



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

COMMON COUNCIL MEETING AGENDA

MARCH 6, 2018
7:00 P.M.

Daniel Bukiewicz - Mayor
Steven Kurkowski - 1st District
Greg Loreck - 2nd District
Richard Duchniak - 3rd District
Michael Toman - 4th District
Kenneth Gehl - 5th District
Chris Guzikowski - 6th District

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 2/19/18

New Business

4. **Informational:** Summarized Treasurer's Report on investment and banking accounts for the month ending January 31, 2018.
5. **Motion:** Consider a *motion* to award the Drexel Town Square Public Restrooms Project to the lowest, responsive, responsible bidder, KVG Building Corporation, Inc., for the lump sum bid price of \$179,628. (Project No. 18025) (2nd District).
6. **Ordinance:** Consider *Ordinance* No. 2897, amending Ordinance 2889, fixing the Salary Ranges, Salary, Wages and Allowances for Non-Union, General, Management Personnel and Other City Offices and Positions for the year 2018 (by Committee of the Whole).
7. **Motion:** Consider a *motion* to approve the February 28, 2018 Vendor Summary Report in the combined total amount of \$380,155.37 (by Committee of the Whole).

PUBLIC WORKS

8. **Motion:** Consider a *motion* to approve a three year lease-to-own contract with Utility Sales and Service for the lease of an aerial lift truck in the amount of \$110,048.13 (by Committee of the Whole).

ENGINEERING

9. **Resolution:** Consider *Resolution* No. 11916-030618, accepting the 2017 Annual Report for Oak Creek's WPDES Storm Water (NR 216) permit (by Committee of the Whole).
10. **Motion:** Consider a *motion* to approve the installation of "No Parking" and "No Left Turn" signs at 8545 S. Shepard Avenue (Edgewood Elementary School) (3rd District).

Visit our website at www.oakcreekwi.org for the agenda and accompanying common council reports.

COMMUNITY DEVELOPMENT

11. **Resolution:** Consider Resolution No. 11919-030618, vacating a drainage easement for I-Drexel, LLC / ICAP Development, LLC for the property at 410 W. Drexel Ave. (1st District).
12. **Resolution:** Consider Resolution No. 11917-030618, creating, describing, and making certain findings and approving the Project Plan and boundaries for Tax Incremental District (TID) No. 14 (610 W. Rawson Ave., 7001 and 7045 S. 6th St.) (1st District).
13. **Resolution:** Consider Resolution No. 11918-030618, creating, describing, and making certain findings and approving the Project Plan and boundaries for Tax Incremental District (TID) No. 15 (330, 400, 410 and 500 W. Drexel Ave.) (1st District).
14. **Ordinance:** Consider Ordinance No. 2898, adopting an amendment to the Comprehensive Plan for the properties at 8300, 8304, 8310, and 8380 S. 27th Street, and 8370 S. Orchard Way (2nd District).

LICENSE COMMITTEE

15. **Motion:** Consider a motion to grant the various license requests as listed on the 3/6/18 License Committee Report (by Committee of the Whole).

MISCELLANEOUS

16. **Motion:** Consider a motion to convene into Closed Session pursuant to Wisconsin State Statutes to discuss the following:
 - a. Section 19.85(1)(e) to discuss a proposed Land Swap Term Sheet between the City of Oak Creek, Capstone Quadrangle dba Ryan Business Park, LLC and Milwaukee County for the development of the properties at 741 West Ryan Road, 1001 West Ryan Road, 9600 South 13th Street, 9700 South 13th Street and 9900 South 13th Street (905-9999-006, 905-9995-001, 905-9994-001, 905-9993-003 and 925-9999-000).
 - b. Section 19.85(1)(g) to consider the Claim for Excessive Assessment of Woodman's Food Market Inc. (Tax Key No. 813-9038-000).
 - c. Section 19.85(1)(g) to consider the Claim for Excessive Assessment of Robert Fransway, SGC, LLC and Springbrook Development for the properties at 200 R. Puetz Road W, 200 Puetz Road W, 402 Puetz Road W, 404 Puetz Road W, 406 Puetz Road W, 408 Puetz Road W and 487 Bell Court. (Tax Key Nos. 828-9008-000, 828-9007-000, 828-9025-000, 828-9026-000, 828-9013-000, 829-9014-000, and 828-0003-000).
 - d. Section 19.85(1)(g) to discuss *Guillermo Carrasquillo v. City of Oak Creek*, U.S. District Court, Eastern District of Wisconsin, Case No. 18CV124.
 - e. Section 19.85(1)(c) to discuss the performance evaluation for the City Administrator.
17. **Motion:** Consider a motion to reconvene into Open Session.
18. **Motion:** Consider a motion to take action, if required.
19. **Resolution:** Consider Resolution No. 11920-030618, approving a Land Swap Term Sheet by and between the City of Oak Creek, Ryan Business Park, LLC and Milwaukee County (5th District).

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 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 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 be in attendance at 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



Meeting Date: March 6, 2018

Item No. 4

COMMON COUNCIL REPORT

Informational: Treasurer Report on Investment and Banking for the City of Oak Creek accounts, ending January 31, 2018.

Fiscal Impact: Presenting the monthly condition of the City treasury at an open meeting of the Common Council will provide additional financial data to decision makers while enhancing transparency to the public.

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Treasurer Report on Investment and Banking displays the investment and banking accounts month end balances, to provide the City of Oak Creek Common Council and the public with the current condition of the City's treasury. It is not intended to infer available funds for general purpose spending since some funds are allocated for specific uses such as Tax Incremental Districts, large projects, distribution of tax collection to other underlying taxing jurisdictions etc. This monthly report, along with an additional comprehensive report, is reviewed at Finance Committee meetings to assist with investment decisions and other financial strategies. Below briefly summarizes the attached report.

Beginning Balance	Ending Balance	Interest Earned	Increase/Decrease
\$62,625,971.80	\$59,679,593.51	\$57,179.30	-\$2,946,378.29
January Tax Collection: \$23,401,192.42 or 30.44% of total levied			City Share: *\$6,975,859.02

*Uncollected Personal Property Tax of \$561,062.80 was settled in full on February 20, 2018

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Barbara Guckenberger, CMTW
City Treasurer

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Attachments: Treasurer Report on Investment and Banking

City of Oak Creek							
Treasurer Report on Investment and Banking							
Name of Account	Beginning Balance	Additions	Subtractions	Account Ending Balance	Actual Interest Earned	Interest Rate	Percentage of Total Invested
Tri City National Bank	12,063,877.41	67,973,257.18	(69,134,236.44)	10,902,898.15	5,096.98	1.33%	18.27%
General Fund	5,214,132.84	43,826,126.15	(41,077,074.44)	7,963,184.55			
Title 125	62,268.47	30,220.27	(26,339.36)	66,149.38			
Police Credit Card	32,370.85	22,161.26	(32,711.25)	21,820.86			
Parks & Rec Counter Credit Card	2,719.37	8,175.20	(2,801.23)	8,093.34			
Tax Payment Account #2	3,915,495.87	16,446,861.89	(18,259,709.15)	2,102,648.61			
Parks & Rec Online Credit Card	2,192.60	8,703.00	(3,561.25)	7,334.35			
Health Insurance	80,119.81	321,638.51	(373,267.49)	28,490.83			
Tax Payment Account	2,615,155.20	7,233,319.55	(9,219,349.87)	629,124.88			
EMS	139,422.40	76,051.35	(139,422.40)	76,051.35			
DANA Investment Advisors	5,679,698.38	12,157.77	(19,178.83)	5,672,677.32	11,903.87	2.05%	9.51%
BMO Global Asset Management	4,859,383.64	6,997.78	(20,264.35)	4,846,117.07	4,125.28	1.71%	8.12%
American Deposit Management (ADM)	2,885,816.39	2,727.69	-	2,888,544.08	2,727.69	1.15%	4.84%
*ADM General Account Balance							
Local Government Investment Pool (LGIP)	30,765,932.67	14,240,948.87	(16,015,469.17)	28,991,412.37	32,633.79	1.35%	48.58%
*LGIP General Account Balance	28,265,742.60	13,222,307.93	(16,015,469.17)	25,472,581.36	29,462.02		
**Ehlers Investment	6,371,263.31	12,638.32	(5,957.11)	6,377,944.52	691.69	1.2698%	10.69%
	6,371,263.31	12,638.32	(6,956.61)	6,376,945.02			
Total Balance	62,625,971.60	82,248,727.61	(85,195,105.90)	59,679,593.51	57,179.30		
**Ehlers balance is first shown gross of fees to balance to their monthly report; below that is shown net of fees for comparison purposes. Also, due to multiple CD's in the account, interest/dividends may not be earned monthly;							
*General Account Balance shown separately and is also part of the total account listed above; although it is used for cash flow purposes, a portion may be allocated for specific uses and may not be available for general purpose spending;							
Excludes Police Forfeiture Account;							
Tri City Interest is an analyzed credited from previous month earnings;							
Additions and subtractions on investment accounts may include market adjustments for realized and unrealized gains(losses) or change in accrued income, as well as interest, management fees, deposits, transfers, returned payments or withdrawals							
Tax Collection Deposits							
Tax Payment Account #2							Distribution to other Taxing Jurisdictions
City Deposit (Counter, Drop Box, Mail)				15,201,785.62			STATE \$ -
Gov Tech				676,220.99			COUNTY \$ 4,884,829.85
Credit Card				309,216.13			MMSD \$ 1,668,250.49
Total Tax Payment Account #2				16,187,222.74			SCHOOL \$ 8,370,091.47
							MATC \$ 1,215,599.63
Tax Payment Account							UTILITY \$ 205,177.30
Tri City Payments (At Bank, Lockbox)				7,213,969.68			TOTAL DIST \$ 15,343,948.74
							TAX REFUNDS \$ 81,384.66
Total Tax Collection Deposits				23,401,192.42	30.44%	of Total Tax Levy	*CITY \$ 6,975,859.02
Please note the City uses two bank accounts for tax collection; one for payments processed by the City (account #2) and the other for payments processed by our bank							
*Uncollected Personal Property Tax Settled 561,062.80							
Prepared for Common Council; cc Finance Committee							
Barbara Guckenberger, CMTW							
City Treasurer							



COMMON COUNCIL REPORT

Item: Drexel Town Square Public Restrooms Project

Recommendation: That the Common Council considers a motion to award the Drexel Town Square Public Restrooms Project to the lowest, responsive, responsible bidder, KVG Building Corporation, Inc., for the lump sum bid price of \$179,628.00. (Project No. 18025) (2nd Aldermanic District)

Fiscal Impact: Payments under the contract would be with Park Impact Fees allocated under Project No. 18025.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: At the Council's direction from the January 16, 2018 meeting, staff worked with the City's architect to complete the design of the 728 S.F. public restroom build-out of the vacant space at 332 W. Town Square Way. The completed plans and bid documents were recently advertised for public bid. Five sealed bids were received and publicly opened at City Hall on February 23, 2018:

Contractor	Bid
KVG Building Corporation	\$ 179,628.00
Beeler Construction, Inc.	\$ 201,170.00
Wm. Sackerson Construction Co.	\$ 228,000.00
A. J. Heinen, Inc.	\$ 243,495.00
Rasch Construction & Engineering, Inc.	\$ 282,700.00

It is staff's recommendation that the contract be awarded to KVG Building Corporation, Inc. for their bid price.

Options/Alternatives: The restrooms are meant specifically for users of the Town Square. If the project does not proceed, summer splash pad visitors will have to find other restroom facilities, which would mean a continuation of the less than ideal situation of the wet and dripping swimwear clad public venturing into City Hall, the Library or nearby businesses for this purpose. Additionally, the various Town Square social functions would have to continue the practice of renting portable restrooms.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Michael C. Simmons, P.E.
City Engineer

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Attachments: None



COMMON COUNCIL REPORT

Item: Ordinance 2897 - An Ordinance Amending Ordinance 2889 Fixing the Salary Ranges, Salary, Wages and Allowances for Non-Union, General, Management Personnel and Other City Offices and Positions for the Year 2018.

Recommendation: That the Council adopts Ordinance 2897 - An Ordinance Amending Ordinance 2889 Fixing the Salary Ranges, Salary, Wages and Allowances for Non-Union, General, Management Personnel and Other City Offices and Positions for the Year 2018.

Fiscal Impact: All recommended changes have been included and provided for in the 2018 budget.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Personnel Committee has considered and recommended approval of Ordinance 2897, revising Salary Ordinance 2889 for full-time, non-represented employees. This was approved at their February 28th meeting.

Revisions were mainly due to turnover as well as increasing the Top Salary of two positions to match their current salaries.

A "track changes" copy of Ordinance 2889 is attached, as well as a clean copy of Ordinance No. 2897.

