



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

COMMON COUNCIL MEETING AGENDA

MAY 19, 2026

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: 5/5/26.

Recognition

4. Presentation of American Public Works Association (APWA) State and National Awards for Excellence in Snow and Ice Control.

New Business

5. **Resolution:** Consider Resolution No. 12687-051926, a Resolution Requesting Increased and Sustainable Transportation Funding for Local Units of Government in Wisconsin (by Committee of the Whole).
6. **Resolution:** Consider Resolution No. 12688-051926, Approving a Quit Claim Deed from the City of Oak Creek to ERCOR FF, LLC for the Release of Storm Drainage Easements and a Utility and Drainage Easement affecting the property located at 2201 West Southbranch Boulevard (5th District).
7. **Motion:** Consider a motion to designate NOW Media Group (SOUTH NOW edition) to serve as the official City newspaper for the next 12 months (by Committee of the Whole).

ENGINEERING

8. **Resolution:** Consider Resolution No. 12686-051926, accepting the workmanship of Roberts Restoration, Inc., and authorizing final contract payment under Project No. 25010 (Fire Station No. 3 Bay Roof Replacement Project) (1st District).

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>.

MAYORAL APPOINTMENTS

9. **Motion:** Consider a motion to concur with the Mayor's (re)appointments as follows (new appointment noted):
 - a. Board of Public Works & Capital Assets – 3 year term to expire 4/2029
Fred Siepert
 - b. Celebrations Commission – 3 year term to expire 4/2029
Richard Maggard, Jr.
 - c. Parks & Recreation Commission – 3 year term to expire 4/2029
Leah Schreiber Johnson
 - d. Tourism Commission – 1 year term to expire 4/2027
Christopher Adams
Jared Bell
Michael Grab
Majlis Seisay
 - e. Zoning Board of Appeals / Housing Board of Appeals – 3 year term to expire 4/2029
Randy Gregorek

LICENSE COMMITTEE

10. **Motion:** Consider a motion to take action on the various license and permit requests as listed on the 5/19/26 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

11. **Motion:** Consider a motion to approve the May 13, 2026, Vendor Summary Report in the amount of \$549,004.90 (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.



COMMON COUNCIL REPORT

Item: Resolution No. 12687-051926

Recommendation: That the Common Council consider a motion to approve Resolution No. 12687-051926, A Resolution Requesting Increased and Sustainable Transportation Funding for Local Units of Government in Wisconsin.

Fiscal Impact: n/a

- 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 League of Wisconsin Municipalities has requested local units of government approve these Resolutions of support to assist their legislative efforts, in this case related to transportation funding, on behalf of Wisconsin cities and villages.

The Resolution highlights the importance of Wisconsin’s transportation system to the state’s economy, safety, and overall competitiveness. Council’s pending action urges Wisconsin lawmakers to create a more reliable, long-term transportation funding plan for local roads, bridges, and highways. It explains that while local governments maintain most of the state’s roads, state transportation funding has not kept up with inflation and rising construction costs, making it difficult for communities to keep roads and bridges in good condition. As a result, many municipalities delay projects, borrow more money, or adopt wheel taxes to cover the gap, which creates a disproportionate tax burden on residential property owners in local cities and villages.

Options/Alternatives: Common Council could support the Resolution as is, not support it, or make any modifications to the language it sees fit.

Prepared and Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:

Maxwell Gaglin, MPA
Deputy City Administrator / Finance Officer

Attachments: Resolution No. 12687-051926

Resolution No. 12687-051926

**Resolution Requesting Increased and Sustainable Transportation Funding
for Local Units of Government in Wisconsin**

By: _____

WHEREAS, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including city and village streets, county highways, and town roads; and

WHEREAS, Wisconsin's economy—rooted in manufacturing, agriculture, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

WHEREAS, local governments greatly appreciate the one-time infusions of General Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S); and

WHEREAS, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

WHEREAS, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

WHEREAS, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

WHEREAS, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration ("wheel") taxes; and

WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

WHEREAS, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

WHEREAS, both Wisconsin's aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

NOW, THEREFORE, BE IT RESOLVED that the City of Oak Creek Common Council strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

- Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
- Includes responsible and prudent use of General Purpose Revenue and bonding;
- Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and
- Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.

BE IT FURTHER RESOLVED that the clerk is hereby directed to transmit a copy of this resolution to the Governor's office, all members of the Wisconsin State Senate and Assembly representing districts within City of Oak Creek, and the League of Wisconsin Municipalities.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this _____ day of _____, 2026.

Passed and adopted this _____ day of _____, 2026.

Common Council President Kenneth Gehl

Approved this ____ day of _____, 2026.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: Quit Claim Deed Releasing Storm Drainage Easements and a Drainage and Utility Easement Affecting 2201 West Southbranch Boulevard

Recommendation: That the Common Council adopts Resolution No. 12688-051926 Approving a Quit Claim Deed from the City of Oak Creek to ERCOR FF, LLC for the Release of Storm Drainage Easements and a Utility and Drainage Easement affecting the property located at 2201 West Southbranch Boulevard

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 City received a request on behalf of the owner of 2201 West Southbranch Boulevard regarding storm drainage easements and a utility and drainage easement granted to the City in 1972. These easements were recorded with the Milwaukee County Register of Deeds as Document Numbers 4676050, 4676051, 4676052 and 4683477. The easements are no longer necessary for storm drainage or utility and drainage purposes. These easements are no longer needed, and the City is reconveying the subject easement premises by Quit Claim Deed to the successor property owner, ERCOR FF, LLC. Resolution 12688-051926 approves the Quit Claim Deed and authorizes the Mayor to execute the document on behalf of the City.

