE PERMIT CONDITIONS AND RESTRICTIONS AMENDMENT NARRATIVE

The City neighborhood plan calls for a public roadway extension north of Rawson to ultimately connect to 27th Street. This was prompted by an agreement with the Wisconsin DOT relating to traffic at the nearby existing intersection. Section 2.F of the current CUP for the referenced project site states that, "The right-of-way for any public street as illustrated on the Official Map within these properties shall be dedicated, and the public improvements installed unless a variation or exception is granted." Because this future roadway faces many challenges to becoming a reality, an amendment to the CUP conditions and requirements for Section 2.F to be removed is being requested based on the following summary:

First, there are delineated wetlands along the route which would need to be filled. This will require DNR and possible US Army Corps permitting. Due to the size of the impact, it is very likely that mitigation would be required, resulting in a significant mitigation fee and estimated at \$30,000 at this time. In addition, the DNR would likely want to explore alternative alignments that result in less wetland impact. It is unclear how this might affect the layout and impact surrounding properties.

Second, the location of the future roadway is immediately on top of the drainage path for the area. Significant amounts of water flow to the culvert in Rawson from the north. The roadway would need to incorporate large diameter storm sewer to pick up and convey this water to avoid causing backups and flooding on the neighboring properties. This storm sewer comes at an approximate price of \$90,000.

Third, the current future alignment overlaps considerably with the existing detention ponds. Relocation of the pond to the east is not possible as the water must cross a drainage way. Therefore, in order to stay compliant with City and DNR ordinances, the pond volume lost would need to be made up for onsite, most likely in underground chambers and filter structures. The estimated value of these chambers is \$1,200,000.

Fourth, in discussions with the DOT on this project and the proposed parking lot expansion, the DOT is NOT mandating that the roadway be constructed at this time.

For the above reasons, the applicant requests that Section 2.F in the current CUP be removed.



COMMON COUNCIL REPORT

- Item:** 2026 Board of Public Works and Capital Assets Road Recommendations
- Recommendation:** That the Common Council considers adoption of Resolution No. 12629-102125, a resolution authorizing recommended road improvement projects to be advertised for public bid for rehabilitation in 2026
- Fiscal Impact:** \$3,750,000 of funding is included in the proposed 2026 budget and approximately \$500,000 of funding remains from let savings in prior years.
- 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: All streets in the City are rated every two years using the PASER system. The PASER system assigns a rating from 1 (Failed) to 10 (Excellent) to each street segment based on the severity, frequency, and types of distress observed. Streets were then selected based on PASER condition ratings; functional classification; traffic volumes; and feedback from Department of Public Works, Oak Creek Sewer and Water Utility, and Common Council Members.

On October 14th, 2025 Engineering presented recommended and alternate streets for the 2026 road improvement project to the Board of Public Works and Capital Assets (BoPWACA). Engineering presented a proposal to put together a contract consisting of a base bid and 5 alternate bid options. The contract would be awarded on the basis of the base bid and alternates would be awarded if favorable bids are received and alternates can be added within the allocated funding. The proposed base bid includes 10,678 ft. of local roads, 2,640 ft. of roads classified as collectors, and 2,670 ft. of minor arterials for a total centerline length of 15,988 ft.

BoPWACA recommended proceeding with the streets as proposed by Engineering and detailed in the table on the next page, for rehabilitation under public contract in 2026. Railroad crossing improvements at 2100 E. Elm Road and 2100 E. Oakwood Road are anticipated to be bid and constructed as part of this contract pending railroad and DNR approvals.

Upon authorization under this resolution, the Engineering department would prepare the plans, specifications, and bid documents; and advertise for the work.

2026 Road Improvement Recommendations

Bid Structure	Street Name	From	To	District	Length (ft)	Proposed Improvement	Cost
*Base Bid	Annette Pl	S. Termini	425' N. of E. American Ave.	4	1126	Reconstruct	\$226,000
	Annette Pl	425' N of E. American Ave.	N. Termini	4	482	Mill and Overlay, Base Patching	\$72,500
	E. Flynn Ave.	S. Chicago Rd.	S. 8 th Ave	4	980	Reconstruct	\$218,000
	S. 8 th Ave.	S. Termini	E. American Ave.	4	1150	Reconstruct	\$243,000
	E. Lakeview Dr.	S. Verdev Dr.	E. Termini	1	985	Reconstruct (Cost Share Water)	\$585,000
	S. Mona Ct.	S. Termini	E. Lakeview Dr.	1	410	Reconstruct (Cost Share Water)	\$242,000
	Stuart CT.	E. Stuart Ct.	Termini	2	200	Mill Overlay, Base Patching	\$53,000
	E. Stuart Dr.	Stuart Ct.	S. Verdev Dr.	2	870	Mill and Overlay, Base Patching	\$143,000
	Shepard Ave.	E. Fitzsimmons Rd.	WIS 100	3,5	2640	Pavement Replacement (Remove 3" Repave 4")	\$450,000
	S. Shepard Ave.	E. Puetz Rd.	E. Groveland Dr.	3	1325	Mill and Overlay , Base Patching	\$227,750
	E. Puetz Rd.	S. Howell Ave.	S. Shepard Ave.	3	2670	Mill and Overlay , Base Patching	\$839,750
	Centennial Dr.	400' W. of Howell Ave.	S. Shepard Ave.	3,6	3150	Mill and Overlay , Base Patching	\$672,000
	Base Bid Total						
*Alternate 1	Nicholson Rd.	Elm Rd.	County Line Rd	5	4660	Mill and Overlay , Base Patching	\$455,000
*Alternate 2	E. Elm Rd.	UPRR	S. 10 th Ave.	4,5	5942	Mill and Overlay , Base Patching	\$552,250
*Alternate 3	S. Delaine Dr.	S. Crane Dr.	N. Termini	1	1800	Mill and Overlay , Base Patching	\$271,000
*Alternate 4	E. Pendragon Ct.	W. Termini	S. Delaine Dr.	1	370	Reconstruct	\$134,500
*Alternate 5	E. Excalibur Ct.	S. Delaine Dr.	E. Termini	1	422	Reconstruct	\$143,000
*Project to be awarded on the basis of Base Bids received. Alternates to be added to the contract based on bids received and remaining funding available.							