Options/Alternatives:

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Becky L. Schermer, ABD
Human Resources Manager

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Attachments: Ordinance 2897 red-lined, Ordinance 2897 clean copy

ORDINANCE No. 289789

By: _____

AN ORDINANCE AMENDING ORDINANCE 2889 FIXING THE SALARY RANGES, SALARY, WAGES AND ALLOWANCES FOR NON-UNION, GENERAL, MANAGEMENT PERSONNEL AND OTHER CITY OFFICES AND POSITIONS FOR THE YEAR 2018

The Common Council of the City of Oak Creek do hereby ordain as follows:

SECTION 1: There is herewith established the uniform rates of pay of those certain offices and positions under the control of the Common Council of the City of Oak Creek affecting non-union, management, general, and miscellaneous personnel for the year 2018. The proper city officials are hereby authorized and directed to make the required payments to those affected employees of the City pursuant to this ordinance.

SECTION 2: The pay ranges and rates of pay of those certain offices and positions under the control of the Common Council of the City of Oak Creek affecting management, supervisory and non-union personnel shall be as follows provided that the salary range and salaries are subject to review by the Common Council. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	Starting Salary	Top Salary
Accounting Associate	\$38,322	\$38,897	\$18.700	\$38,840	\$45,995
Assistant City Engineer	\$90,684	\$92,044	\$44.252	\$85,835	\$93,194
Assistant Director of Public Works	\$71,364	\$72,434	\$34.824	\$71,187	\$78,950
Assistant IT Manager/Systems Administrator	\$85,595	\$86,879	\$41.769	\$86,879	\$88,923
Benefits Coordinator	\$68,921	\$69,955	\$33.632	\$64,074	\$71,054 3
Building Inspector	\$70,004	\$71,054	\$34.161	\$64,074	\$71,054
City Forester	\$67,248	\$68,257	\$32.816	\$64,074	\$71,054
Communications Coordinator	\$69,477	\$70,519	\$33.903	\$51,217 8	\$71,400 399
Deputy Clerk	\$67,248	\$68,257	\$32.816	\$64,074	\$71,054
Deputy Comptroller/Payroll Coordinator	\$67,469	\$73,081 2,573	\$35.135 4,891	\$64,074	\$73,081 1,054
Deputy Treasurer	\$56,126	\$56,968	\$27.388	\$56,968	\$63,175
Design Engineer	\$85,586	\$86,870	\$41.764	\$78,302	\$86,870
Destination Marketing Specialist	\$50,461	\$51,218	\$24.624	\$51,218	\$71,399
Electrical Inspector	Vacant \$70,004	\$68,640 71,054	\$33.000 4,161	\$64,074	\$71,054
Environmental Engineer	\$85,586	\$86,870	\$41.764	\$78,302	\$86,870

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	Starting Salary	Top Salary
Environmental Design Engineer	\$85,586	\$86,870	\$41.764	\$78,302	\$86,870
GIS SharePoint Administrator	\$59,433	\$60,324	\$29.002	\$57,516	\$67,439
IT Technician	\$52,364	\$53,149	\$25.553	\$44,562	\$63,119
Network Administrator	\$66,565	\$67,563	\$32.482	\$64,074	\$71,054
Open Records Clerk	\$43,896	\$44,554	\$21.420	\$41,394	\$52,754
Planner	\$68,636	\$69,666	\$33.493	\$64,074	\$71,054
Police Executive Administrative Assistant	\$52,560	\$56,664	\$27.2426.213	\$44,562	\$63,119
Public Health Nurse (2)	\$63,126	\$65,823	\$31.646	\$64,074	\$71,054
Public Health Specialist	\$63,126	\$64,073	\$30.804	\$64,074	\$71,054
Sanitarian	Vacant \$64,232	\$64,074	\$30.8051.344	\$64,074	\$71,054
Staff Accountant	\$44,308	\$49,0618.720	\$23.587423	\$41,394	\$52,754
Street Light Maintenance Electrician	\$65,551	\$66,534	\$31.988	\$64,074	\$71,054
Zoning Administrator/Planner	\$68,636	\$69,666	\$33.493	\$64,074	\$71,054

SECTION 3: The pay ranges and rates of pay of those certain offices and positions with statutory responsibility to the Police and Fire Commission service under the control of the Common Council of the City of Oak Creek affecting management and supervisory personnel shall be as follows provided that the salary range and salaries are subject to review by the Common Council. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	EMT Pay (2%)	Gun Allowance	Total Compensation	Starting Salary	Top Salary
Fire Chief	\$108,925	\$110,559	\$53.153	\$2,211	N/A	\$112,770	\$100,336	\$112,771
Assistant Fire Chief (2)	\$98,580	\$100,059	\$48.105	\$2,001	N/A	\$102,060	\$92,415	\$102,641
Battalion Chief (2912 hrs/yr)	\$93,344	\$94,744	\$32.536	\$1,895	N/A	\$96,639	\$90,951	\$94,754
Battalion Chief (2912 hrs/yr)	\$91,124	\$92,491	\$31.762	\$1,850	N/A	\$94,341	\$90,951	\$94,754
Battalion Chief of Operations (2912 hrs/yr)	\$92,162	\$93,544	\$32.124	\$1,871	N/A	\$95,415	\$90,951	\$94,754
Police Chief	\$109,804	\$111,470	\$53.59182	N/A	\$1,300	\$112,770	\$100,336	\$112,771
Captains (2)	\$101,873	\$103,401	\$49.712	N/A	\$1,300	\$104,701	\$100,336	\$112,771
Police Lieutenants (4)	\$94,708	\$96,129	\$46.216	N/A	\$1,300	\$97,429	\$96,129	\$96,129
Police Sergeants (6)	\$87,997	\$89,317	\$42.941	N/A	\$1,300	\$90,617	\$84,821	\$94,096

SECTION 4: The pay ranges and rates of pay of those certain offices and positions under the control of the Common Council of the City of Oak Creek affecting management and supervisory personnel shall be as follows provided that the salary range and salaries are subject to review by the Common Council. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an

annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	Starting Salary	Top Salary
Administrative Support Supervisor	\$54,378	\$55,194	\$26.535	\$50,472	\$58,751
City Attorney	\$90,529	\$97,744	\$46.992	N/A	N/A
City Engineer	\$94,821	\$97,744	\$46.992	\$84,821	\$101,927
Director of Community Development	\$92,263	\$93,647	\$45.023	\$84,821	\$94,096
Director of Public Works	\$93,344	\$94,744	\$45.550	\$84,821	\$94,744
Dispatch Manager	\$65,426	\$66,407	\$31.927	\$64,074	\$71,054
Dispatcher Supervisor 1	\$55,409	\$56,240	\$27.039	\$50,472	\$64,320
Dispatcher Supervisor 2	N/A	\$55,481	\$26.674	\$50,472	\$64,320
Facility Manager	\$88,416	\$89,742	\$43.145	\$85,835	\$93,195
Finance Director/Comptroller	\$94,822	\$97,744	\$46.992	\$91,865	\$101,927
Human Resources Manager	\$81,567	\$82,791	\$39.803	\$77,758	\$86,266
Inspection Supervisor	\$77,784	\$80,951	\$38.919	\$78,302	\$86,870
IT Manager	\$93,651	\$95,056	\$45.700	\$90,731	\$100,669
Parks Maintenance Supervisor	\$70,002	\$71,052	\$34.160	\$64,522	\$71,551
Public Health Officer	\$85,000	\$86,275	\$41.478	\$84,821	\$94,096
Recreation Manager	\$69,167	\$70,205	\$33.752	\$63,628	\$70,560

SECTION 4: GENERAL EMPLOYEES. The pay ranges and rates of pay of those positions under the control of the Common Council of the City of Oak Creek affecting general personnel shall be as follows. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current employee Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Starting Salary	Hourly Rate	Top Salary	Hourly Rate
Clerk	\$39,890	\$19.178	\$48,297	\$23.220
Dispatcher - Lead	\$49,438	\$23.768	\$52,839	\$25.403
Dispatcher - Advanced	\$41,509	\$19.956	\$49,438	\$23.768
Dispatcher - Entry	\$41,509	\$19.956	\$41,509	\$19.956

SECTION 5: AUTO EXPENSE. The following personnel or members of the following departments shall be paid the rate allowed under current IRS regulations per the Travel Policy or shall be assigned City vehicles for their usage.

Police Department-including Captains, Fire Department-including Assistant Fire Chiefs, Inspection Department, Treasurer, Engineering Department, Public Works Department, City Clerk's Office, City Administrator's Staff, Finance Department, Recreation Department, Community Development Department, Health Department Staff.

The following personnel shall be paid a car allowance as set forth opposite their positions, to-wit:

Assistant Fire Chief (2), \$150.00 monthly

Assistant Information Technology Manager (1), \$100.00 monthly
City Attorney (1), \$150.00 monthly
City Engineer (1), \$150.00 monthly
Fire Chief (1), \$250.00 monthly
Information Technology Manager (1), \$200.00 monthly
Information Technology Technician (1), \$100.00 monthly
Network Administrator (1), \$100.00 monthly

In order to qualify for the afore mentioned auto mileage and/or allowance, the officials and employees designated must provide proof of insurance by a reasonable insurance company for bodily injury and property damage liability within minimum policy limits of \$250,000/\$500,000/\$25,000. In order to receive reimbursement, a Declaration of Coverages page stating the policy limits shall be provided annually by January 31 or upon policy renewal to the Human Resources Office.

SECTION 6: VALIDITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions thereof. The Common Council of the City of Oak Creek hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof, may be declared invalid or unconstitutional.

SECTION 7: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage and publication and shall apply as of January 1, 2018, except where otherwise noted.

Passed and adopted this ____ day of ~~March~~December, 2018~~7~~.

President, Common Council

Approved this ____ day of ~~March~~December, 2018~~7~~.

Mayor

ATTEST:

City Clerk

VOTE: Ayes ____ Noes ____

ORDINANCE No. 2897

BY: _____

AN ORDINANCE AMENDING ORDINANCE 2889 FIXING THE SALARY RANGES,
SALARY, WAGES AND ALLOWANCES FOR NON-UNION, GENERAL, MANAGEMENT
PERSONNEL AND OTHER CITY OFFICES AND POSITIONS FOR THE YEAR 2018

The Common Council of the City of Oak Creek do hereby ordain as follows:

SECTION 1: There is herewith established the uniform rates of pay of those certain offices and positions under the control of the Common Council of the City of Oak Creek affecting non-union, management, general, and miscellaneous personnel for the year 2018. The proper city officials are hereby authorized and directed to make the required payments to those affected employees of the City pursuant to this ordinance.

SECTION 2: The pay ranges and rates of pay of those certain offices and positions under the control of the Common Council of the City of Oak Creek affecting management, supervisory and non-union personnel shall be as follows provided that the salary range and salaries are subject to review by the Common Council. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	Starting Salary	Top Salary
Accounting Associate	\$38,322	\$38,897	\$18.700	\$38,840	\$45,995
Assistant City Engineer	\$90,684	\$92,044	\$44.252	\$85,835	\$93,194
Assistant Director of Public Works	\$71,364	\$72,434	\$34.824	\$71,187	\$78,950
Assistant IT Manager/Systems Administrator	\$85,595	\$86,879	\$41.769	\$86,879	\$88,923
Benefits Coordinator	\$68,921	\$69,955	\$33.632	\$64,074	\$71,054
Building Inspector	\$70,004	\$71,054	\$34.161	\$64,074	\$71,054
City Forester	\$67,248	\$68,257	\$32.816	\$64,074	\$71,054
Communications Coordinator	\$69,477	\$70,519	\$33.903	\$51,218	\$71,399
Deputy Clerk	\$67,248	\$68,257	\$32.816	\$64,074	\$71,054
Deputy Comptroller/ Payroll Coordinator	\$67,469	\$73,081	\$35.135	\$64,074	\$73,081
Deputy Treasurer	\$56,126	\$56,968	\$27.388	\$56,968	\$63,175
Design Engineer	\$85,586	\$86,870	\$41.764	\$78,302	\$86,870
Destination Marketing Specialist	\$50,461	\$51,218	\$24.624	\$51,218	\$71,399
Electrical Inspector	Vacant	\$68,640	\$33.000	\$64,074	\$71,054
Environmental Engineer	\$85,586	\$86,870	\$41.764	\$78,302	\$86,870

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	Starting Salary	Top Salary
Environmental Design Engineer	\$85,586	\$86,870	\$41.764	\$78,302	\$86,870
GIS SharePoint Administrator	\$59,433	\$60,324	\$29.002	\$57,516	\$67,439
IT Technician	\$52,364	\$53,149	\$25.553	\$44,562	\$63,119
Network Administrator	\$66,565	\$67,563	\$32.482	\$64,074	\$71,054
Open Records Clerk	\$43,896	\$44,554	\$21.420	\$41,394	\$52,754
Planner	\$68,636	\$69,666	\$33.493	\$64,074	\$71,054
Police Executive Administrative Assistant	\$52,560	\$56,664	\$27.242	\$44,562	\$63,119
Public Health Nurse (2)	\$63,126	\$65,823	\$31.646	\$64,074	\$71,054
Public Health Specialist	\$63,126	\$64,073	\$30.804	\$64,074	\$71,054
Sanitarian	Vacant	\$64,074	\$30.805	\$64,074	\$71,054
Staff Accountant	\$44,308	\$49,061	\$23.587	\$41,394	\$52,754
Street Light Maintenance Electrician	\$65,551	\$66,534	\$31.988	\$64,074	\$71,054
Zoning Administrator/Planner	\$68,636	\$69,666	\$33.493	\$64,074	\$71,054