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Melissa L. Karls
City Attorney

Fiscal Review:

Maxwell Gagin, MPA
Deputy City Administrator / Finance Officer

Attachments: Proposed Quit Claim Deed, Resolution No. 12688-051926 and Document Nos. 4676050, 4676051, 4676052 and 4683477

Exhibit A

Legal Description

1. The premises subject to that Easement, recorded May 24, 1972 as Document No. 4676050, described as follows:

The Southerly 10.00 feet and the Easterly 10.00 feet of Parcel 1 of Certified Survey Map No. 1124, recorded September 26, 1969, in Reel No. 500, Images 602-604 inclusive, as Document No. 4489504, being a part of the Northwest 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin.

2. The premises subject to that Easement, recorded May 24, 1972 as Document No. 4676051, described as follows:

The Southerly 15.00 feet of Parcel 1 of Certified Survey Map No. 1124, recorded September 26, 1969, in Reel No. 500, Images 602-604 inclusive, as Document No. 4489504, being a part of the Northwest 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin.

3. The premises subject to that Easement, recorded May 24, 1972 as Document No. 4676052 described as follows:

The Southerly 15.00 feet of Lot 1, in Block 4, and the Westerly 30.00 feet and the Northerly 30.00 feet of Lot 1, in Block 7, in Southbranch Industrial Park, being a subdivision of a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

ALSO:

Commencing at the Northeast corner of Lot 1, Block 3, in Southbranch Industrial Park, being a subdivision of a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of Section 30, Township 5 North, Range 22 East in the City of Oak Creek, County of Milwaukee, State of Wisconsin, such point being located South $0^{\circ}-09'-12''$ East 1377.00 feet, South $89^{\circ}-50'-48''$ West, 225.00 feet and North $83^{\circ}-45'-22''$ West, 169.87 feet of the Northeast corner of the Northwest 1/4 of said Section 30, thence South $34^{\circ}-14'-03''$ West, 10.00 feet to a point; thence Due West, 676.67 feet to a point; thence North $17^{\circ}35'-57''$ East, 62.95 feet to a point; thence Due East, 486.19 feet to a point; thence Southeasterly 184.74 feet along the arc of a curve, the center of which is to the Northeast, with a radius of 1,001.75 feet and a chord which bears South $73^{\circ}-42'-52.5''$ East, 184.48 feet to the point of beginning, said lands being 60.00 feet in width.

4. The premises subject to that 10' drainage and utility easement disclosed on the map of Southbranch Industrial Park, recorded June 21, 1972 as Document No. 4683477.

RESOLUTION NO. 12688-051926

RESOLUTION APPROVING THE QUIT CLAIM DEED RELEASING STORM DRAINAGE EASEMENTS AND A DRAINAGE AND UTILITY EASEMENT AFFECTING 2201 WEST SOUTHBRANCH BOULEVARD

WHEREAS, in 1972, the City of Oak Creek (the “City”), as Grantor, entered into storm drainage easement agreements with Oak Creek-Southbranch Industrial Park, Inc., as Grantee, under Document Numbers 4676050, 4676051 and 4676052, recorded with the Milwaukee County Register of Deeds (collectively, the “Storm Drainage Easements”); and

WHEREAS, a map for the Southbranch Industrial Park that included a 10-foot drainage and utility easement was recorded as Document Number 4683477 with the Milwaukee County Register of Deeds (the “Utility and Drainage Easement”); and

WHEREAS, the Storm Drainage Easements were established for storm drainage purposes and provided that the City would reconvey the premises of the Easements by Quit Claim Deed if the purposes were no longer needed; and

WHEREAS, the City no longer needs the Storm Drainage Easements nor the Utility and Drainage Easement; and

WHEREAS, the proposed Quit Claim Deed provides for the City, as Grantor, to convey the Storm Drainage Easement and Utility and Drainage Easement premises to ERCOR FF, LLC, the current property owner

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Quit Claim Deed releasing the Storm Drainage Easements under Document Numbers 4676050, 4676051 and 4676052, and the Utility and Drainage Easement under Document Number 4683477, all of which documents are recorded with the Milwaukee County Register of Deeds (the “Quit Claim Deed”) is hereby approved.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the Quit Claim Deed on behalf of the City.

BE IT FURTHER RESOLVED that, modifications or technical corrections to the Quit Claim Deed that may be reasonably necessary in order to preserve and maintain the general intent thereof and that are approved by the City Attorney are hereby authorized.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 19th day of May, 2026.

Passed and adopted this ____ day of _____, 2026.

Common Council President Kenneth Gehl

Approved this ____ day of _____, 2026.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____

BASEMENT

THIS INDENTURE, made this 18th day of May, A.D. 1972, by and between OAK CREEK-SOUTHBRANCH INDUSTRIAL PARK, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the first part, hereinafter referred to as "Grantor", and the CITY OF OAK CREEK, a municipal corporation of the State of Wisconsin, party of the second part, hereinafter referred to as "Grantee";

W I T N E S S E T H :

Grantor, for a valuable consideration, the sufficiency and receipt whereof is hereby acknowledged, does hereby grant to the Grantee an easement to construct, maintain, operate and reconstruct where necessary public utilities with appurtenances and a storm drainage channel with appurtenances in, under, over and across the real property of Grantor in the City of Oak Creek, County of Milwaukee and State of Wisconsin, more particularly described as follows:

The Southerly 10.00 feet and the Easterly 10.00 feet of Parcel 1 of Certified Survey Map No. 1124, recorded September 26, 1969, in Reel No. 500, Images 602-604 inclusive, as Document No. 4489504, being a part of the Northwest 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin.