Options/Alternatives: Concur with the Board of Public Works and Capital Assets recommendation and proceed with the streets as shown; Choose to switch one of the alternate streets with one of the base bid streets of similar cost; reject the Board of Public Works and Capital Assets recommendation and do not repair infrastructure in 2026; or direct the Board of Public Works and Capital Assets to reconvene to choose other roadway segments for repair.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



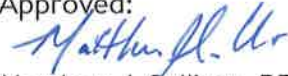
Andrew Ledger, PE
Design Engineer

Fiscal Review:



Maxwell Gagrin, MPA
Deputy City Administrator / Comptroller

Approved:



Matthew J. Sullivan, PE
Assistant City Administrator / Engineer

Attachments: Resolution Number 12629-102125, 2026 Board of Public Works and Capital Assets Road Recommendations; 2026 Street Improvements - Table; 2026 Street Improvements - Overview Map; 2026 Street Improvements - District Maps

RESOLUTION NO. 12629-102125

BY: _____

**RESOLUTION AUTHORIZING RECOMMENDED ROAD IMPROVEMENT PROJECTS TO BE
ADVERTISED FOR PUBLIC BID FOR REHABILITATION IN 2026**

(VARIOUS ALDERMANIC DISTRICTS)

WHEREAS, in the judgment of the Common Council of the City of Oak Creek, it is deemed to be expedient and necessary and in the best interest of the city that it proceeds with the following road improvement projects:

2026 Road Improvement Recommendations

Bid Structure	Street Name	From	To	District	Length (ft)	Proposed Improvement	Cost
*Base Bid	Annette Pl	S. Termini	425' N. of E. American Ave.	4	1126	Reconstruct	\$226,000
	Annette Pl	425' N of E. American Ave.	N. Termini	4	482	Mill and Overlay, Base Patching	\$72,500
	E. Flynn Ave.	S. Chicago Rd.	S. 8 th Ave	4	980	Reconstruct	\$218,000
	S. 8 th Ave.	S. Termini	E. American Ave.	4	1150	Reconstruct	\$243,000
	E. Lakeview Dr.	S. Verdev Dr.	E. Termini	1	985	Reconstruct (Cost Share Water)	\$585,000
	S. Mona Ct.	S. Termini	E. Lakeview Dr.	1	410	Reconstruct (Cost Share Water)	\$242,000
	Stuart CT.	E. Stuart Ct.	Termini	2	200	Mill Overlay, Base Patching	\$53,000
	E. Stuart Dr.	Stuart Ct.	S. Verdev Dr.	2	870	Mill and Overlay, Base Patching	\$143,000
	Shepard Ave.	E. Fitzsimmons Rd.	WIS 100	3,5	2640	Pavement Replacement (Remove 3" Repave 4")	\$450,000
	S. Shepard Ave.	E. Puetz Rd.	E. Groveland Dr.	3	1325	Mill and Overlay , Base Patching	\$227,750
	E. Puetz Rd.	S. Howell Ave.	S. Shepard Ave.	3	2670	Mill and Overlay , Base Patching	\$839,750
	Centennial Dr.	400' W. of Howell Ave.	S. Shepard Ave.	3,6	3150	Mill and Overlay , Base Patching	\$672,000
Base Bid Total							\$3,972,000
*Alternate 1	Nicholson Rd.	Elm Rd.	County Line Rd	5	4660	Mill and Overlay , Base Patching	\$455,000
*Alternate 2	E. Elm Rd.	UPRR	S. 10 th Ave.	4,5	5942	Mill and Overlay , Base Patching	\$552,250
*Alternate 3	S. Delaine Dr.	S. Crane Dr.	N. Termini	1	1800	Mill and Overlay , Base Patching	\$271,000
*Alternate 4	E. Pendragon Ct.	W. Termini	S. Delaine Dr.	1	370	Reconstruct	\$134,500
*Alternate 5	E. Excalibur Ct.	S. Delaine Dr.	E. Termini	1	422	Reconstruct	\$143,000
*Project to be awarded on the basis of Base Bids received. Alternates to be added to the contract based on bids received and remaining funding available.							

and,

WHEREAS, the City Engineer has approved preliminary plans and specifications for said improvements.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oak Creek:

1. That the above-listed recommended road improvements are hereby approved to proceed.
2. That payment for said improvements shall be made from funds reserved under CIP funding provided in the 2025 and 2026 budgets.
3. That the City Engineer is hereby authorized to develop and approve final plans, specifications and bid documents.
4. That the City Clerk is hereby authorized to advertise for bids for said improvements and that she shall advertise for such bids in the city's Official Newspaper and QuestCDN website.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21st day of October 2025.