SECTION 3: The pay ranges and rates of pay of those certain offices and positions with statutory responsibility to the Police and Fire Commission service under the control of the Common Council of the City of Oak Creek affecting management and supervisory personnel shall be as follows provided that the salary range and salaries are subject to review by the Common Council. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	EMT Pay (2%)	Gun Allowance	Total Compensation	Starting Salary	Top Salary
Fire Chief	\$108,925	\$110,559	\$53.153	\$2,211	N/A	\$112,770	\$100,336	\$112,771
Assistant Fire Chief (2)	\$98,580	\$100,059	\$48.105	\$2,001	N/A	\$102,060	\$92,415	\$102,641
Battalion Chief (2912 hrs/yr)	\$93,344	\$94,744	\$32.536	\$1,895	N/A	\$96,639	\$90,951	\$94,754
Battalion Chief (2912 hrs/yr)	\$91,124	\$92,491	\$31.762	\$1,850	N/A	\$94,341	\$90,951	\$94,754
Battalion Chief of Operations (2912 hrs/yr)	\$92,162	\$93,544	\$32.124	\$1,871	N/A	\$95,415	\$90,951	\$94,754
Police Chief	\$109,804	\$111,470	\$53.591	N/A	\$1,300	\$112,770	\$100,336	\$112,771
Captains (2)	\$101,873	\$103,401	\$49.712	N/A	\$1,300	\$104,701	\$100,336	\$112,771
Police Lieutenants (4)	\$94,708	\$96,129	\$46.216	N/A	\$1,300	\$97,429	\$96,129	\$96,129
Police Sergeants (6)	\$87,997	\$89,317	\$42.941	N/A	\$1,300	\$90,617	\$84,821	\$94,096

SECTION 4: The pay ranges and rates of pay of those certain offices and positions under the control of the Common Council of the City of Oak Creek affecting management and supervisory personnel shall be as follows provided that the salary range and salaries are subject to review by the Common Council. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Current Salary	Salary as of 1/1/2018	Hourly Rate	Starting Salary	Top Salary
Administrative Support Supervisor	\$54,378	\$55,194	\$26.535	\$50,472	\$58,751
City Attorney	\$90,529	\$97,744	\$46.992	N/A	N/A
City Engineer	\$94,821	\$97,744	\$46.992	\$84,821	\$101,927
Director of Community Development	\$92,263	\$93,647	\$45.023	\$84,821	\$94,096
Director of Public Works	\$93,344	\$94,744	\$45.550	\$84,821	\$94,744
Dispatch Manager	\$65,426	\$66,407	\$31.927	\$64,074	\$71,054
Dispatcher Supervisor 1	\$55,409	\$56,240	\$27.039	\$50,472	\$64,320
Dispatcher Supervisor 2	N/A	\$55,481	\$26.674	\$50,472	\$64,320
Facility Manager	\$88,416	\$89,742	\$43.145	\$85,835	\$93,195
Finance Director/Comptroller	\$94,822	\$97,744	\$46.992	\$91,865	\$101,927
Human Resources Manager	\$81,567	\$82,791	\$39.803	\$77,758	\$86,266
Inspection Supervisor	\$77,784	\$80,951	\$38.919	\$78,302	\$86,870
IT Manager	\$93,651	\$95,056	\$45.700	\$90,731	\$100,669
Parks Maintenance Supervisor	\$70,002	\$71,052	\$34.160	\$64,522	\$71,551
Public Health Officer	\$85,000	\$86,275	\$41.478	\$84,821	\$94,096
Recreation Manager	\$69,167	\$70,205	\$33.752	\$63,628	\$70,560

SECTION 4: GENERAL EMPLOYEES. The pay ranges and rates of pay of those positions under the control of the Common Council of the City of Oak Creek affecting general personnel shall be as follows. Those affected employees pursuant to this section shall receive the fringe benefits set forth in the current employee Personnel Manual. These employees shall contribute fifteen percent (15%) of the cost of the premium for a single and family medical plan, respectively. Employees and their spouses who participate in a health risk assessment (HRA) program, or an annual physical exam and completion of the HRA certification, shall contribute ten percent (10%) of the premium for a single and family plan, respectively.

Position Title	Starting Salary	Hourly Rate	Top Salary	Hourly Rate
Clerk	\$39,890	\$19.178	\$48,297	\$23.220
Dispatcher - Lead	\$49,438	\$23.768	\$52,839	\$25.403
Dispatcher - Advanced	\$41,509	\$19.956	\$49,438	\$23.768
Dispatcher - Entry	\$41,509	\$19.956	\$41,509	\$19.956

SECTION 5: AUTO EXPENSE. The following personnel or members of the following departments shall be paid the rate allowed under current IRS regulations per the Travel Policy or shall be assigned City vehicles for their usage.

Police Department-including Captains, Fire Department-including Assistant Fire Chiefs, Inspection Department, Treasurer, Engineering Department, Public Works Department, City Clerk's Office, City Administrator's Staff, Finance Department, Recreation Department, Community Development Department, Health Department Staff.

The following personnel shall be paid a car allowance as set forth opposite their positions, to-wit:

- Assistant Fire Chief (2), \$150.00 monthly
- Assistant Information Technology Manager (1), \$100.00 monthly
- City Attorney (1), \$150.00 monthly

City Engineer (1), \$150.00 monthly
Fire Chief (1), \$250.00 monthly
Information Technology Manager (1), \$200.00 monthly
Information Technology Technician (1), \$100.00 monthly
Network Administrator (1), \$100.00 monthly

In order to qualify for the afore mentioned auto mileage and/or allowance, the officials and employees designated must provide proof of insurance by a reasonable insurance company for bodily injury and property damage liability within minimum policy limits of \$250,000/\$500,000/\$25,000. In order to receive reimbursement, a Declaration of Coverages page stating the policy limits shall be provided annually by January 31 or upon policy renewal to the Human Resources Office.

SECTION 6: VALIDITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions thereof. The Common Council of the City of Oak Creek hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof, may be declared invalid or unconstitutional.

SECTION 7: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage and publication and shall apply as of January 1, 2018, except where otherwise noted.

Passed and adopted this ____ day of March, 2018.

President, Common Council

Approved this ____ day of March, 2018.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the February 28, 2018 Vendor Summary Report in the combined total of \$380,155.37.

Fiscal Impact: Total claims paid of \$380,155.37. Of this grand total paid, \$1,675.60 will impact the 2017 fiscal year. The remaining amount, \$378,479.77, will impact the 2018 fiscal year.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: Of note are the following payments:

1. \$62,533.36 to Benistar (pg #2) for March Medicare supplement insurance.
2. \$87,723.30 to Compass Mineral Company (pg #3) for salt inventory.
3. \$22,000.00 to DTS Mixed Use LLC (pg #3) for Drexel Town Square bathroom year lease.
4. \$6,689.00 to Flag Center (pg #4) for Drexel Town Square banners.
5. \$12,495.64 to Kansas City Life Insurance Co (pgs #6-7) for March disability insurance.
6. \$6,832.87 to Lakeside International Truck (pg #7) for various Street Department vehicle repairs: injector (Vehicle #43), motor (#38), blower (#47), and brakes (#30).
7. \$18,940.00 to Tyler Technologies, Inc. (pg #12) for assessor services.
8. \$5,000.00 to Village of Mount Pleasant (pg #8) for SE WI clean water network annual fee.
9. \$75,072.83 to WE Energies (pg #13) for street lighting, electricity, and natural gas.
10. \$8,484.95 to Wenniger Compressor Co (pgs #13-14) for the purchase of an air compressor for Street Department.
11. \$17,189.33 to World Fuel (pg #14) for fuel inventory.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Attachments: 2/28/18 Invoice GL Distribution Report



Meeting Date: March 6, 2018

Item No. 8

COMMON COUNCIL REPORT

Item: 2019 Ford F-550 4x2 truck with Versalift Model SST-37EIH aerial device

Recommendation: That the Common Council approve a three year lease-to-own contract with Utility Sales and Service for the lease of an aerial lift truck.

Fiscal Impact: \$110,048.13 plus interest divided over a three year lease period

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: This is an approved CEP purchase for 2018. Common Council requested that we looked into the lease-to-own option. We were able to get two companies to provide us with pricing with leasing options. Both quotes are attached to this report. We selected the higher of the two quotes for several reasons:

1. Utility Sales and Service is providing a 2019 Ford F-550 cab and chassis; Runnion's quote is for a 2018.
2. Lift controls on Runnion's quote are different than trucks currently owned by City of Oak Creek.
3. Runnion truck does not have several shelves, hooks and a hot stick shelf which come with the Utility Sales and Service quote.
4. Runnion's quote has a 24"x24" bucket, our spec was for a 24'x30" bucket.
5. Runnion's quote does not meet specification for insulation gap in upper boom.

We feel these differences justify the additional \$1,170.13 Oak Creek would spend for the vehicle from Utility Sales and Service.

Options/Alternatives: Purchase outright

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Ted Johnson
Director of Public Works

Fiscal Review:



Bridget M. Souffrant

Finance Director/Comptroller

Attachments: Runnion quote; Utility Sales and Service quote



412 RANDOLPH DRIVE APPLETON, WISCONSIN 54913-9297 (920) 788-2699 (920) 788-4699 FAX

February 20, 2018

Mr. Dave Barbee
City of Oak Creek
800 W. Puetz Road
Oak Creek, WI. 53154

USSI Sales Quote #17-11-06R1

UTILITY SALES and SERVICE, INC. is pleased to submit the following **sales quotation** for your review. USSI shall provide and install one (1) **Versalift Model SST-37EIH** insulated, articulating and telescopic aerial device, one (1) **Knapheide model 6132D54J** steel service body and accessories. These items shall be installed on a USSI supplied 2019 Ford F-550 4x2 Regular Cab chassis with 19,500 GVWR, 6.8L gas engine, 6-speed Auto transmission with PTO, 84" CA and dual rear wheels.

INSULATED AERIAL DEVICE

AERIAL DEVICE – Combination articulating and telescoping 37' insulated aerial lifting device, with side by side booms for lower travel height. The aerial shall be manufactured in accordance with all OSHA and ANSI requirements, equipped as follows:

GENERAL SPECIFICATIONS

Height to Bottom of Platform	37', 2" (with 6" taller pedestal).
Working Height	42', 2" (with 6" taller pedestal).
Horizontal Reach	27', 9" at 18' elevation.
Stowed Travel Height	10' 6" (+/- 2").
Platform Capacity	350 Pounds

PLATFORM - The closed fiberglass platform is **24" x 30" x 42"** deep with an inside and outside step for easy access. The platform capacity shall be 350 pounds.

PLATFORM AND CONTROLS COVER - One (1) **24" x 30" x 42"** soft vinyl cover to protect the platform and controls shall be provided.

PLATFORM LINER - One (1) **24" x 30" x 42"** platform liner with an inside step shall be provided. The liner is tested and certified to 50 KV per ANSI/SIA A92.2.

MASTER CONTROL - This control shall energize the platform and pedestal control circuits, which shall include the engine start/stop and two speed throttle control.

SINGLE STICK PLATFORM CONTROL - A Unitrol pistol-grip style platform mounted control shall consist of a multi-jointed handle linkage, which operates the control valve. A safety trigger located on

the underside of the single stick handle shall not allow boom movement until the trigger is depressed. The control valve shall be full pressure and full flow for better cold weather operation. The operator shall be able to feather between the three controlled movements to provide multi-function boom action. An emergency stop control shall be provided. The control valve must be covered by a protective plate and the control valve linkage must be protected with a rubber boot. The lower boom, raise and lower functions shall be a separate control.

HDYDRAULIC PLATFORM w/180 DEGREE ROTATOR - A hydraulic platform rotator operated by a control lever shall rotate the platform 180 degrees from one side of the inner/outer boom assembly, across the end hung position, and to the other side of the inner/outer boom assembly. **NOTE: With the rotator, rear facing platform controls when stowed is available only when the platform is fully rotated 180 degrees inward. The rotator will decrease max capacity of the platform by 50 lbs.**

HYDRAULIC PLATFORM LEVELING - Platform leveling is controlled by a master and slave cylinder arrangement. The platform leveling system can be manually activated from the upper controls to adjust platform leveling.

HYDRAULIC PLATFORM TILT - The platform leveling system can be manually activated and from the upper to adjust platform leveling, to tip the platform for clean out, or to ease the removal of an injured operator.