Together with the right to enter upon and to pass and repass over and along the aforesaid land whenever and wherever necessary for the purpose of the installation, maintenance and repair of the aforesaid storm drainage channel and appurtenances and public utilities and appurtenances thereto.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee and unto its successors and assigns forever.

The Grantor reserves the right, to itself and its successors and assigns, to have the full use and enjoyment of the aforesaid premises except as to the rights herein granted.

4676050

REGISTERS OFFICE
Milwaukee County, Wis.
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on _____ in _____

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That said public utilities and storm drainage channel shall be maintained and kept in good order and condition at the expense of the party of the second part.

That in the public utilities and storm drainage channel construction, operation, maintenance and reconstruction, so much of the surface or subsurface of said land, or superstructure now or hereafter placed on said land, as may be disturbed will, at the expense of the party of the second part, be replaced in substantially the same condition as it was prior to such disturbance.

If the premises herein are discontinued or abandoned for the purposes granted, the easement herein conveyed shall, without notice, demand or re-entry, revert to the Grantor, its successors and assigns. In such event, Grantee agrees to re-convey by Quit Claim deed to Grantor, its successors and assigns, the premises described herein.

The Grantee shall and does hereby agree to indemnify and save harmless the Grantor, its successors and assigns, from any and all loss or damage to property or injury to or death of any and all persons or from any suits, claims, liability or demand in connection therewith, however caused, resulting directly or indirectly by reason of the installation, operation, maintenance, removal, use or existence of the aforesaid storm drainage channel and appurtenances and public utilities and appurtenances thereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by JACK L. LA BONTE, its President, and countersigned by BRYAN ARDIS FRAME, its Secretary, at Milwaukee, Wisconsin, and its corporate seal to be hereto affixed, this 18th day of

May, A.D. 1972.

In presence of:

Raymond J. Gray
Raymond J. Gray

Leone Crotty
Leone Crotty

OAK CREEK-SOUTHBRANCH INDUSTRIAL PARK INC


By Jack L. LaBonte
Jack L. LaBonte, President

Countersigned:
Bryan Ardis Frame
Bryan Ardis Frame, Secretary



STATE OF WISCONSIN)
MILWAUKEE COUNTY (SS.
)

Personally came before me, this 18th day of May,
A.D. 1972, Jack L. LaBonte, President, and Bryan Ardis Frame,
Secretary of the above named Corporation, to me known to be the
persons who executed the foregoing instrument, and to me known to
be such President and Secretary of said Corporation, and acknowledged
that they executed the foregoing instrument as such officers of the
deed of said Corporation, by its authority.


Charlotte Schweikert
CHARLOTTE SCHWEIKERT
Notary Public, Milwaukee County, Wisc.
My commission expires: Oct. 20, 1974

This instrument was drafted by Milton S. Bedusek, Attorney at Law.

EASEMENT

THIS INDENTURE, made this 18th day of May, A.D. 1972, by and between OAK CREEK-SOUTHBRANCH INDUSTRIAL PARK, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the first part, hereinafter referred to as "Grantor", and the CITY OF OAK CREEK, a municipal corporation of the State of Wisconsin, party of the second part, hereinafter referred to as "Grantee";

W I T N E S S E T H :

WHEREAS, Grantor, for a valuable consideration, the sufficiency and receipt whereof is hereby acknowledged, does hereby grant to the Grantee an easement to construct and maintain a storm drainage channel and appurtenances thereto, in, over and across the real property of Grantor in the City of Oak Creek, County of Milwaukee and State of Wisconsin, more particularly described as follows:

The Southerly 15.00 feet of Parcel 1 of Certified Survey Map No. 1124, recorded September 26, 1969, in Reel No. 500, Images 602-604 inclusive, as Document No. 4489504, being a part of the Northwest 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin.

Together with the right to enter upon and to pass and repass over and along the aforesaid land whenever and wherever necessary for the purpose of the installation, maintenance and repair of the aforesaid storm drainage channel and appurtenances thereto.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee and unto its successors and assigns forever.

The Grantor reserves the right, to itself and its successors and assigns, to have the full use and enjoyment of the aforesaid premises except as to the rights herein granted.

If the premises herein are discontinued or abandoned for storm drainage channel purposes, the easement herein conveyed shall,

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4676051

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Milwaukee County, Wis.
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on in

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Reel 653 Image 825-826
William B. Bergant
REGISTER OF DEEDS

without notice, demand or re-entry, revert to the Grantor, its successors and assigns. In such event, Grantee agrees to re-convey by Quit Claim deed to Grantor the premises described herein.

The Grantee shall and does hereby agree to indemnify and save harmless the Grantor, its successors and assigns, from any and all loss or damage to property or injury to or death of any and all persons or from any suits, claims, liability or demand in connection therewith, however caused, resulting directly or indirectly by reason of the installation, operation, maintenance, removal, use or existence of the aforesaid storm drainage channel and appurtenances thereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by JACK L. LA BONTE, its President, and countersigned by BRYAN ARDIS FRAME, its Secretary, at Milwaukee, Wisconsin, and its corporate seal to be hereto affixed, this 18th day of May, A.D. 1972.

In presence of:

Raymond J. Gray
Raymond J. Gray

Leone Crotty
Leone Crotty

OAK CREEK-SOUTHBRANCH INDUSTRIAL PARK INC.