Passed and adopted this 21st day of October 2025.

President, Common Council

Approved this 21st day of October 2025.

Mayor

ATTEST:

City Clerk

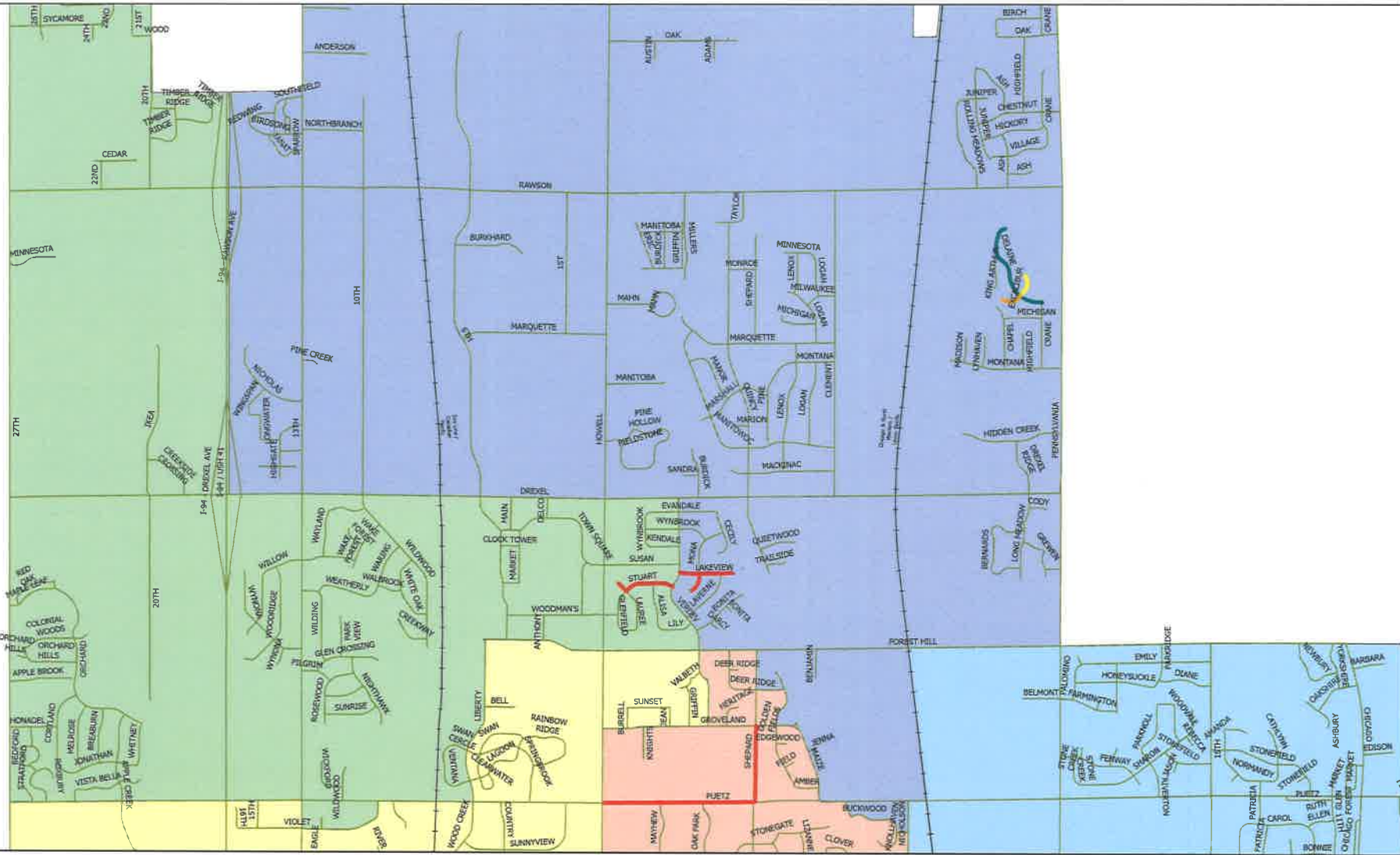
VOTE: Ayes ____ Noes ____

2026 Road Improvement Recommendations

Bid Structure	Street Name	From	To	District	Length (ft)	Functional Classification	Existing Pavement		Proposed Improvement	Cost
							Type	Paver Rating		
Base Bid	Annette Pl	S. Termini	425' N. of E. American A	4	1126	Local	Asphalt	2	Reconstruct	\$226,000
	Annette Pl	425' N of E. American Ave	N. Termini	4	482	Local	Asphalt	4	Mill and Overlay, Base Patching	\$72,500
	E. Flynn Ave.	S. Chicago Rd.	S. 8th Ave	4	980	Local	Asphalt	3	Reconstruct	\$218,000
	S. 8th Ave.	S. Termini	E. American Ave.	4	1150	Local	Asphalt	3	Reconstruct	\$243,000
	E. Lakeview Dr.	S. Verdev Dr.	E. Termini	1	985	Local	Concrete	5	Reconstruct (Cost Share Water)	\$585,000
	S. Mona Ct.	S. Termini	E. Lakeview Dr.	1	410	Local	Concrete	4	Reconstruct (Cost Share Water)	\$242,000
	Stuart Ct.	E. Stuart Ct.	Termini	2	200	Local	Asphalt	5	Mill Overlay	\$53,000
	E. Stuart Dr.	Stuart Ct.	S. Verdev Dr.	2	870	Local	Asphalt	5	Mill and Overlay, Base Patching	\$143,000
	Shepard Ave.	E. Fitzsimmons Rd.	WIS 100	3.5	2640	Collector	Asphalt	4.5	Pavement Replacement (Remove 3" Repave 4")	\$450,000
	S. Shepard Ave.	E. Puetz Rd.	E. Groveland Dr.	3	1325	Local	Asphalt	5	Mill and Overlay, Base Patching	\$227,750
	E. Puetz Rd.	S. Howell Ave.	S. Shepard Ave.	3	2670	Minor Arterial	Asphalt	5	Mill and Overlay, Base Patching	\$839,750
	Centennial Dr.	400' W. of Howell Ave.	S. Shepard Ave.	3.6	3150	Local	Asphalt	4	Mill and Overlay, Base Patching	\$672,000
	Base Bid Total									
Alternate 1	Nicholson Rd.	Elm Rd.	County Line Rd	5	4660	Minor Arterial	Asphalt	4,5,6	Mill and Overlay, Base Patching	\$455,000
Alternate 2	E. Elm Rd.	UPRR	S. 10th Ave.	4.5	5942	Collector	Asphalt	5	Mill and Overlay, Base Patching	\$552,250
Alternate 3	S. Delaine Dr.	S. Crane Dr.	N. Termini	1	1800	Local	Asphalt	4	Mill and Overlay, Base Patching	\$271,000
Alternate 4	E. Pendragon Ct.	W. Termini	S. Delaine Dr.	1	370	Local	Asphalt	3	Reconstruct	\$134,500
Alternate 5	E. Excalibur Ct.	S. Delaine Dr.	E. Termini	1	422	Local	Asphalt	3	Reconstruct	\$143,000

UPRR Railroad Crossing Improvements

*UPRR Grade Crossing Improvements @ 2100 E. Oakwood Rd.	3 & 5	N/A	Collector	Asphalt	N/A	Railroad Crossing Approach Improvement	\$200,000
*UPRR Grade Crossing Improvements @ 2100 E. Elm Rd.	5	N/A	Collector	Asphalt	N/A	Railroad Crossing Approach Improvement	\$200,000