EMERGENCY POWER - This system shall consist of a hydraulic pump driven by a **12-volt DC** motor, which shall be powered by the chassis batteries. The system shall be connected in parallel with the main pump and shall be designed for non-continuous operation. An air cylinder at the upper controls and a toggle switch at the pedestal shall be used to energize this system.

ENGINE START/STOP - A start/stop circuit shall be designed so that the lift cannot be operated unless both the key in the chassis ignition and the master control are turned "on". An air cylinder at the upper controls and a toggle switch at the pedestal shall be used to energize this system.

TWO-SPEED MANUAL THROTTLE CONTROL - This system shall give the operator a choice of slower engine idle speeds or faster engine speeds with faster lift movements when required. The manual throttle control shall be designed to operate only if both the master control and the chassis ignition are turned "on". An air cylinder at the platform and a toggle switch at the pedestal and manual lift throttle at the rear of the truck shall be used to energize the manual throttle control.

OUTER/INNER BOOM ASSEMBLY- The outer/inner boom assembly includes an outer boom, telescopic inner boom, extension system, and hose assemblies. The outer boom consists of a 6" x 8" steel section and a 7.5" x 9.5" fiberglass section (**ElectroGuard**) that maintains a **42" insulation gap** with the inner boom fully retracted. The 5" x 7" rectangular fiberglass inner boom is housed within the outer boom. The extension system consists of a hydraulic cylinder, two holding valves, and a hose carrier housed entirely within the boom assembly. The hoses routed through the outer/inner boom assembly are non-conductive and fully contained within the boom assembly. Ultra high molecular weight plastic slide pads are mounted on the inner boom. The ElectroGuard is equipped with infinitely adjustable screw in type slide pads on the sides and top. A pinned slide pad is used at the bottom of the ElectroGuard. All slide pads can be replaced without removing the inner boom.

The outer/inner boom assembly articulates from 14° below horizontal to 74° above horizontal. Actuated by a double acting cylinder with a holding valve, the outer/inner boom assembly is offset to one side to provide easy access to the platform.

BOOM STOW REST - A molded rubber boom-support cradle supports the boom when stowed without the need for a tie-down strap (like previous SST-40 build – M70727).

ELECTRICAL INSULATION SPECIFICATIONS - The outer/inner boom assembly is tested and certified for electrical work at 46 KV and below in accordance with ANSI/SIA A92.2 requirements. The outer/inner boom assembly is fully insulated, even in a retracted position.

COMPENSATED LOWER BOOM - The lower boom consists of a 6" square steel section. A double acting cylinder with dual holding valves allows the lower boom to articulate from 7-degrees below horizontal to vertical, for a total travel of 97-degrees. A compensation link forms a parallelogram linkage to maintain the outer/inner boom assembly at a constant angle to the turret.

CHASSIS INSULATION SYSTEM (Lower Boom Insert) - The fiberglass insert provides an **insulation gap of 12"** on the SST-I. The insert is mounted on the steel boom sections, then adhesive is pumped in under pressure to fill all voids. After curing, 16 bolts are added to assure maximum strength. A fiberglass section in the compensation link maintains the **12" insulation gap** in all boom positions. A stainless steel stud is provided at each end of the insert to shunt the system during electrical testing. The insert is tested per ANSI/SIA A92.2.

TURRET - The turret wings are 1/2" steel plate. A steel tube is welded between the turret wings to increase rigidity. The base plate is machined flat to support the rotation bearing. A full coverage continuously welded bearing cover is provided to prevent foreign material from interfering with lift rotation.

CONTINUOUS ROTATION - Rotation is continuous and unrestricted in either direction. An electric and hydraulic collector ring assembly provides a path for hydraulic oil and electric signals from the pedestal to turret. A slotted adjustment is provided for pinion and rotation gear clearances. An external hex drive is provided for manual rotation in case of hydraulic failure.

LOWER CONTROL VALVES – Full pressure control levers at the turret control the following: rotation, the inner/outer boom assembly's raise, lower and extension functions; platform leveling; and the lower boom raise and lower functions. The lower controls shall be equipped with a manual selector valve to override the upper controls.

TALLER PEDESTAL – A 6" taller pedestal (53") is being provided to increase working height. The pedestal has an access opening on both sides. The 15 gallons hydraulic reservoir is built integral to the pedestal. A 100 mesh suction screen and 10 micron return line filter are located inside the pedestal. The top plate is 1.25" thick and machined flat to support the rotation bearing. **NOTE:** The taller pedestal is required for the aerial to clear the cab guard,

HYDRAULIC OIL RESERVOIR - Designed as an integral part of the pedestal, the reservoir has an anti-splash baffle and easy-to-read fluid level gauges. The oil capacity of the reservoir is 12 gallons.

HYDRAULIC SYSTEM - The **open** center hydraulic system operates at 3 GPM at 2,250 PSI. The

pump draws oil through a 100 mesh suction screen. A gate valve shall be provided below the reservoir to prevent oil loss when the pump is serviced. A 10 micron return line filter with bypass valve is included. Fluid level gauges are furnished for checking fluid level. The system will be filled with Mil. Spec 5606 hydraulic oil. **This system shall be powered by a PTO driven pump.**

OUTRIGGERS - "H" frame outriggers are shear plate mounted to the frame between the and are equipped with pilot operated check valve, internal thermal relief valves and separate controls. The outriggers furnish up to 90.5" of spread and a maximum of 9" of penetration with 15" of ground clearance. Outrigger feet pivot up to a 10-degree angle in all directions. **NOTE: The outriggers are not required to be deployed for stability of the aerial.**

COUNTER WEIGHT – USSI shall install approximately **1,200 lbs.** of counter weight on the truck to make the truck stable when the aerial is in use.

TORSION BAR – A **rear** over-frame torsion bar shall be provided and installed to add stability to the vehicle. The torsion bar shall include rubber bushing at all points of movement and shall not require lubrication.

SLOPE INDICATORS – Two (2) slope indicators shall be provided and installed, one (1) on the rear of the unit and one (1) on the curbside of the body.

HOSES AND FITTINGS - The hoses routed through the booms are high pressure, and non-conductive with swaged hose end fittings. Nylon sleeves are installed over hoses at points of movement. Reusable fittings can be installed if a hose is damaged.

PINS - Pins are high-strength alloy steel which are chrome-plated for a hard finish and corrosion resistance. Pins are bolted in place with a welded pin tab at one end and a pin cap at the other for redundant retention.

CYLINDERS - Both the upper and lower cylinders are a threaded end-cap design. The lower cylinder is equipped with two holding valves to prevent down creep and to lock the booms in position in the event of a hose failure. The upper cylinder is equipped with one holding valve.

LUBRICATION - Non-lube bearings are used at all boom pivot points. The rotation bearing is the only component that requires periodic lubrication.

PAINT - The complete unit is primed and painted **WHITE** prior to assembly.

MANUALS – Two (2) operator's manuals and service manuals shall be included with the aerial lift.

NOTE: There are no tool circuits included with this aerial. The aerial does not include the lifting eye on the end of the boom (like SST-40 build – M70727). See Options section #1 on page 10 below.

STEEL SERVICE BODY

One (1) **Knapheide 6132D54J** steel service body shall be provided and installed, equipped as follows:

NOMINAL DIMENSIONS

Cab-To-Axle Application	84", Dual Rear Wheel
Body Length	133"
Body Height	40"
Body Width	94"
Compartment Depth	20"
Overall Height -- Floor to Compartment Top	24"
Cargo Floor Width	54"

E-COAT PRIMER SYSTEM - Body is to be completely immersed in **electrodeposition** gray epoxy prime paint, featuring a zinc phosphate pre-coat and seal for additional corrosion protection. Prime paint is to be oven cured to provide a hard durable finish.

BODY SHELL -- The body shall be constructed of 14-gauge two-sided A40 Galvaneal steel. The compartment tops and backs shall be a one-piece seamless design. All doors, door openings, drip rails and other exposed steel edges shall be hemmed for strength, safety and resistance to corrosion.

FLOOR -- The floor shall be a minimum of 3/16" steel treadplate with 1.375" return flange on each side. The side compartment back panel shall overlap and interlock with the floor flange providing support for the weight of the side compartment. The floor shall be painted with a black non-skid paint.

UNDERSTRUCTURE -- The understructure cross sills shall be constructed of 11-gauge steel with 50,000 psi minimum yield strength.

DOORS -- The doors shall be constructed of 20-gauge two-sided A40 Galvaneal steel. The doors shall be double-panel doors with expandable foam reinforcements.

HINGES -- The hinges shall be corrosion resistant continuous stainless steel and installed to provide full length support for the doors and pry-proof security with a built-in weather shield. The hinges are to be spot welded to the door frames and are supported by the Knapheide 6-Year Limited Warranty.

ROTARY LATCHES -- The door latches shall be corrosion resistant a nylon housing the handle is heavy duty zinc die-cast with a brushed chrome finish. The rotary latches shall be slam latch able and secured to the door panels by three threaded studs attached to the back of the latch. The latch shall also have an internal cover to protect it from the contents of the compartment. Latching cam shall be elongated to allow the latch to move vertically relative to the lock striker to prevent torsion damage. A microcellular urethane foam gasket is to be installed between the latch flange and the outer door skin to prevent moisture from entering the compartment from behind the latch.

DOOR STRIKERS - Adjustable door strikers are affixed to the door frame with screws.

DOOR SEALS - Automotive bulb-type neoprene door seals shall be installed on all door frames.

DOOR RETAINERS - Double-spring over-center door retainers shall be installed on all vertical doors and shall hold doors in positive open or closed position. Horizontal doors are to be secured in an open position parallel to the ground by heavy duty chain retainers. The chain retainers must be easily removable so that the door can be open to a full 180 degrees to be able to access the compartment in tight

areas.

SHELVING – The shelves shall be 18-gauge bright spangled galvanized steel with hemmed dividers on 4" centers and a minimum 250 lbs. capacity rated. **Note:** All compartments shall have adjustable shelving brackets.

INTERIOR PAINT – The interior paint shall be mid-gloss, mar resistant, light gray finish primer.

EXTERIOR PAINT - The exterior shall be painted to match Ford chassis, **Omaha Orange W5684E**.

UNDERCOATING – The body shall be completely undercoated using a water base acrylic.

LIGHT WIRE RETENTION - Wires shall be retained by mechanical fastening system (other types, such as pressure-sensitive, are not acceptable).

LIGHTING - Lighting shall meet all FMVSS-108 standards and **LED including the backup lights**. Wiring harness shall be encased in plastic loom, and all wires shall be color coded for ease of troubleshooting. The stop, tail and turn lights shall be clear back style. Side marker lights shall be recessed in the body's drip rail for protection. A lighted license plate bracket shall be furnished (*mounting location to be determined at pre-paint inspection*). **Note:** The stop/tail/turn and back-up lights shall be recessed in rear vertical surface of the tail shelf.

COMPARTMENTATION:

CURBSIDE (Front to Rear)

Front vertical compartment with single door

- Seven (7) locking swivel material hooks mounted 2-3-2 at the top of the compartment.

Second vertical compartment with single door

- Three (3) adjustable shelves with dividers

Horizontal compartment with single drop door

- OPEN

Rear vertical compartment with single door

- Seven (7) locking swivel material hooks mounted 2-3-2 at the top of the compartment.

STREET-SIDE (Front to Rear)

Front vertical compartment with single door

- Seven (7) locking swivel material hooks mounted 2-3-2 under the hotstick shelf.

Second vertical compartment with single door

- Three (3) adjustable shelves with dividers under the hotstick shelf

Horizontal compartment with single drop door

- One (1) adjustable shelf with dividers under the hotstick shelf

Rear vertical compartment with single door

- Seven (7) locking swivel material hooks mounted 2-3-2 under the hotstick shelf.

HOT STICK SHELF – A full length fiberglass hotstick shelf shall be provided in the street-side compartments of the body. A rear drop down door shall be provided to allow access to the hotstick shelf.

COMPARTMENT LIGHTS - Rope-style **LED** compartment lights shall be provided and mounted on

both sides and across the top of all the compartments. These lights shall be manually activated by a rocker switch mounted on the chassis dash.

WHEEL CHOCKS and CHOCK HOLDERS - Two (2) wheel chock holders shall be provided in the CURBSIDE fender skirt of the body. Two (2) **rubber** wheel chocks shall be provided.

TAILBOARD CHANNELS ONLY - A 2" x 6" steel channels mounted to the rear inside of the body shall be provided to contain cargo hauled in the bed area.

STEEL GRIP-STRUT ON TOP OF BODY SIDE PACKS – Steel 1.5" H grip-strut shall be provided and installed on top of both side packs to provide a walking surface. The grip-strut shall be painted Omaha Orange and the top of the step shall have a black non-slip coating.

KNAPHEIDE LIMITED WARRANTY – The following items are covered under a by a minimum **six (6)** year limited warranty to the first owner/use of record.