By Jack L. LaBonte
Jack L. LaBonte, President

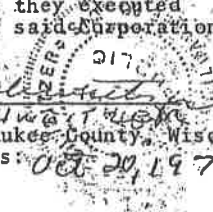
Countersigned:
Bryan Ardis Frame
Bryan Ardis Frame, Secretary



STATE OF WISCONSIN)
(SS.
MILWAUKEE COUNTY)

Personally came before me, this 18th day of May, A.D. 1972, Jack L. LaBonte, President, and Bryan Ardis Frame, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Charlotte Schwab
CHARLOTTE SCHWAB
Notary Public, Milwaukee County, Wisc.
My commission expires: Oct 20, 1974



This instrument was drafted by Milton S. Bedusek, Attorney at Law.

EASEMENT

THIS INDENTURE, made this 18 day of MAY, A.D. 1972, by and between OAK CREEK-SOUTHBRANCH INDUSTRIAL PARK, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee, Wisconsin, party of the first part, hereinafter referred to as "Grantor", and the CITY OF OAK CREEK, a municipal corporation of the State of Wisconsin, party of the second part, hereinafter referred to as "Grantee";

W I T N E S S E T H :

WHEREAS, Grantor, for a valuable consideration, the sufficiency and receipt whereof is hereby acknowledged, does hereby grant unto the Grantee an easement to construct and maintain a storm drainage channel and appurtenances thereto, in, over and across the real property of Grantor in the City of Oak Creek, County of Milwaukee and State of Wisconsin, more particularly described as follows:

The Southerly 15.00 feet of Lot 1, in Block 4, and the Westerly 30.00 feet and the Northerly 30.00 feet of Lot 1, in Block 7, in Southbranch Industrial Park, being a subdivision of a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

ALSO:

Commencing at the Northeast corner of Lot 1, Block 3, in Southbranch Industrial Park, being a subdivision of a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of Section 30, Township 5 North, Range 22 East in the City of Oak Creek, County of Milwaukee, State of Wisconsin, such point being located South 0°-09'-12" East 1377.00 feet, South 89°-50'-48" West, 225.00 feet and North 83°-45'-22" West, 169.87 feet of the Northeast corner of the Northwest 1/4 of said Section 30, thence South 34°-14'-03" West, 10.00 feet to a point; thence Due West, 676.67 feet to a point; thence North 17°35'-57" East, 62.95 feet to a point; thence Due East, 486.19 feet to a point; thence Southeasterly 184.74 feet along the arc of a curve, the center of which is to the Northeast, with a radius of 1,001.75 feet and a chord which bears South 73°-42'-52.5" East, 184.48 feet to the point of beginning, said lands being 60.00 feet in width.

Together with the right to enter upon and to pass and repass over and along the aforesaid land whenever and wherever necessary for the purpose of the installation, maintenance and repair of the

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4676052

REGISTER'S OFFICE
Milwaukee County, Wis. } SS
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Walter B. Bensch
REGISTER OF DEEDS

aforesaid storm drainage channel and appurtenances thereto.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee and unto its successors and assigns forever.

The Grantor reserves the right, to itself and its successors and assigns, to have the full use and enjoyment of the aforesaid premises except as to the rights herein granted.

If the premises herein are discontinued or abandoned for storm drainage channel purposes, the easement herein conveyed shall, without notice, demand or re-entry, revert to the Grantor, its successors and assigns. In such event, Grantee agrees to re-convey by Quit Claim deed to Grantor the premises described herein.

The Grantee shall and does hereby agree to indemnify and save harmless the Grantor, its successors and assigns, from any and all loss or damage to property or injury to or death of any and all persons or from any suits, claims, liability or demand in connection therewith, however caused, resulting directly or indirectly by reason of the installation, operation, maintenance, removal, use or existence of the aforesaid storm drainage channel and appurtenances thereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by JACK L. LA BONTE, its President, and countersigned by BRYAN ARDIS FRAME, its Secretary, at Milwaukee, Wisconsin, and its corporate seal to be hereto affixed, this 18th day of May A.D. 1972.

In presence of:

Raymond J. Gray
Raymond J. Gray

Leone Crotty
Leone Crotty

OAK CREEK-SOUTHBRANCH INDUSTRIAL PARK INC.

By Jack L. LaBonte
Jack L. LaBonte, President

Countersigned:

Bryan Ardis Frame
Bryan Ardis Frame, Secretary

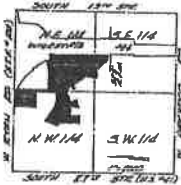


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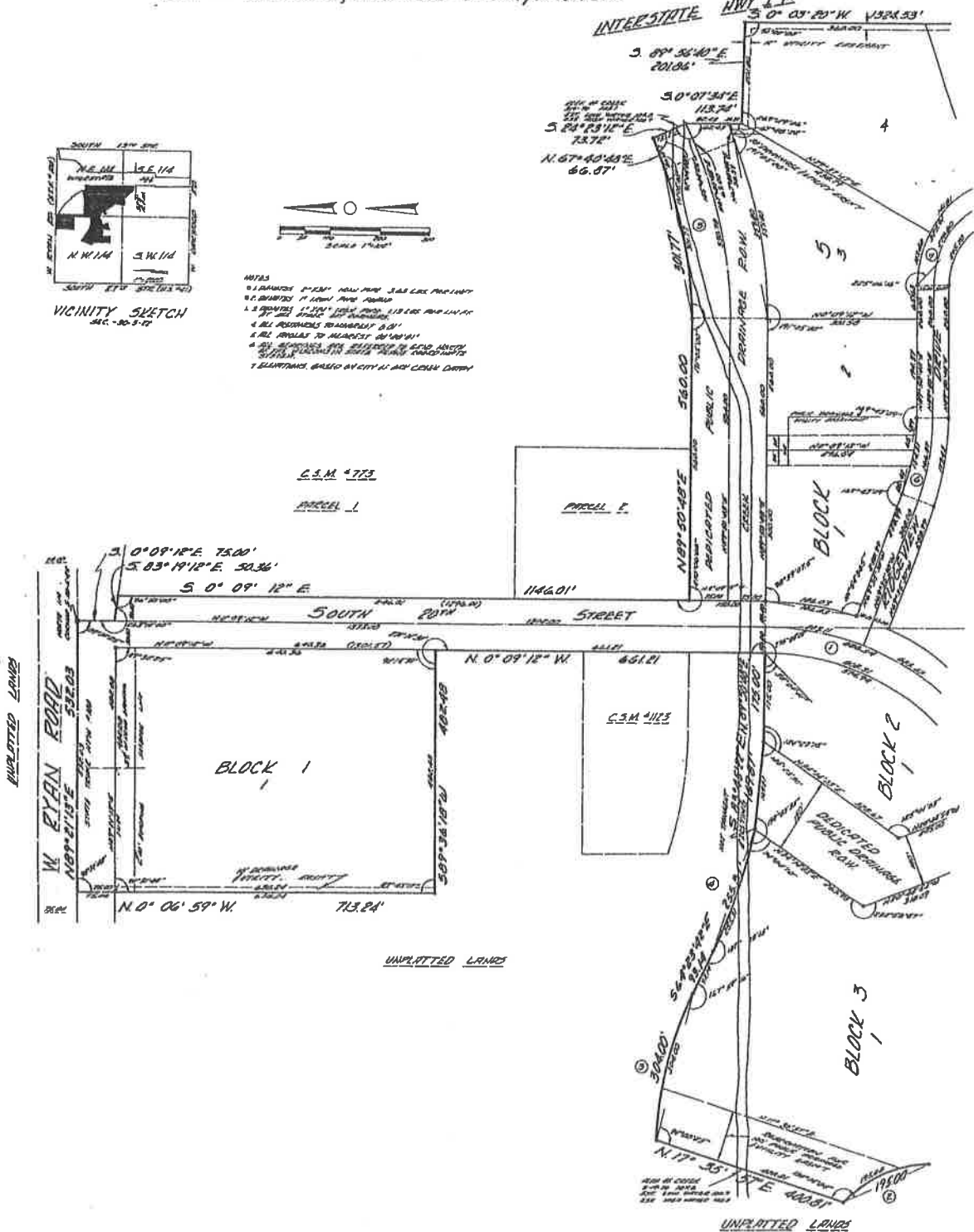
SOUTHBRANCH INDUSTRIAL PARK

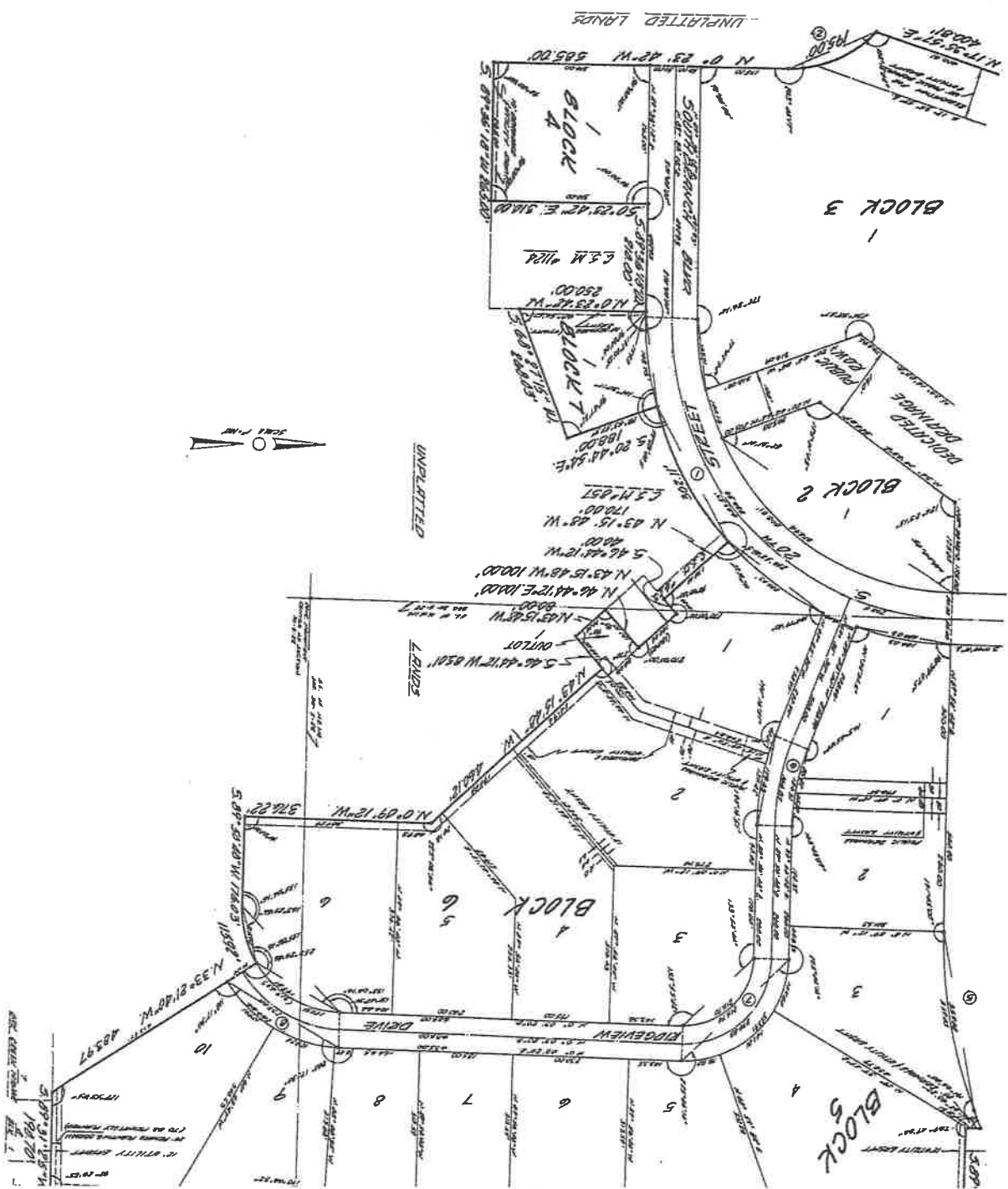
BEING A SUBDIVISION OF PART OF THE N.W. 1/4, NE 1/4, E 1/2 E 1/4 OF S. 30, T. 5N, R. 22E CITY OF ORK CREEK, MILWAUKEE COUNTY, WISCONSIN.