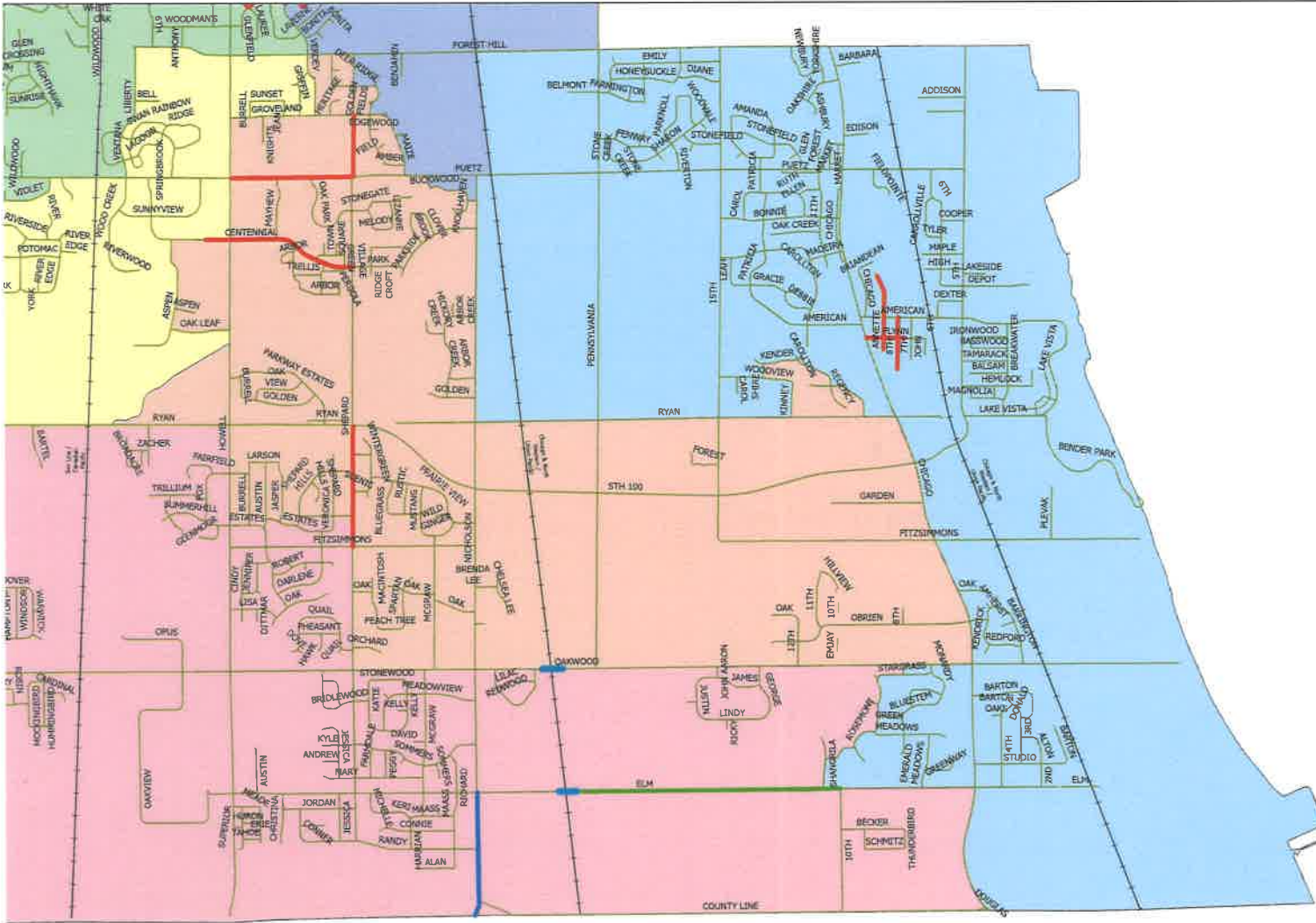


2026 ROAD IMPROVEMENT PROJECTS

DISTRICTS 1 & 2

- Legend**
- | | |
|--|---|
| ALDERMANIC DISTRICT | 2026 ROAD IMPROVEMENT PROJECTS |
| 1 | ALTERNATE 1 |
| 2 | ALTERNATE 2 |
| 3 | ALTERNATE 3 |
| 4 | ALTERNATE 4 |
| 5 | ALTERNATE 5 |
| 6 | BASE BID |
| | RAILROAD IMPROVEMENT |