- **NO Rust Through Guarantee**
- **Continuous Door Hinges** – Guaranteed not to fail or come off product.
- **Latches and Lock Cylinders** – Unconditional guarantee against failure.
- **Shelves** – Guaranteed not to fail in bending under a maximum 250 lb. rated load.

ACCESSORIES

WIRED-RITE SYSTEM - Provide and install a Wired Rite SST-4 stop, start & throttle control system.

ALUMINUM TAILSHELF – A rear tail shelf constructed from minimum 1/8" aluminum treadbrite shall be furnished to facilitate bucket entry from loadbed level. The size of the tail shelf to be determined by area needed for bucket storage with no overhang past the bumper (24" x 30" bucket). The top of the tail shelf shall be painted with a black non-skid paint.

REAR STEP BUMPER - One (1) full-width steel grip-strut rear step bumper shall be fabricated and installed (no hitch recess). The bumper shall be mounted at 20" from the bottom of the bumper to the ground when fully loaded.

GRAB RAILS – Two (2) steel hoop style grab rail shall be fabricated and installed at the outward curb-side rear of the tail shelf to assist access to the cargo area.

BACK-UP ALARM- One (1) electronic backup alarm shall be provided and installed.

MUD FLAPS - Two (2) pair of rubber mud flaps shall be provided and installed behind the front and rear wheels.

CONE HOLDER - One (1) steel cone holder (consisting of a 1" diameter steel rod welded to a steel base plate) shall be fabricated and installed (*mounting location to be determined at a pre-paint*).

OUTRIGGER PADS and PAD HOLDERS - One (1) pair of 18" x 18" x 1" thick high density polyethylene outrigger pads shall be provided. Two (2) aluminum outrigger pad holders shall be fabricated and installed, one each side under the front street-side and curbside compartments of the body.

PTO HOUR METER – A PTO hour meter will be installed in the dash.

CAB GUARD AND REAR WINDOW PROTECTOR - One (1) full length (from the back of the cab to the front bumper) cab guard including an expanded metal rear window protector shall be fabricated from steel tube and expanded metal. The front bumper shall be reinforced and the front stanchions shall be wide enough to accommodate opening the chassis hood. The cab guard and rear window protector shall be painted **Omaha Orange W5684E**.

STROBE LIGHTS - Two (2) **Star model 200SHL** LED beacon strobe lights shall be provided and installed, one each at the top rear corners of the cab guard. Two expanded metal brush guard protectors shall be provided and installed. The lights shall be manually activated by an illuminated rocker switch mounted on the chassis dash.

FLOOD LIGHT - One (1) **Superior Signal model SYLED2880R-FL** 2520 lumens LED flood light shall be mounted off the rear of the cab guard (*mounting location to be determined at the pre-paint inspection*). One (1) guard consisting of a single ½” steel rod shall be installed over the top of the light to protect it from falling tree limbs. The flood light shall be manually activated along with the compartment lights by an illuminated rocker switch on the chassis dash.

WORK LIGHT – One (1) **Superior Signal model SY6LCWLR**, 4” diameter work light shall be provided and installed on the rear of the pedestal. The flood light shall be manually activated along with the compartment lights by an illuminated rocker switch on the chassis dash.

ARROW BOARD – One (1) 42” long **Federal Signal model #320782 LED** traffic advisor light with a **model 331105** controller shall be provided and installed on the outside rear surface of the flatbed. The controller shall be mounted in the chassis cab (*mounting location to be determined at the pre-paint inspection*). An aluminum treadbrite guard shall be fabricated and installed above the arrow board.

BACKUP CAMERA INSTALL - USSI shall install the Ford chassis OEM provided backup camera center mounted under the traffic advisor light at the rear of the truck (see Ford chassis specification below). An aluminum treadplate protective guard shall be fabricated and installed to protect the camera.

NOTE: No towing package is provided at the rear of the truck. The previous SST-40 build (M70727) has a towing package at the rear of the truck. See Options section #2 on page 10 below.

COLOR SCHEME

The body and aerial features shall be finished as follows:

- The aerial shall be painted in Time Mfg’s standard **WHITE** urethane and gelcoat.
- The body exterior shall be painted **Omaha Orange W5684E** to match the chassis cab.
- The compartment interiors shall be left in light gray **PRIMER** finish.
- All steel surfaces normally painted shall be painted **BLACK**, unless otherwise stated.
- Any stainless steel, chrome or aluminum treadbrite surfaces shall be left in an *unpainted* state.

CHASSIS SPECIFICATIONS

2019 Ford F-550 XL 4x2 Regular Chassis Cab with Dual Rear Wheels (F5G)	660A
6.8L 3- Valve SOHC EFI V10 <u>Gas</u> engine	99Y
TorqShift 6-Speed automatic transmission	44P
Limited slip rear differential - 4.88	X8L
19,500 lb. GVWR, 7,500 lb. front GAWR, 14,706 lb. rear GAWR	68M
Single 750 CCA battery w/run down protection	INC
ABS Hydraulic brakes	INC
Tires: 225/70Rx19.5G BSW - A/S Front - Traction Rear	THB
Wheels 19.5" Argent Painted Steel	64Z
Spare Tire, Wheel & Jack	512
HD Vinyl 40/20/40 split bench seat.	A
Monotone Paint	PAINT
169" Wheelbase / 84" CA	169WB
Power Equipment Group	90L
<i>(Includes Power Windows, Locks & Mirrors (Heated) with Integrated Clearance Lamps/Turn Signals, Remote Keyless Entry, Anti-Theft Alarm, etc...)</i>	
Extra Heavy-Duty Front End Suspension – 7,500 GAWR	67P
Snow Plow Prep Package (For extra front suspension capacity & cooling)	473
Engine Block Heater	41H
6- Ton Hydraulic Jack	61J
Transmission Power Take-Off Provision (PTO)	62R
Trailer Brake Controller <i>(Included for possible trailer towing and resale)</i>	52B
Platform Running Boards (6" Black)	18B
Review Camera and Prep Kit <i>(Includes rear camera w/bracket, 14' jumper wire, cab wiring, frame wiring to rear most cross member & video display in dash)</i>	872
Radio: AM/FM Stereo/Single CD/MP3 Player	585
SYNC Communications & Entertainment System <i>(Includes Bluetooth, enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.)</i>	91M
50 State Emissions System	425
Interior Color: Medium Earth Gray	AS_04
Exterior Color: Omaha Orange	W5684E
Single 40 gallon fuel tank aft of rear axle	INC
Upper Console mounted switch pack (6 Upfitter switches)	INC
Front bumper and two tow hooks	INC
Rubber floor – Delete carpet	INC

***The backup camera viewing is in the dash mounted LCD screen.**

Ford Warranty:

Basic36,000 miles / 36 months	Corrosion PerforationUnlimited miles / 60 months
Powertrain60,000 miles / 60 months	Roadside Assistance60,000 miles / 60 months

NOTE: Chassis does not include Cruise Control option #525. See Options sect. #3, page 10 below.

PRICE SUMMARY

AERIAL, BODY, ACCERSSORIES AND INSTALLATION:	\$ 72,733.00
CHASSIS – 2018 FORD F-550 4x2 REGULAR CAB:	<u>\$ 37,315.13</u>
TOTAL NET PRICE, F.O.B. OAK CREEK, WI:	<u>\$ 110,048.13</u>

OPTIONS

OPTION #1 – LIFTING EYE – A lifting eye attachment near the end of the outer boom has a 500 lbs. maximum capacity (like on SST-40 build - M70727).

ADD TO NET PRICE: **\$ 84.00**

OPTION #2 – ALTERNATE BUMPER AND TOWING PACKAGE – A rear steel grip-strut step bumper a suitable recess for a hitch shall be fabricated and installed in lieu of the full width bumper with no recess provided above in the specification. USSI shall provide a towing package to include one (1) PH-15 pintle hook, one (1) Cole Hersee 1235 6-Way socket and one (1) pair D- ring safety chain holder. Hitch shall be reinforced with suitable channels to the chassis frame (like on SST-40 build - M70727).

ADD TO NET PRICE: **\$ 781.00**

OPTION #3 – CRUISE CONTROL – Steering Wheel Mounted Cruise control, Ford option #525, shall be provided with the chassis.

ADD TO NET PRICE: **\$ 216.00**

NOTES

1. Your terms this order: **Net 30 days.**
2. Days from receipt of order to delivery **Approximately 300 - 330 days.**
3. USSI's portion of this quotation valid for: **60 days.**
4. This quotation does not include any applicable sales taxes, title or license fees.
5. USSI does not guarantee an exact match the color of the body to the chassis cab or other painted components, only as close as possible.
6. CLARIFICATION:

USSI **does not** assume the chassis manufacturer's warranty. In addition, USSI **does not** provide transportation to or from our customer's preferred chassis dealer. USSI **is** responsible for assuring that the chassis conforms to the letter of the written specification (if said spec. is appropriate, available and feasible) in the request provided by our customer. USSI administers all equipment and body manufacturer's warranties applicable to components we install onto the chassis and provide a one (1) year warranty (from the date of delivery of the completed unit) on USSI workmanship.

Thank you for considering *Utility Sales & Service Inc.* to meet your special needs in utility equipment. We look forward to serving you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Saunders".

Thomas Saunders
Sales Manager

RUNNION EQUIPMENT COMPANY

Oak Creek Dept. of Streets
800 W. Puetz Rd
Oak Creek, WI 53154
Ph: 414-570-5680
Attn: Mr. Ted Johnson

2/15/2017

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One (1) **Dur-A-Lift DTAX-39FP** equipped as follows:

- Category C insulation
- 39' to the bottom of the bucket, 44' working height
 - 39'6" to bottom of bucket with customer-requested increase of pedestal height
- 28' side reach at 19' elevation
- Extension travel – 108"
- 24" x 24" x 42" basket with step; includes liner
- Main boom insert
- Articulating boom insert
- 180 degree basket rotator – basket maintains 350# capacity
- 350# basket capacity
- H frame outriggers mounted behind cab – outriggers will not be used during stability test. The unit is not manufactured to be mobile at any time during the operation of the lift.
- Counter weight per customer request – approximately 1200#. Counterweight is not needed for stability - with or without outriggers
- Severe duty level ride torsion bar rear axle – under frame forward of rear axle
- Timbren load booster on front axle
- Boom stow rest
- Access step mounted on tail shelf for easy basket access
- Continuous rotation
- Controls - Four-axis HERC single hand control
- Proportional controls
- Start/stop from the basket
- Electric throttle – PTO disengage throttle down
- Remote switch at lower for 2-speed
- Direct mount hotshift PTO
- PTO hour meter in cab
- Lower controls with override located at the turntable
- 12V DC backup system
- Two (2) LED dome strobe lights mounted on headache rack
- 30" x 94" steel tail shelf, walkup

RUNNION EQUIPMENT COMPANY

Oak Creek Dept. of Streets

800 W. Puetz Rd

Oak Creek, WI 53154

Ph: 414-570-5680

Attn: Mr. Ted Johnson

Continued on Page 2

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- 42" Star LED directional arrow bar mounted in tail shelf
- 10" belt step and aluminum pool handle for easy access to tail shelf
- Two wheels chocks and holder
- Two inclinometers – one at rear and one on side above wheel well
- Aluminum cab guard and headache rack
- Cone holder
- Non-slip on walking surfaces
- Two (2) 18" x 18" composite outrigger pads with holder
- Triangle reflector kit
- 5# fire extinguisher
- Non-slip on walking surfaces
- Increase pedestal height for added chassis clearance – customer requested
- One (1) remote controlled GO Light – work light
- Two (2) flush-mounted LED Cargo light mounted on rear of cab guard to illuminate body
- Two operators manuals
- Painted white

One (1)

Knapheide 6132D54J service body equipped as follows:

- Steel body – interior and exterior - painted Omaha Orange per Knapheide
- 94" overall width
- 133" overall length
- Street Side/Curb Side Compartments 1V = 28 ¼" W x 40"H
- Street Side/Curb Side Compartments 2V = 21" W x 40"H
- Street Side/Curb Side Compartments H=52 ¾" L X 18 ½" H
- Street Side/Curb Side Compartments 3V=25 1/4" L x40" H
- Standard shelving
 - Two (2) adjustable shelves 1st and 2nd vertical
 - One (1) bolt-in divider shelf curbside horizontal
 - (1) Adjustable divider shelf 3rd Vertical
 - (28) shelf dividers

RUNNION EQUIPMENT COMPANY

Oak Creek Dept. of Streets
800 W. Puetz Rd
Oak Creek, WI 53154
Ph: 414-570-5680
Attn: Mr. Ted Johnson

2/15/2017

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MOUNTED ON

One (1) **2018 Ford F550** 4x2 equipped as follows:

- 6.8L V10 gas engine
- TorqueShift 6-speed automatic transmission
- Front and rear 19.5" steel wheels
- Tires – 225/70Rx19.5 BSW traction – four (4) traction tires on the rear and two (2) all-season tires on the front
- Limited slip axle with 4.88 axle ratio
- Snow Plow prep packed with 7,500# front suspension
- 4-wheel ABS brakes
- 40-20-40 split-bench
- 4-way driver seat adjustment with manual lumbar support
- 4-way passenger seat adjustment
- Heavy duty vinyl seats
- Steering wheel tilt and telescopic adjustment
- Air conditioning
- AM/FM radio
- Cruise control with steering wheel controls
- Manual windows and locks
- Cab step
- Mudflaps
- Back up camera
- Block heater
- Spare tire

Price: \$ 108,368.00

Options

- Paint truck cab Omaha orange

Add: \$ 510.00

All prices F.O.B. Lyons, IL and subject to all applicable tax
Quote firm for 30 days TERMS: 10% deposit at time of order
Balance due upon notification that unit is ready for delivery

RUNNION EQUIPMENT COMPANY

Oak Creek Dept. of Streets

800 W. Puetz Rd

Oak Creek, WI 53154

Ph: 414-570-5680

Attn: Mr. Ted Johnson

2/15/2017

PS187



Meeting Date: March 6, 2018

Item No. 9

COMMON COUNCIL REPORT

Item: NR 216 Annual Report for 2017

Recommendation: That the Common Council adopts Resolution No. 11916-030618, a resolution accepting the 2017 Annual Report for Oak Creek’s WPDES Storm Water (NR 216) permit.