4683477
RECORDS DIVISION
MILWAUKEE COUNTY, WIS.
RECORDED AT 11:52 AM
JUN 1972
\$25.00



- NOTES
1. DIMENSIONS IN FEET AND INCHES SHALL EXCEED PRECEDENT
 2. DIMENSIONS IN FEET AND INCHES SHALL EXCEED PRECEDENT
 3. DIMENSIONS IN FEET AND INCHES SHALL EXCEED PRECEDENT
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
 7. DIMENSIONS BASED ON CITY OF ORK CREEK DATA





NO 559ms 221



COMMON COUNCIL REPORT

Item: 2026-27 Official Newspaper

Recommendation: That the Common Council designate NOW Media Group (parent company for the Milwaukee Journal Sentinel - SOUTH NOW edition) to serve as the official City newspaper for the next 12 months.

Fiscal Impact: Funds to cover the cost of the official notices in 2026 have been budgeted in the General Government-Legal Notices Account.

In the past twelve months, publications have amounted to a total cost of \$22,330.81. This amount is an increase of \$2,288.56 from the prior 12 month period.

We are in our fifth year of collecting for publication costs and have invoiced a total of \$21,595.32. Three invoices remain unpaid. Two are in collections (\$437.37) and one is currently being sent a final notice before it can be sent to collections (\$122.09). All other invoices have been paid in full or are still in their 30-day billing period.

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: As a third class city, one of the state requirements we have is an annual bid process for an official City newspaper. An official notice was published on March 25, 2026, inviting bids to be publicly opened at noon on May 5, 2026.

The only bid received was from NOW Media Group (parent company of the Milwaukee Journal Sentinel).

The last rate increase was in 2023. 2026 rates remain as listed below.

	1st insertion per line	2nd insertion per line
Council Proceedings / Legal Notices	\$0.8788	\$0.6938
	1st insertion per column inch	2nd insertion per column inch
Display ads, sample ballots and other matter set in display format	\$10.54	\$8.33
Affidavit	\$1.00	

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: 2025-26 Billing totals; 2026 Invitation for Bid



March 25, 2026

CITY OF OAK CREEK
OFFICIAL NEWSPAPER BID
ATTN: CITY CLERK
8040 S. 6th STREET
OAK CREEK, WI 53154

Invitation for Bid – 2026

The below information is the state certified information for the SOUTH NOW publication for legal advertising.

Name of Type: Unify Sans

Type size: 6

Indicate Line Rates:	1 st Insertion	Subsequent Insertion	Column Width (pica)
1 column	\$.8788	\$.6938	9.17

Display Rates, per column inch:

1st Insertion: \$10.54

Subsequent Insertion: \$8.33

Paid Newspaper Subscriptions to be circulated in this geographic area: 8,892

Affidavit Cost: \$1.00 Affidavits shall be mailed within 10 days of publication.

Dates of Publication: Every Wednesday

Deadline for Display advertisement is Tuesday week prior by noon

Deadline for Liner advertisement is prior Thursday noon (system deadline – please submit in time to allow for processing and proofing)

Vendor: SOUTH NOW

Authorized Signature: /s/ Tara Hamm

Print Name & Title: Tara Hamm, Director, Public Notices | Obituaries

Address: 333 W. State Street, Milwaukee, WI 53203

Telephone: 414-224-2121

Fax: 877-943-0443

Email: MJS-legal@gannett.com

Publish 3/25/2026

****CITY OF OAK CREEK****

**NOTICE TO BIDDERS
OFFICIAL CITY NEWSPAPER**

The Common Council of the City of Oak Creek hereby gives notice that written, sealed proposals to serve as the Official City Newspaper for the City of Oak Creek, pursuant to S. 985.06, Wis. Stats., from May 1, 2026, through April 30, 2027, must be received by **the City Clerk at 8040 S. 6th Street, Oak Creek, Wisconsin**, no later than 12:00 noon on Tuesday, May 5, 2026, at which time the City Clerk shall, in the presence of the Mayor, an Alderperson, or their designee, publicly open and read the bids. The Official City Newspaper shall publish in English the Common Council proceedings and the City's legal notices. Only bids from a daily or weekly newspaper published in the City of Oak Creek, which are eligible under S. 985.03, Wis. Stats., shall be eligible to serve as the Official City Newspaper. The security required for such bid is a certified check or bank draft payable to the Oak Creek City Treasurer or a satisfactory bid bond in an amount not less than \$1,000.00 for any qualified bidder that has not previously served in the capacity of the City's official newspaper.

Dated this 18th day of March, 2026.