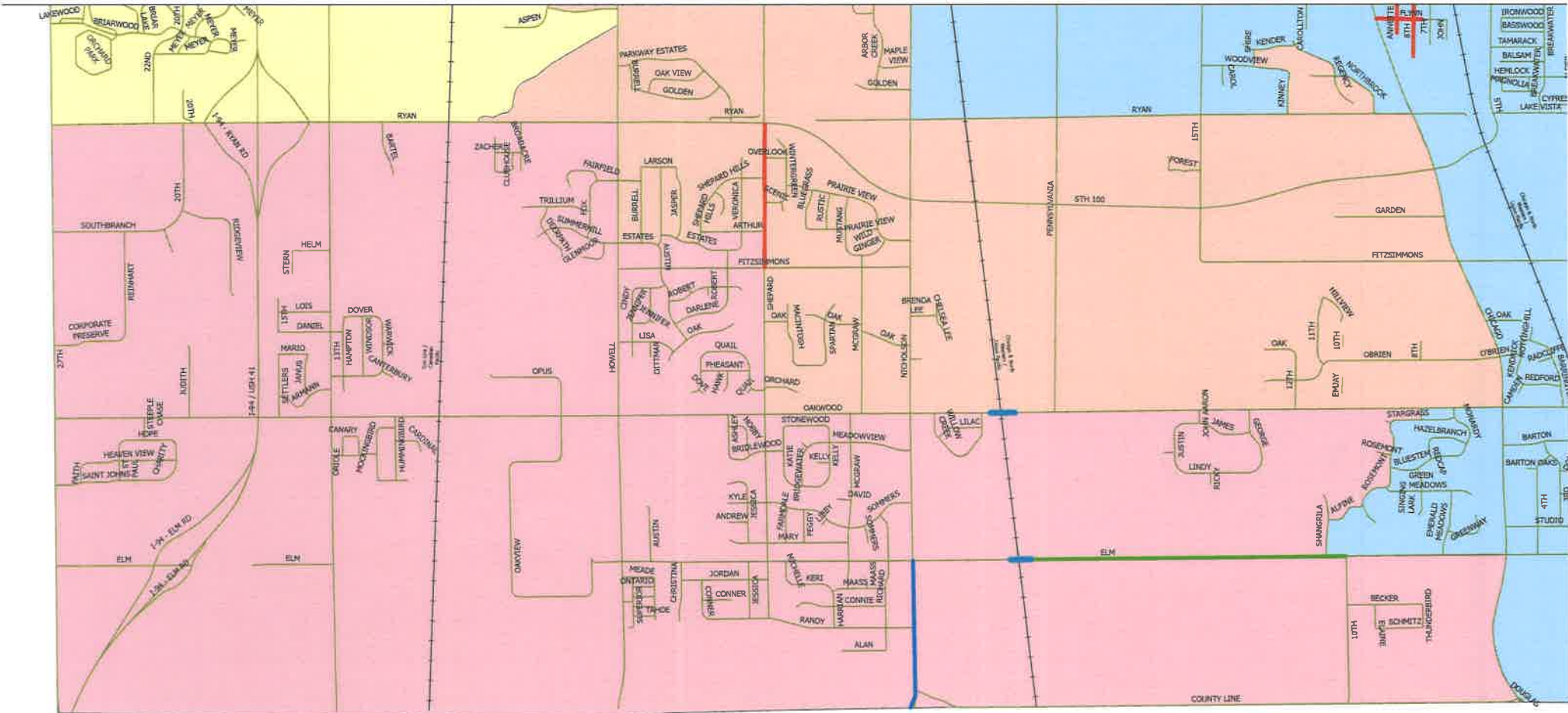




2026 ROAD IMPROVEMENT PROJECTS DISTRICT 4

- Legend**
- | | |
|---------------------|--------------------------------|
| ALDERMANIC DISTRICT | 2026 ROAD IMPROVEMENT PROJECTS |
| 1 | ALTERNATE 1 |
| 2 | ALTERNATE 2 |
| 3 | ALTERNATE 3 |
| 4 | ALTERNATE 4 |
| 5 | ALTERNATE 5 |
| 6 | BASE BID |
| | RAILROAD IMPROVEMENT |