Fiscal Impact: None

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The City is required to submit an annual report to the Wisconsin Department of Natural Resources summarizing the status of implementation of storm water management programs and compliance with schedules outlined in Oak Creek’s NR 216 permit. Oak Creek was initially issued a permit in 2000 and reissued permits in 2006 and 2013. The permit requirements are water-quality based. The Department of Natural Resources is requiring the report to be submitted electronically starting this year using their standardized form. The attached report contains both the traditional report layout and the new eReport form. The traditional report is included because it is more explanatory.

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Philip J. Beiermeister, P.E.
Environmental Design Engineer

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Approved:

Michael C. Simmons, P.E.
City Engineer

Attachments: Resolution No. 11916-030618, 2017 NR216 Annual Report

RESOLUTION NO. 11916-030618

BY: _____

**RESOLUTION ACCEPTING THE 2017 ANNUAL REPORT FOR
OAK CREEK'S WPDES STORM WATER (NR 216) PERMIT**

WHEREAS, the City of Oak Creek is required to prepare and submit an annual report for compliance with Oak Creek's WPDES Storm Water (NR 216) permit to the Wisconsin Department of Natural Resources; and

WHEREAS, the annual report outlines Oak Creek's status of implementation of storm water management programs and compliance with schedules contained in the permit.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Oak Creek that the 2017 Annual Report for Oak Creek's WPDES storm water (NR 216) permit has been reviewed and accepted.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6th day of March, 2018.

Passed and adopted this 6th day of March, 2018.

President, Common Council

Approved this 6th day of March, 2018.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____



OAKCREEK
— WISCONSIN —

NR 216

2017 Annual Report

City of Oak Creek
WPDES Permit No. WI-S049905-3

Annual Report Contents

- A. Status of implementing the storm water management program and compliance with schedules.
- B. Updated storm sewer system map including new outfalls and structural controls.
- C. Summary describing the number and nature of enforcement actions, inspections, public education programs, spill responses and any other activity in the storm water management program that have measurable results.
- D. Summary of revisions to the storm water management program.
- E. Proposed revisions to the storm water management program.
- F. Summary of the monitoring data required in Section D.
- G. Proposed revisions to the storm water monitoring program.
- H. Summary of the pollutant loading calculations.
- I. Summary of the assessment of controls required in Section F.
- J. Fiscal analysis which includes expenditures from previous year and budget for current year.
- K. Identification of water quality improvements or degradation.
- L. Program proposals.

A. Status of implementing the storm water management program and compliance with schedules

I. City of Oak Creek Management Program

(a) Source area controls and structural best management practices.

A. Catch Basins

The City’s catch basin cleaning program was implemented in March, 2001. City owned inlets and catch basins were inspected in the spring and fall of 2017, both for structural maintenance and cleaning needs. A total of 3698 catch basin inspections were conducted in the 2017 cleaning program resulting in the removal of 6.3 tons (12,600 pounds) of sediment. This was a decrease from 2016 (8.5 tons). All removed sediment was disposed of at the Waste Management Metro landfill in Franklin. The 2017 program continued using a GIS based inspection, maintenance and record keeping system.

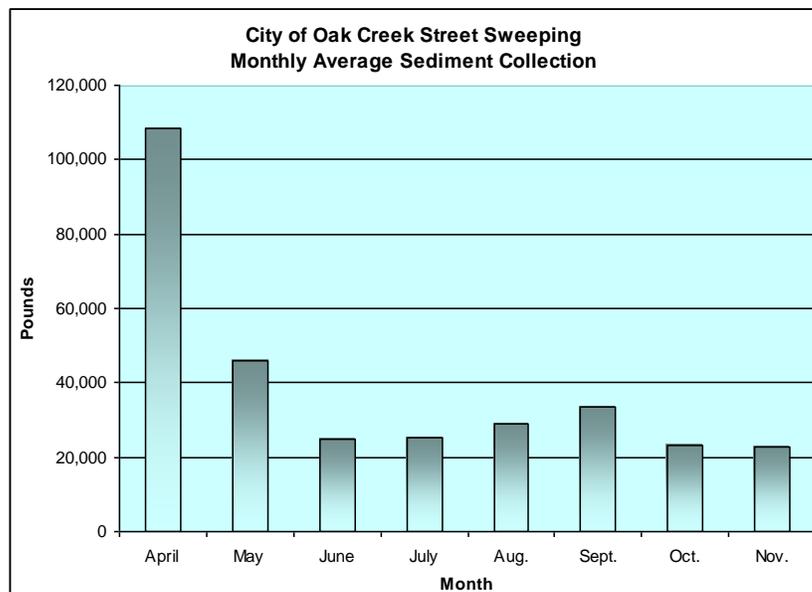
B. Sweeping of Streets with Curb

The City continued to follow the approved street sweeping schedule in 2017. Major city curbed roadways were swept twice per month and minor city curbed roadways were swept once per month. Sweeping operations began late-March and were suspended in early-December for the winter. The figure entitled “City of Oak Creek Street Sweeping” shows the location and proposed schedule for the streets included in the City’s street sweeping program.

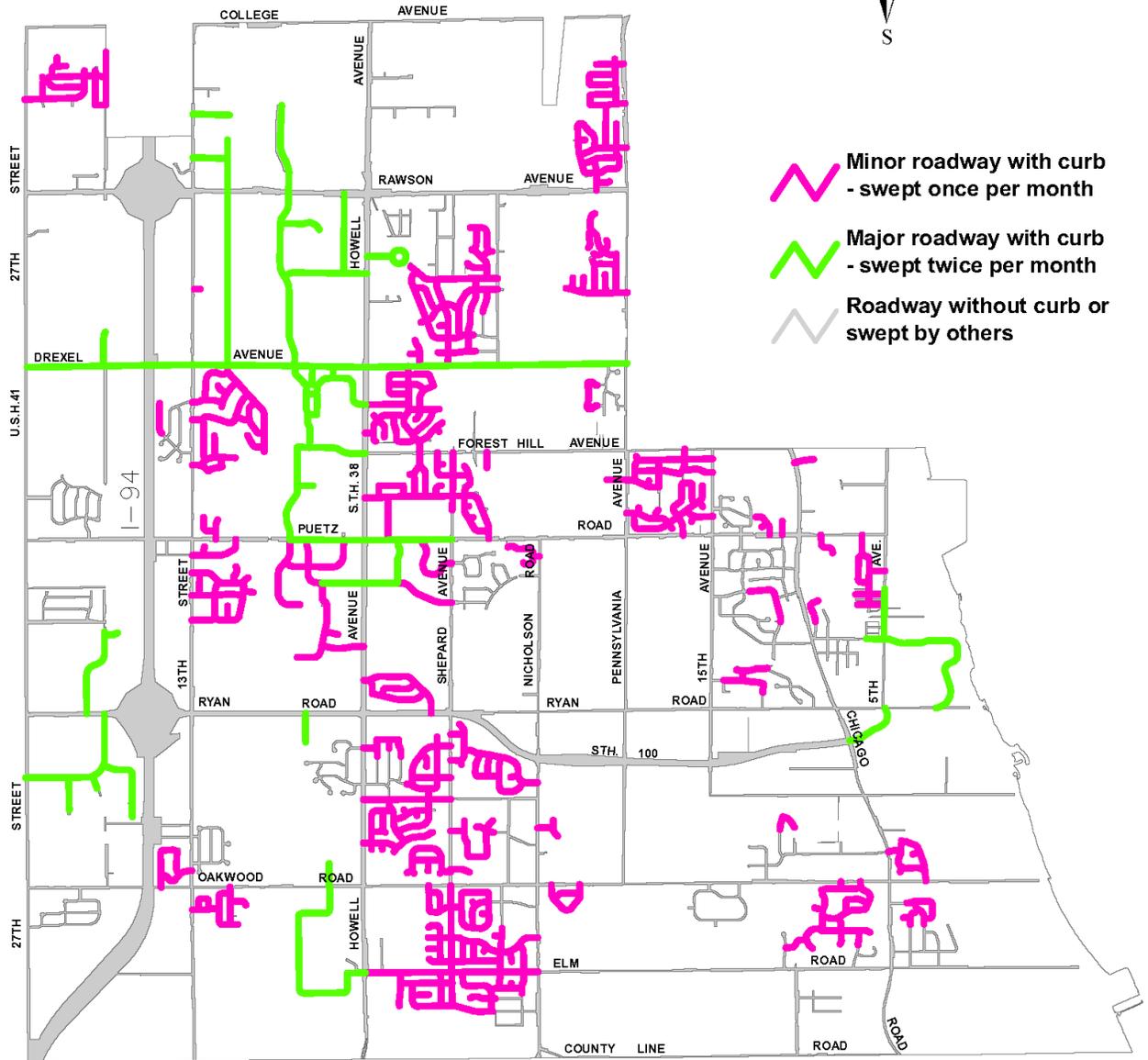
The frequency of street sweeping remained the same between 2016 and 2017. Between 2016 and 2017 sediment collection decreased slightly from 198.07 tons (396,140 pounds) to 196.74 tons (393,480 pounds).

Leave collection at the recycling yard totaled 922.5 cubic yards. The collected sediment and leaves were disposed of at the Waste Management Metro landfill in Franklin.

The following chart shows Oak Creek’s historical trend for sweepings collected on a monthly basis.



CITY OF OAK CREEK 2017 STREET SWEEPING



C. Structural Control Maintenance

City owned detention basins and swales are mowed three to five times a year depending on conditions. Cut material is removed if there was significant growth between mowing.

The City currently owns and maintains seventeen detention basins. The basins are located at the following addresses:

- Oak Creek Street Department (800 W. Puetz Road) – 3 wet detention basins
- Abendschein Park (1900 E. Drexel Avenue) – one dry and one wet detention basin
- 2309 W. Drexel Avenue
- 10101 S. Shepard Avenue (Shepard Hills)
- 7000 S. 6th Street (fire station)
- 255 E. Centennial Drive (fire station)
- 301 W. Ryan Road (police station)
- 3480 E. Puetz Road (Lake Forest)
- David Lane extended (South of Twin Oaks Drive)
- Drexel Town Square – 2 wet detention basins and 3 bio-retention basins
- 2200 W. Drexel Ave. (easement at Forest Ridge Elementary school)
- S. Lauree Lane and E. Glenfield Drive extended- one dry and one wet detention basin

The basins were inspected three times for proper operation and sediment buildup in 2017.

The City of Oak Creek also inspects the regional detention basin at the southeast corner of I-94 and W. College Avenue in accordance with an intergovernmental agreement between the Wisconsin Department of Transportation, Milwaukee County and Oak Creek.

The basin at 10101 S. Shepard Avenue was converted to a regional storm water quality and quantity facility in 2003. The slopes were planted with native prairie plants which are mowed or burned once annually.

Routine maintenance (mowing, removal of litter and branches, spot reseeding, minor erosion, etc.) was done on all the detention basins and drainage swales. Thirteen cubic yards of sediment were removed in 2017.

D. Roadway Maintenance

Salt is applied to roadways when they become slippery. A full-scale plow operation will begin if the snow continues. Additional salt will be applied at the conclusion of the plowing operation if there are cold or falling temperatures. All road salt is stored in a fully enclosed storage building located at 800 W. Puetz Rd.

The number of snowfall events and salt usage in 2017 was about average with a total of 3572.75 tons of salt used.

- (b) Discharges from areas of new development and redevelopment after construction is completed.

The Oak Creek Municipal Code requires an 80% removal of total suspended solids on developments creating 0.5 acres or more of impervious area.

The Oak Creek Municipal Code was amended in September, 2004 and April, 2016 to incorporate the performance standards and revisions contained in NR 151. Developments creating 0.5 acres or more of impervious area are subject to requirements relating to infiltration, protective areas and fueling and vehicle maintenance areas.