/s/ Catherine A. Roeske

Catherine A. Roeske

City Clerk

South NOW

Billing totals for required publications

2025	
Jan	\$1,722.84
Feb	\$2,369.70
Mar	\$1,339.69
Apr	\$1,243.13
May	\$1,987.92
June	\$791.29
July	\$1,575.18
Aug	\$3,265.16
Sept	\$2,539.72
Oct	\$1,398.42
Nov	\$509.20
Dec	\$1,300.00
	\$20,042.25

2026	
Jan	\$303.72
Feb	\$962.68
Mar	\$4,503.71
Apr	\$3,193.81
	\$8,963.92

Current 12 months total:	\$22,330.81
Previous 12 months total:	\$20,042.25
Increase of:	\$2,288.56

2025 Public Hearing Bill Back Amount	\$5,614.42
2025 Amount Recovered	\$5,492.33

2026 Public Hearing Bill Back Amount	\$2,938.30
2026 Amount Recovered	\$246.06

** 2390.24 billed on 5/4

Amount Sent to Collections	\$0.00
Amount Recovered by Collections	\$0.00



COMMON COUNCIL REPORT

Item: Final Payment - Fire Station No. 3 Apparatus Bay Roof Replacement Project

Recommendation: That the Common Council approves Resolution No. 12686-051926, accepting the workmanship of Roberts Restoration, Inc., and authorizing final contract payment under Project No. 25010 (1st Aldermanic District).

Fiscal Impact: Final payment of \$124,823.00 is to be paid with funds under CIP# 25010.

- 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

Background: Fire Station #3, located at 7000 South 6th Street, serves a critical role in the City’s emergency response network. The apparatus bay roof system, originally constructed in 2000, had reached the end of its expected service life and was identified for replacement to maintain the facility’s operational integrity and protect emergency response equipment. Following the completion of the public bidding process, the Common Council awarded the contract to Roberts Restoration for replacement of the apparatus bay roof and completion of associated maintenance items.

The project was completed during the spring of 2026 in accordance with the approved plans and specifications prepared by The Garland Company. Upon completion, the work was inspected by representatives of The Garland Company and City staff and was found to be acceptable and compliant with all contract requirements and specification standards. The new roofing system will extend the service life of the facility and support the continued reliable operation of Fire Station #3 for years to come.

Options/Alternatives: The Council could opt to not accept the work and thus not make the final payment.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared/Approved:

Matthew J. Sullivan, PE
Assistant City Administrator/Engineer

Fiscal Review:

Maxwell Gagin

Maxwell Gagin, MPA

Deputy City Administrator/Finance Officer

Attachments: 12686-051926 Resolution, Project No. 25010 Final Project Invoice, Project No. 25010 Final Inspection

RESOLUTION NO. 12686-051926

BY: _____

**RESOLUTION ACCEPTING THE WORKMANSHIP OF
ROBERTS RESTORATION, INC.
AND AUTHORIZING FINAL PAYMENT**

**FIRE STATION NO. 3 APPARATUS
BAY ROOF REPLACEMENT PROJECT**

PROJECT I.D. 25010

(1st ALDERMANIC DISTRICT)

WHEREAS, the City of Oak Creek, hereinafter referred to as the City, and Roberts Restoration, Inc., hereinafter referred to as the contractor, entered into a contract whereby the Contractor agreed to perform certain public works under Project No. 25010 for the Fire Station No. 3 Apparatus Bay Roof Replacement project in the City of Oak Creek, in accordance with plans and specifications prepared by the City Engineer for the agreed price of \$124,823.00; and,

WHEREAS, said total final contract price has been determined to be \$124,823.00 as computed by the City Engineer using actual quantities, as measured, additions and deletions to the contract, and contract unit prices; and,

WHEREAS, the Contractor has completed all of the work set out in the specifications.

WHEREAS, the City Engineer has submitted his final report certifying that the workmanship of the Contractor is satisfactorily completed and recommends a final settlement be made and that the City accept the work and authorize the payment of the balance presently outstanding and due the Contractor, and that there remains a balance on account, the sum of \$124,823.00.

NOW, THEREFORE, BE IT RESOLVED that the recommendation and report prepared by the City Engineer be accepted.

BE IT FURTHER RESOLVED that the City of Oak Creek does hereby accept the workmanship furnished by the Contractor, subject, however, to all guarantees and other obligations set out in the contract which the City of Oak Creek hereby reserves, if any, and subject to the right of the City of Oak Creek to commence an action or file a third party claim against the Contractor in the event that an action is commenced by anyone against the City of Oak Creek as a result of alleged injuries or wrongful death as a result of the condition of the work site or any other condition related to this project.

BE IT FURTHER RESOLVED that in order to guarantee said workmanship and materials on the office build-out for a period of 12 months after the acceptance of the work, the performance or contract bond, which has been made a part of the contract, shall be in effect until 12 months after the passage of the resolution.

BE IT FURTHER RESOLVED that the City, through its proper officials, issues its voucher in the sum of \$124,823.00 to the Contractor in full and final payment of the City's obligations under this contract.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 19th day of May, 2026.

Passed and adopted this 19th day of May, 2026.

President, Common Council

Approved this 19th day of May, 2026.