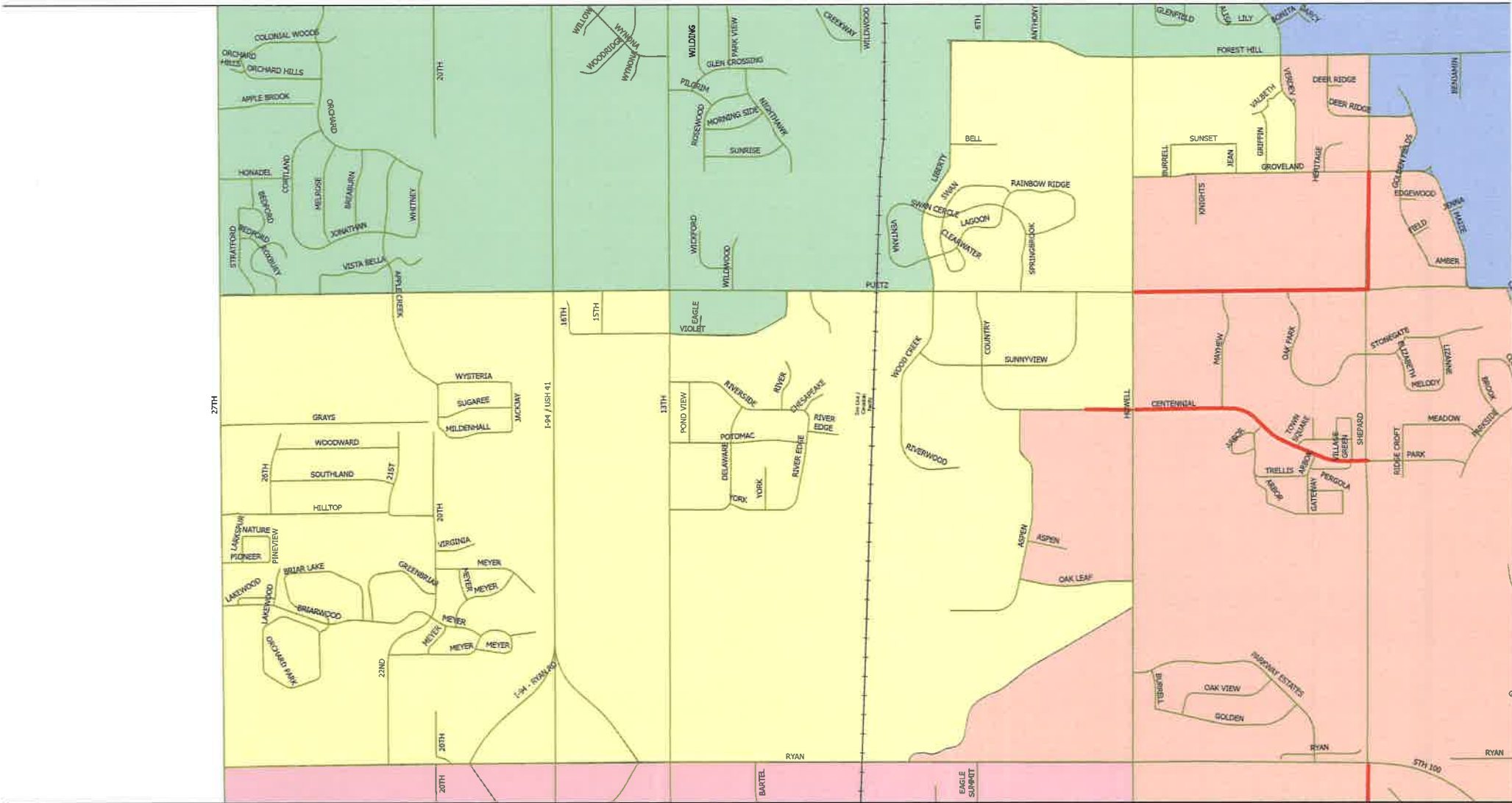




2026 ROAD IMPROVEMENT PROJECTS DISTRICT 5

- Legend**
- ALDERMANIC DISTRICT
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 2026 ROAD IMPROVEMENT PROJECTS
 - ALTERNATE 1
 - ALTERNATE 2
 - ALTERNATE 3
 - ALTERNATE 4
 - ALTERNATE 5
 - BASE BID
 - RAILROAD IMPROVEMENT





2026 ROAD IMPROVEMENT PROJECTS DISTRICT 6

Legend

ALDERMANIC DISTRICT	2026 ROAD IMPROVEMENT PROJECTS
1	ALTERNATE 1
2	ALTERNATE 2
3	ALTERNATE 3
4	ALTERNATE 4
5	ALTERNATE 5
6	BASE BID
	RAILROAD IMPROVEMENT





COMMON COUNCIL REPORT

Item: Updating Municipal Code Section 3.50(h)(1) Regarding Stormwater User Charge

Recommendation: That the Common Council adopts Ordinance No. 3141, an ordinance to repeal and recreate Sections 3.50(h)(1)e. and 3.50(h)(1)f. and to create Sections 3.50(h)(1)g. and 3.50(h)(1)h. of the Municipal Code relating to the stormwater customer classification of the stormwater user charge.

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: Municipal Code Section 3.50(h)(1) of the City Municipal Code defines the stormwater fee customer classifications for the stormwater user charge. Each customer classification includes stipulations on how the associated stormwater fee is generated. With the current code, agriculture parcels were not specifically defined. This proposed addition to section 3.50(h)(1) would provide clarification on how the stormwater user charge is generated for agriculture parcels specifically.