Seven storm water management permits were issued in 2017. These permits covered a total of 114 acres of new development and re-development within the City.

- (c) Assessment of water quality impacts from flood management projects.

Assessments are made on each individual project. Water quality components are implemented into designs where it is feasible. The Forest Hill storm sewer replacement project installed new detention basins in 2017 that serves 15 acres of an existing residential subdivision that previously had no water quality or quantity controls.

- (d) Evaluation of the feasibility of retrofitting City owned structural flood control devices to provide pollutant removal from storm water.

Each of the City owned detention basins were evaluated to determine the feasibility of retrofitting them for water quality purposes. It was previously recommended that the basins located at 10101 S. Shepard Avenue and 3480 E. Puetz Road be retrofitted for water quality. The basin at 10101 S. Shepard Avenue was retrofitted for both water quality and quantity in 2003. Retrofitting the basin located at David Lane Extended is not recommended if the downstream regional wetland treatment system is implemented. Retrofitting the basin at 7000 S. 6th Street is not recommended because it would serve a very small tributary area.

- (e) Implementation of a program to promote the management of streambanks and shorelines by riparian landowners to minimize erosion, and restore or enhance the ecological values of waterways.

The City utilizes the Education and Information program described in Section V of this report to promote the management of streambanks and shorelines by riparian landowners to minimize erosion, and restore or enhance the ecological values of waterways. This program includes periodic articles in the local newsletter and provides educational literature available to the public at City Hall and the public library.

II. Illicit Connection/Discharge Program

The illicit connection/discharge program proposal was approved by the DNR on September 8, 2003. This program includes all storm sewer outfalls 36 inches or larger. Initial field screening for the storm sewer outfalls began in 2004.

The outfalls were screened and categorized as primary (screened every six months), secondary (screened each year) or non-critical (screened every five years). The following table illustrates the criteria used to categorize the outfalls based on the field screening results:

Category:	Non-Critical	Non-Critical	Secondary	Secondary	Secondary	Primary	Primary	Primary	Primary
Visual observations (abnormal vegetation, residue or structural damage present)	No	No	No	Yes	Yes	Yes	No	No	Yes
Dry weather flow present	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
Field Screening (odor, turbidity, color or surface scum present)	No	No	Yes	No	No	Yes	No	Yes	Yes
Field analysis (tests positive for detergents, chlorine, copper, phenols or pH)	NA	No	No	NA	No	No	Yes	Yes	Yes

The outfall categories and locations for this program are illustrated in the attached figure. The 2017 screenings resulted in four outfall being categorized as secondary.

The City did not receive any reports of illicit discharges in 2017.

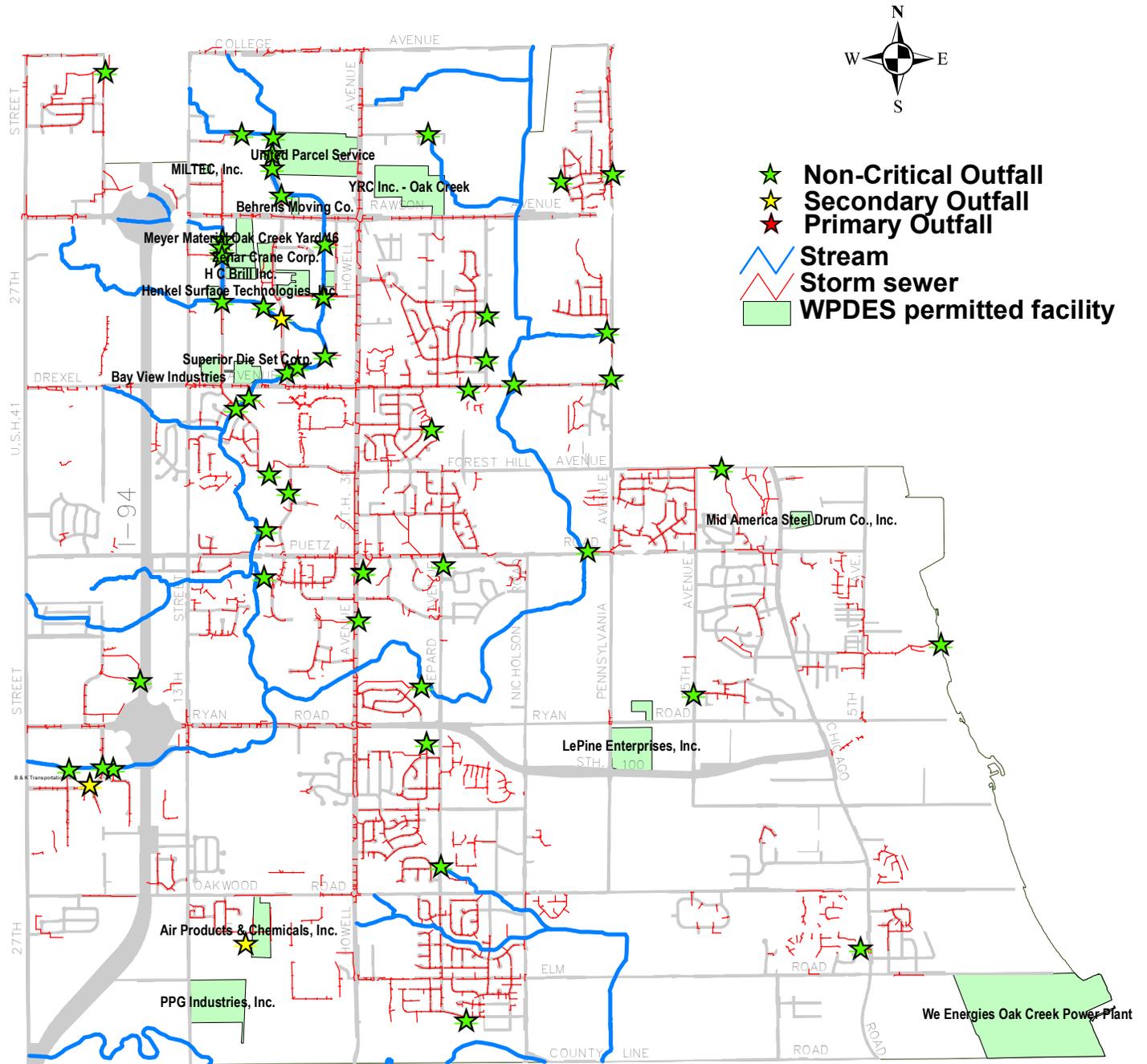
III. Industrial/High Risk Runoff Program

The proposed Industrial/High Risk Runoff program proposal was approved by the DNR on September 8, 2003. This program includes all storm sewer outfalls larger than 18 inches in critical basins identified in Oak Creek’s Storm Water Management Master Plan. Because this program is similar to the illicit connection/discharge program, both programs were combined into one program.

IV. Construction Site Runoff

The City reduces pollutants in storm water runoff from construction sites by enforcing the City’s erosion control ordinance. The building inspection department has enforcement over individual buildings and the engineering division reviews all erosion control plans and has enforcement over subdivisions and public works projects. Building inspection first posts the site (or emails or calls the contractor) with a notice of erosion control violations giving the owner a specified time to correct the situation. If the owner does not comply within the specified time period, a stop work order is imposed. Further non-compliance will result in the issuance of a citation. The building inspection department did not issue any citations in 2017; however, one stop work order was issued. About 28 verbal or written warnings were issued during the year.

CITY OF OAK CREEK ILLICIT DISCHARGE PROGRAM OUTFALLS 2017



V. Public Education and Outreach Program

Oak Creek joined the Southeast Wisconsin Clean Water Network in 2009. The Network called Keep Our Waters Clean, is comprised of 19 municipalities, two counties and UW Parkside and is designed to satisfy the education and outreach activities required by the NR 216 storm water quality permit. This consolidated effort enables a more efficient and effective information and education program.

A summary of the 2017 Public Education and Outreach Program is on the following pages.



**Written Report to the Southeastern Wisconsin Clean Water Network
2017 Program year**

*Submitted to the Village of Mount Pleasant (“Client”) on January 31, 2018 by Allison Thielen,
Root-Pike Watershed Initiative Network*

Preface:

Under the leadership of Pete Wood of the Wisconsin Department of Natural Resources and Dave Giordano, Executive Director of the Root-Pike Watershed Initiative Network (“Root-Pike WIN”, “WIN”, “we” or “Contractor”), our programming for the Southeastern Wisconsin Clean Water Network (“SWCWN”) was modified and improved during the 2016 and 2017 program years. Facilitated by Program Manager Allison Thielen of WIN, the scope of the program shifted from primarily a television campaign with a widely cast, shallow net to a widespread targeted outreach campaign with more personal interactions and touchpoints, more behavioral conversions, increased awareness and a deeper understanding of the issues our watershed face and simple solutions that can be implemented by every homeowner.

SCOPE: Goals, Deliverables & Outcomes			
SCOPE	GOAL	DELIVERABLE (in 2017 Contract)	Outcomes
Target Audience	Based on the results from the 2010 and 2016 household surveys administered under this PROJECT, we will identify our target audience.	We targeted homeowners 35-64 years of age who live in the geographic area served by the Southeastern Wisconsin Clean Water Network and perform their own yard work, wash their cars and walk their dogs. In addition, we will work directly with one large construction company to target the objectives in NR 216.07(1)(b)1.	<p>Targeted Hotspot Mailings Primary targets were residential homeowners in areas identified as pollutant hotspots based on information in our Nine Key Element Watershed Restoration Plans and/or from one of the 16 municipalities participating in the mailing campaigns (See attached 2017 Respect Our Waters Activities report). We also sent a mailing on winter salting to 114,000 households in the Root-Pike basin.</p> <p>Facebook Promotions Primary targets were adults living in SWCWN municipalities who are interested in dogs, gardening, snow, water, beaches, and/or dozens of other varied topics. We ran 12 promotions with great results (See attached 2017 2017 Respect Our Waters Activities report).</p> <p>Construction company We met with two potential companies to discuss a partnership in the future.</p>

SCOPE: Goals, Deliverables & Outcomes			
SCOPE	GOAL	DELIVERABLE (in 2017 Contract)	Outcomes
Community Outreach Events	Participate in one Respect Our Waters event in each SWCWN member municipality (20 plus UW-Parkside)	The Contractor will participate in a minimum of 21 community events during the 2017 contract period for the Respect Our Waters campaign. We will engage event attendees using a storm water runoff model demonstration, a Sparkles the Water Spaniel mascot costume, displays and numerous free giveaway publications and other items, including one rain barrel giveaway at each event.	We attended 24 community events in 15 different municipalities, with at least one event in every watershed in the Root-Pike basin. Sparkles the Water Spaniel mascot attended 13 events, the runoff model was demonstrated at 17 events and free rain barrel raffles were held at 16 of the events. (See attached 2017 Respect Our Waters Activities report for more details)
Target Nine Element Plan hotspot in each municipality	Move the needle on pollutant reduction in one specific Nine Element Plan identified hotspot area in each SWCWN member municipality. Reduce pollution numbers for phosphorus, E. coli and nitrogen.	The Contractor will raise awareness of hotspot issues and provide solutions to residents using targeted outreach in the form of mailings and in-person contact. Where possible, monitoring will be used to compare water quality before and after the outreach occurs.	<p>Hotspots were identified in 16 of our member municipalities. Municipalities not participating did so by choice. Approximately 1,000 mailers that explained the issues and solutions were sent to each hotspot area for a total reach of 16,142 households. 7 mailings focused on overall runoff issues, 2 focused on phosphorus runoff and 7 focused on pet waste.</p> <p>In addition, a broad mailing to 114,000 households in the Root-Pike basin was sent in December to raise awareness of salt use in winter and its impact on our waters. See attached 2017 Respect Our Waters Activities report for more details on mailings.</p> <p>Harborside Academy Monitoring of hotspots:</p> <ul style="list-style-type: none"> • City of Kenosha/Pike Creek: Partnering with chemistry teacher John Gransee and 15 Harborside Academy students to conduct monitoring of three sites on Pike Creek this spring. Samples are to be tested for E. coli, TSS, P, N, and chlorides via partnerships with the City of Racine and Carthage College. Data will be used as baseline data for the Pike Creek area hotspot mailing on overall runoff issues. • Village of Caledonia/Crestview neighborhood: Working with City of Racine to have a swale in Caledonia (Wind Point watershed) monitored for E. coli. A targeted mailing to the Crestview area focused on pet waste and this data will be used as baseline.