Mayor, City of Oak Creek

ATTEST:

City Clerk

VOTE: AYES _____ NOES _____



Illinois and Wisconsin Premier
Residential, Commercial & Light
Industrial Roof and Siding Contractors ©
Licensed - Bonded - Insured

Headquarters
43420 N US Highway 45
Antioch, IL 60002-7211
847-838-6125
Illinois 104-018072
Chicago GC # TGC 126939

Kenosha
262-612-0763
Wisconsin 1414034

INVOICE	
Name:	Fire Station #3 Oak Creek
Address:	7000 6th st
City:	Oak Creek St: WI Zip: 53154
Phone:	4147667002 Cell:
Email:	msullivan@oakcreekwi.org
Sales Rep:	Reception Desk
Date:	Tue, Apr 28, 2026 05:06:22 PM -04:00

INVOICE

CHARGES	AMOUNT
Invoice for oak creek fire station #3.	124,823.00
SUBTOTAL	124,823.00

PAYMENTS	AMOUNT
<div style="border: 2px solid red; border-radius: 15px; padding: 10px; display: inline-block;"> <p>APPROVED FOR PAYMENT</p> <p>ACCT # 40-01-40-01070-25010</p> <p>05/13/2026</p> <p><small>DATE</small></p> <p><i>Matthew Sullivan</i></p> <p><small>SIGNATURE</small></p> </div>	
SUBTOTAL	

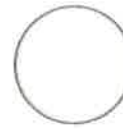
TOTAL CHARGES	124,823.00
TOTAL PAYMENTS	
AMOUNT DUE	124,823.00

Make checks payable to Roberts Restorations. Call us if you have any questions. 847-838-6125

Thank you for choosing Roberts Restorations!



Photo Report



CITY OF OAK CREEK
8040 S 6TH ST
OAK CREEK, WISCONSIN 53154

FACILITY: Oak Creek Fire Station	ROOF SECTION: Roof Project 2025	TITLE: Final Roof Walk	DATE: 05/05/2026
----------------------------------	---------------------------------	------------------------	------------------



Complete Installation of Chimney Metal Cladding



2
New sealant around penetrations on Chimney areas.



3
EPDM Cricket areas removed and new EPDM installed



Upper Roof Metal Cladding installed around Chimneys

6



Field of Upper Roof, completed.

7



New Box style gutters installed properly and secured.

COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council consider the various license and permit requests as listed on the 5/19/26 License Committee Report.

Fiscal Impact: License fees in the amount of \$1,508.63 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

Tentative recommendations are as follows:

1. Grant an Operator license to (favorable background reports received):
 - * Sebastian Kitzke (Kwik Trip)
2. Grant a 2025-26 Class A Combination alcohol license to Darshan Dhaliwal, Strides Energy LLC dba BP, 9502 S. Howell Ave., with release of license subject to final department approvals and receipt of occupancy permit.
3. Grant a 2026-27 Amusement Operator License and Amusement Device License(s) to:
 - * Suzi Rasher, National Entertainment Network, LLC, 246 S. Taylor Ave., Louisville, CO
 - * Ken Mitsche, Kenny's Amusements, 6230 S. Pennsylvania Ave., Cudahy, CO
 - * Michael Weigel, Wisconsin P & P Amusement, N49 W13477 Campbell Dr., Menomonee Falls, WI
4. Grant a 2026 Special Event Permit to Nathan Bublitz, Agent for Nate B Volleyball, for Volleyball Tournaments to be held at Abendschein Park, 1311 E. Drexel Ave. on June 27, August 15 and August 16, 2026.
5. Deny a 2026 Special Event Permit to Shawn Uphall, Route 41 Bar and Grill, for a Hot Rods and Heroes Car Show scheduled for June 21, 2026 due to safety concerns and failure to adhere to municipal code procedures.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Christa J. Miller CMC/WCMC
Deputy City Clerk

Fiscal Review:

Maxwell Gagin

Maxwell Gagin, MPA

Deputy City Administrator / Finance Officer

Attachments: none



COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the May 13, 2026 Vendor Summary Report in the total of \$549,004.90.

Fiscal Impact: Total claims paid of \$549,004.90.

- 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. \$9,200.00 to AT&T (pg #1) for PD Next Gen 911.
2. \$66,532.71 to Bestco UA (pg #1) for June retiree insurance.
3. \$11,828.04 to City of South Milwaukee (pg #5) for Zone E Preparedness Coordinator and 50% of WE Energies invoice.
4. \$45,493.60 to Karl Chevrolet Inc (pg #3) for 2026 Chevy Blazer. Project #25018.
5. \$6,174.81 to Milwaukee County Treasurer (pg #4) for April court fines.
6. \$6,270.00 to Premier Countertops LLC (pg #5) for breakroom countertop.
7. \$20,151.93 to WI Court Fines & Surcharges (pg #6) for April court fines.

ACH PAYMENTS

1. \$7,966.34 to Aquatic Adventures Inc (pg #8) for wet suits.
2. \$23,000.00 to Britten Inc (pg #8) for final design payment. Project #22008.
3. \$10,253.50 to Buelow Vetter (pg #8) for legal services.
4. \$5,725.00 to Conway Shields (pg #9) for fire gear replacements. Project #20009.
5. \$16,140.42 to Hein Electric Supply Company (pg #10) for electrical service and supplies.
6. \$15,667.57 to Kansas City Life Insurance Co. (pg #11) for June disability insurance.
7. \$7,500.00 to Pitney Bowes Bank Reserve Account (pg #13) for postage refill.
8. \$38,681.96 to Ramboll Americas Engineering (pgs #13 & #14) for consulting and engineering services.

9. \$5,391.45 to Tapco (pg #14) for street light maintenance. Project #17024.

10. \$17,625.00 to Tyler Technologies, Inc. (pg #15) for consulting services.

EFT PAYMENTS

1. \$18,338.52 to Enterprise FM Trust (pg #17) for DPW vehicle lease monthly payment. Project #19024.

2. \$92,083.52 to US Bank (pgs #17-#27) 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.

3. \$14,946.83 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 Gagrin, MPA
Deputy City Administrator / Finance Officer

Attachments: 05/13/2026 Invoice GL Distribution Report