Municipal Code Section 3.50(b)(13) defines a "residential property" as "any lot or parcel developed exclusively for residential purposes including, but not limited to, single family homes, manufactured homes, multifamily apartment buildings and condominiums, and agricultural property that contains a farm residence". This definition deems that agriculture parcels with a living unit on them are considered residential and thus the stormwater user charge should be generated according to single-family residential standards. The agriculture parcels with no living unit on them would be considered non-residential as they do not meet the definition of a residential property. The non-residential charge is generated based on the impervious surfaces on the parcel. The proposed adjustments to section 3.50(h)(1) would provide a definition on how the stormwater user charge is generated for the residential and non-residential agriculture parcels. Please note that the agriculture stormwater user charge has been calculated this way historically and that the code update would only provide the appropriate definitions.

Options/Alternatives: The Common Council could opt not to adopt the new ordinance and continue as we have in the past. However, this approach may increase confusion on how the stormwater user charge is generated for agriculture parcels.

Respectfully submitted:



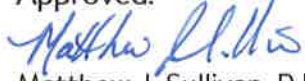
Andrew J. Vickers, MPA
City Administrator

Fiscal Review:



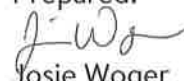
Maxwell Gaggin, MPA
Deputy City Administrator / Finance Officer

Approved:



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

Prepared:



Josie Woger
Environmental Specialist

Attachments: Proposed Ordinance No. 3141

ORDINANCE NO. 3141

BY: _____

AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 3.50(h)(1)e. AND 3.50(h)(1)f.
AND TO CREATE SECTIONS 3.50(h)(1)g. AND 3.50(h)(1)h. OF THE MUNICIPAL CODE
RELATING TO STORM WATER CUSTOMER CLASSIFICATION

NOW, THEREFORE, the Mayor and Common Council of the City of Oak Creek, Wisconsin, do hereby ordain as follows:

Section 1: Section 3.50(h)(1)e. of the Municipal Code is hereby repealed and created to read as follows:

- e. Agriculture – Residential: The charge imposed for an agriculture property possessing at least one living unit shall be the fee for one (1) EC.

Section 2: Section 3.50(h)(1)f. of the Municipal Code is hereby repealed and created to read as follows:

- f. Agriculture – Non-Residential: The charge imposed for an agriculture property not possessing a living unit shall be the fee for one (1) EC, multiplied by the numerical factor obtained by dividing the total square footage of one (1) ERU. Such impervious area shall be determined based on the best information reasonably available. The factor shall be rounded down to the nearest one-fourth (0.25), i.e., Non-residential Charge = EC fee x (total impervious area \pm 3,300 square feet).

Section 3: Section 3.50(h)(1)g. of the Municipal Code is hereby created to read as follows:

- g. Non-Residential: The charge imposed for a non-residential property shall be the fee for one (1) EC, multiplied by the numerical factor obtained by dividing the total square footage of impervious area of the property by the square footage of one (1) ERU. Such impervious area shall be determined based on the best information reasonably available. The factor shall be rounded down to the nearest one-fourth (0.25), i.e., Non-residential Charge = EC fee x (total impervious area \pm 3,300 square feet).

Section 4: Section 3.50(h)(1)h. of the Municipal Code is hereby created to read as follows:

- h. Undeveloped: The charge imposed for an undeveloped property shall be zero (0) until changed by resolution by the Council.

Section 5: Severability. If any section, clause, provision, or any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

Section 6: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

Section 7: This ordinance shall be in force and take effect from and after its passage and publication.

Introduced this _____ day of _____, 2025.

Passed and adopted this _____ day of _____, 2025.

President, Common Council

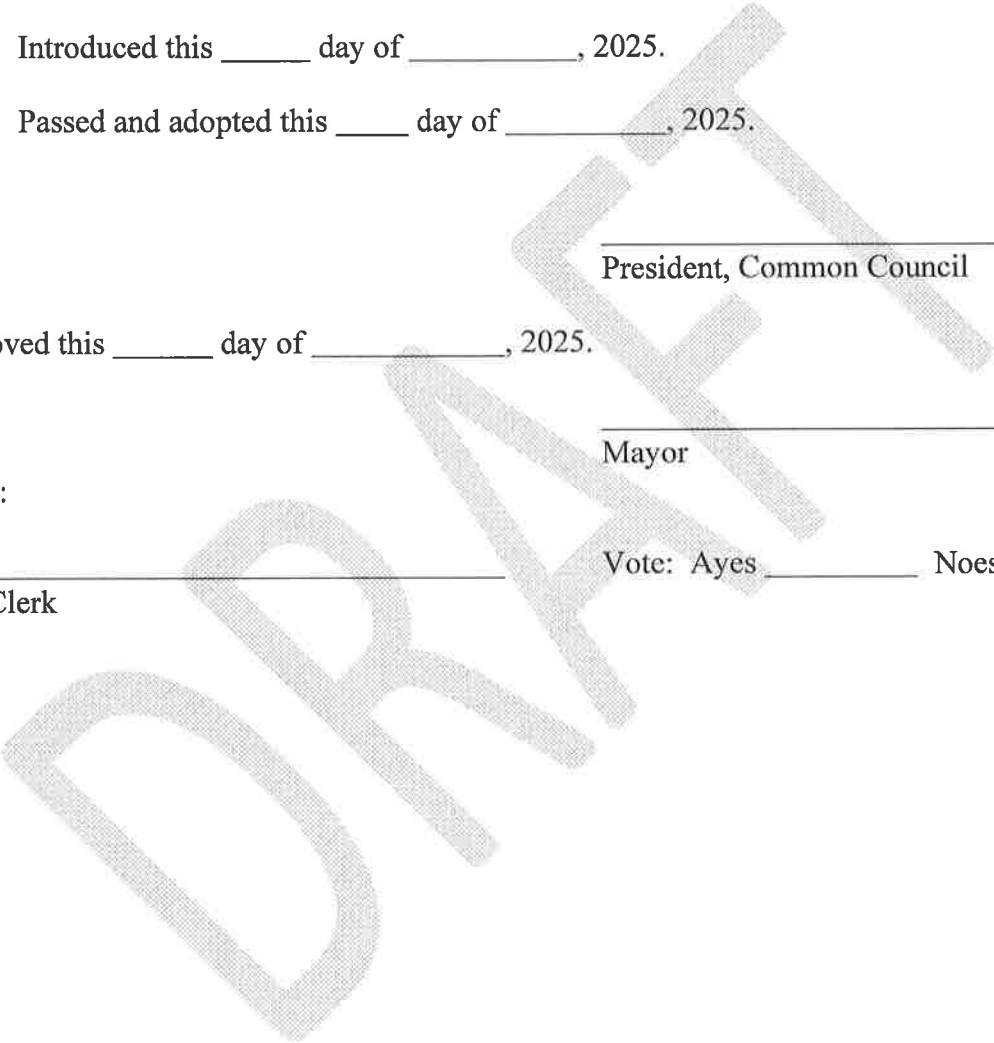
Approved this _____ day of _____, 2025.

Mayor

Attest:

City Clerk

Vote: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 10/21/25 License Committee Report.

Fiscal Impact: License fees in the amount of \$445.00 were collected.

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

The License Committee met on October 8, 2025 and made the following recommendation:

1. Deny an Operator's license to Jaime Woelbing based on felony convictions.

The following items were received after the License Committee met and tentative recommendations are as follows:

2. Grant an Operator license to:
 - * Cindilee A. Michalski (Sidetrack)
 - * Michael D. Krogh (Woodman's)
 - * Samantha A. Bartoszek (Wioletta's Polish Kitchen)

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Christa J. Miller CMC/WCMC
Deputy City Clerk

Fiscal Review:



Maxwell Gaglin, MPA
Deputy City Administrator / Finance Officer

Attachments: none



COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the October 15, 2025 Vendor Summary Report in the total of \$1,309,943.98.

Fiscal Impact: Total claims paid of \$1,309,943.98.

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. \$9,724.86 to AT&T (pgs #1 & #2) for PD Next Gen 911, tower search, and phone bills.
2. \$11,574.00 to Mike's Trailer Sales, Inc. (pg #5) for two utility trailers.
3. \$23,030.77 to MADACC (pg #5) for 4th quarter animal control operating costs and debt service payment.
4. \$5,009.61 to Milwaukee County Treasurer (pg #5) for September court fines.
5. \$5,255.93 to Ransom International Corp. (pg #6) for ballistic tester machine.
6. \$44,287.00 to Trane (pg #7) for Civic Center server room and A/C installation. Project #24010.
7. \$441,222.86 to Walden OC, LLC (pg #7) for payment per developer agreement.
8. \$13,827.63 to WI Court Fines & Surcharges (pg #7) for September court fines.
9. \$16,610.87 to WI Dept. of Transportation (pg #7) for 6th street bridge design. Project #23008.
10. \$251,841.52 to Wolf Paving Co., Inc. (pg #8) for Fairfield subdivision road and ditch improvements. Project #22003 & #25002.

ACH PAYMENTS

1. \$7,256.00 to Buelow Vetter (pg #10) for legal services.
2. \$89,158.21 to CDW Government, Inc. (pgs #10 & #11) for Microsoft annual renewals.
3. \$5,000.00 to Clear Channel Outdoors (pg #11) for advertising and promotions.
4. \$26,803.00 to Data Center Warehouse (pg #11) for server refresh. Project #21023.

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5. \$62,200.00 to Edgerton Contractors, Inc. (pg #11) for N Lakefront Bluff Stabilization and Revetment. Project #23005.
 6. \$17,338.45 to Enterprise FM Trust (pg #17) for DPW vehicle lease monthly payment. Project #19024.
 7. \$20,000.00 to Hunden Partners (pgs #12 & #13) for delivery of draft plan.
 8. \$45,473.20 to Parking Lot Maintenance LLC (pg #14) for Chapel Hills Park Rehabilitation. Project #24017.
 9. \$12,260.85 to Ramboll Americas Engineering Solutions, Inc. (pg #15) for Hynite environmental work and Lakefront environmental services.
 10. \$6,611.65 to Superior Chemical LLC (pgs #15 & #16) for cleaning supplies.
 11. \$17,625.00 to Tyler Technologies, Inc. (pg #16) for consulting services.
 12. \$6,125.00 to WISN (pg #17) for advertising.

EFT PAYMENTS

1. \$67,708.56 to US Bank (pgs #19-26) 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.
2. \$8,762.11 to WE Energies (pg #26) for street lighting, electricity & natural gas.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Rory T. Vircks
Staff Accountant

Fiscal Review:



Maxwell Gagin, MPA
Deputy City Administrator / Finance Officer

Attachments: 10/15/2025 Invoice GL Distribution Report