SCOPE: Goals, Deliverables & Outcomes			
SCOPE	GOAL	DELIVERABLE (in 2017 Contract)	Outcomes
PR/pitches to discuss successes	Promote solutions achieved to the most critical issues in TV/print/web.	Story pitches re: projects/programs that get published on TV and in print to much wider audiences.	Please see 2017 Public Relations Detailed Coverage listing (included in attached 2017 Respect Our Waters Activities report). We completed 1 television interview, 2 radio interviews and had 12 feature stories in print without hiring a PR professional.
Ongoing mass communications	Bring awareness to urban watershed issues and solutions.	Website updates and blog posts, email newsletters, writing municipal newsletter articles, social media.	<p>Activity in 2017:</p> <ul style="list-style-type: none"> • Regular website updates to post events to calendar • Two new blog posts from Sparkles • One email newsletter delivered to 3,700 people • Five municipal newsletter articles upon request • 41 Facebook posts, including 6 paid promotions (https://www.facebook.com/RespectOurWaters/) • 41 tweets (https://twitter.com/RespectOurWater) • 10 HD videos posted to YouTube channel (https://www.youtube.com/channel/UC1HpBNYJTIPrPZFfv7cjpyw) <p>Please see attached 2017 Respect Our Waters Activities report for more details.</p>
Targeted construction site erosion prevention	Sign up one large construction company in the program that alerts site superintendents about significant rain events to improve erosion control practices and reduce erosion.	Identify and secure construction partner, use contacts and mobile messaging app to provide weather-related alerts before, during and after rain events, to include information on best practices.	We met with two potential companies to discuss a partnership in the future. Our time and budget for this objective were thus invested in the targeted hotspot mailings and monitoring.

SCOPE: Goals, Deliverables & Outcomes

SCOPE	GOAL	DELIVERABLE (in 2017 Contract)	Outcomes
<p>Meetings</p>	<p>Four meetings of SWCWN in contract year (minimum of 2 site visits with 80% municipal participation) and one municipal-specific meeting between Contractor and each member of the SWCWN.</p>	<p>The Contractor will plan and attend quarterly meetings of the SWCWN’s representatives. SWCWN meetings are to include a speaker and/or project site visit, an update from the Department of Natural Resources and an update on the progress of the PROJECT. Municipal-specific meetings shall include a representative from the municipality, the Contractor and the Wisconsin Department of Natural Resources and shall occur one municipality at a time. Meeting agendas will include discussion on current, planned and potential projects and identification of a pollutant hotspot area for the hotspot outreach work outlines in Section B.2. of this contract. In addition, the Contractor will be available to meet with the Client on issues related to this contract.</p>	<p>We planned and facilitated three meetings for the members of the SWCWN, detailed below:</p> <ul style="list-style-type: none"> • April 12, 2017: We met at North Point Lighthouse in Milwaukee, where engineers from Stormwater Solutions Engineering presented on the restoration of the ravine on site using a Regenerative Storm Water Conveyance system. The group toured the ravine, the permeable paver parking lot and the sites of future rain gardens. • August 17, 2017: We met at the Somers Town Hall, where Stephen R. Lyon, Ph.D., Principal Consultant, SRL-Environmental, LLC presented on his innovative Natural Treatment Systems. The group toured the well-maintained municipal rain garden at the Town Hall. • October 26, 2017: We held our first-ever online/remote meeting using the UberConference service for screen sharing and audio. Bill Selbig of the U.S. Geological Survey joined us to share his municipal leaf collection research titled, <i>Developing a Framework to Advance Statewide Phosphorus Reduction Credits for Leaf Collection</i>. <p>In 2017, we had 62% municipal participation in the large group meetings, with 6 municipal members attending all three meetings and 8 members attending 2 out of 3 meetings. Three members attended just one meeting and four members attended zero meetings.</p> <p>Dave Giordano, Executive Director of Root-Pike WIN, met individually with 60% of the municipal members as their schedules allowed. Major watershed restoration project partnerships were formed as a result of at least three of the meetings. Pollutant hotspots to target were determined at the meetings.</p> <p>The Client did not request an in-person meeting with the Contractor to discuss issues related to this contract.</p>

2017 Respect Our Waters Activities Report

Targeted Hotspot Mailings

This year, we began targeting areas of the watersheds that have been identified as runoff pollutant hotspots. Hotspots were selected based on information in our Nine Key Element Watershed Restoration Plans and/or from our municipal partners. Mailers that explained the issues and solutions were then mailed directly to households within each hotspot. In the next year, we will be doing water quality testing in a few of these areas. Our goal is to see if we have made a measurable effect on the water quality through a more targeted approach. This new program also helps us achieve a key Education and Public Outreach recommendation of our Nine Key Element Watershed Restoration Plans.

The Facts:

- 16,142 households received a mailer
- Topics included dog poop, overall runoff issues, and phosphorus runoff

The Mailers:



Pet Waste (front)



Pet Waste (back)



Phosphorus (front)



Phosphorus (back)

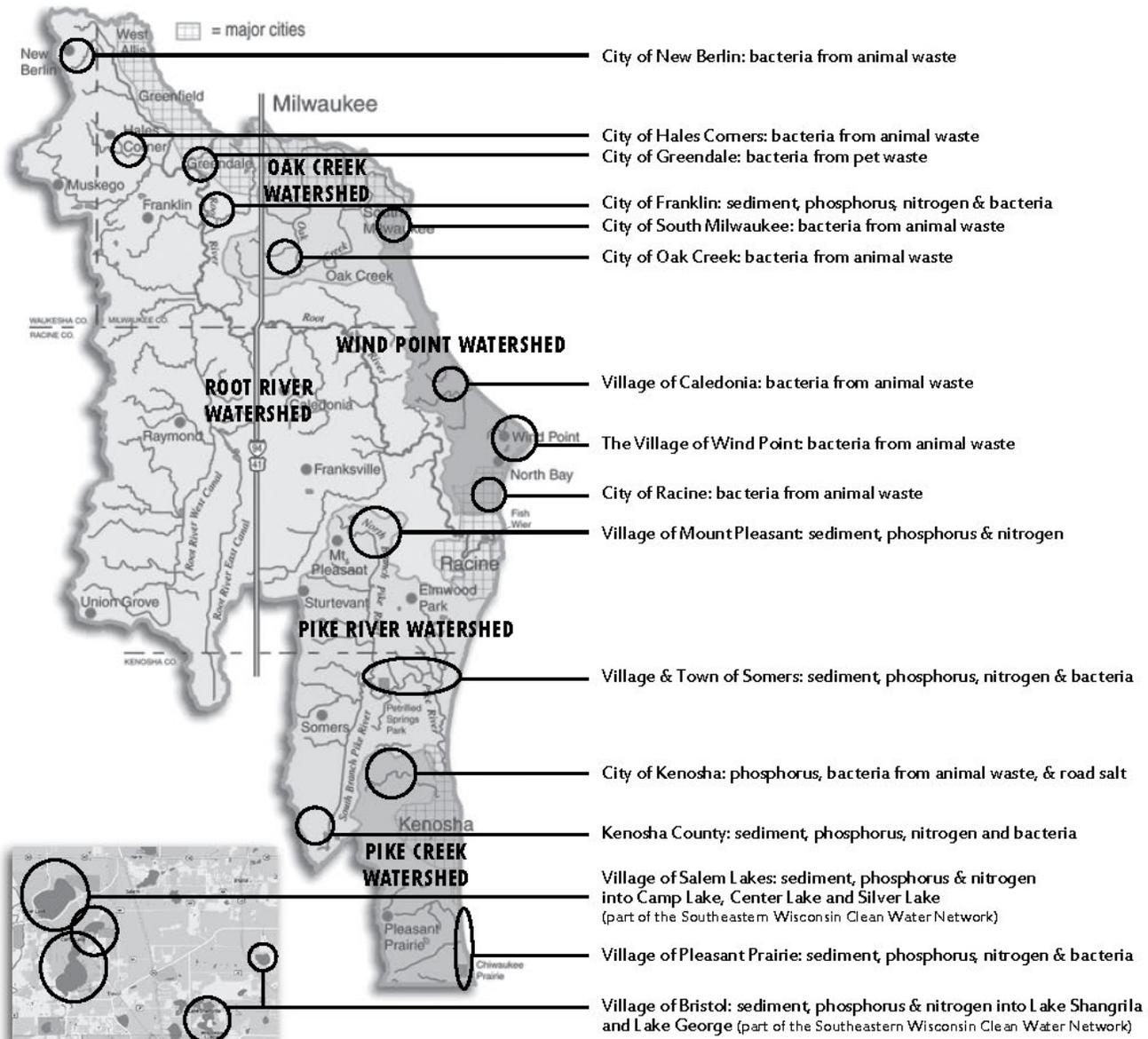


Overall Runoff Issues (front)



Overall Runoff Issues (back)

The Hotspots:



The Bonus Mailer:



1 teaspoon of road salt pollutes 5 gallons of water...forever.
 An environmental action to help reduce salt on our roads. This campaign focuses on the roads that salt is used on. It is a way to help protect our water.

Respect our waters.
 Every drop counts. Let's keep our water clean and safe for everyone.

200 Super Green Road Salt
 (Part of the Southeastern Wisconsin Clean Water Network)

Respect Our Waters Campaign
 (Part of the Southeastern Wisconsin Clean Water Network)

- 114,000 households received a mailer on road salt in December @ \$0.20 per impression
- In return, we received over 20 phone calls, 15 emails and mention of the mailer on Facebook posts

Facebook Promotions

In addition to the 35 unpaid posts on the Respect Our Waters Facebook page, we invested just under \$3,000 in boosting Facebook posts on both the Root-Pike WIN and Respect Our Waters Facebook pages. Our goal was to directly reach more people with an image and message they couldn't ignore.

The Effort:

- 12 Campaigns boosted
 - 6 on Root-Pike WIN page, 6 on Respect Our Waters page
 - 8 posts on salt, 4 on dog poop
 - 4 one-day campaigns, 7 seven-day campaigns, 1 fourteen-day campaign

The Engagement:

- 217,976 impressions (# of times posts were on a screen)
- 87,766 people saw a post at least once
- 7,304 engagements with our posts
- 16,921 clicks on our posts
- 6,271 people engaged with a post after seeing it
- 3,867 reactions to our posts 
- 1,922 shares
- 475 comments

The Cost:

- \$2,939 total at an average of...
 - \$0.02 per impression
 - \$0.02 per person reached
 - \$0.43 per engagement
 - \$0.25 per click
 - \$0.80 per reaction
 - \$1.69 per share
 - \$8.71 per comment

The Fun Stats:

- When analyzing the results as related to the age range of those interacting, we noted:

- Ages 55-65+ (2 categories) make up just 26% of total reach but a whopping 46% of comments, 50% of post reactions and 45% of post shares
- Ages 35-54 (2 categories) make up 32% of total reach, 36% of comments, 30% of post reactions and 34% of post shares
- Ages 18-34 (2 categories) make up an impressive 42% of total reach but just a mere 18% of comments, 20% of post reactions and 21% of post shares

Age range (category)	% of Total Reach	% of Comments	% of Post Reactions	% of Post Shares
18-24	19%	5%	8%	9%
25-34	23%	13%	12%	12%
35-44	16%	19%	14%	16%
45-54	16%	17%	16%	18%
55-64	16%	23%	25%	24%
65+	10%	23%	25%	21%

- When analyzing the results as related to the gender of those interacting, we noted:

- Slightly more females were reached than males
- Males and females commented nearly an equal number of times
- Females reacted to () and shared the posts significantly more frequently than males

Gender	% Total Reach	% of Comments	% of Reactions	% of Shares
Female	56%	49%	67%	71%
Male	43%	51%	32%	28%
Unknown/Other	1%	0%	1%	1%

Community Outreach Events

We exceeded our goal to participate in a minimum of 21 events in 2017 and attended 24! At 13 of the events, we introduced our human-sized Sparkles the Water Spaniel mascot to hundreds of delighted children and their families. Directly from paw to hand, Sparkles distributed over 2,100 newly redesigned “Tips from Sparkles” bookmarks. He marched in three parades, served as a celebrity judge for two different canine costume contests, and inspired our wildly popular Emoji Poop Toss game.

We were thrilled to purchase a tabletop storm water runoff model and used it to engage children and their families during demonstrations at 17 of the events. We also held a free rain barrel raffle during 16 of the events along with offering our displays and numerous free giveaway publications, stickers, temporary tattoos, activity packs and other items.

Event location breakdown by municipality and by watershed:

Municipality/Location	# of events
Village of Bristol	1
City of Franklin	1
Village of Hales Corners	1
City of Kenosha	5
Kenosha County	1
Village of Mount Pleasant	1
City of New Berlin	1
City of Oak Creek	1
City of Racine	2
Racine County	1
Village of Salem Lakes	2
Village & Town of Somers	2
University of Wisconsin-Parkside	1
Town of Waterford	1
Village of Wind Point	3
Total	24

Watershed	# of events
Pike Creek	5
Pike River	6
Root River	5
Oak Creek	1
Wind Point	3
Des Plaines River	3
Fox River	1
Total	24

Homeowner Workshops

Workshops were not included in our scope of work for 2017, but we remained open to facilitating and presenting them upon request and did so on six occasions for a total of 129 people:

- 3/18/2017: 30 minute rain garden workshop for 19 interested residents at EcoFest in the City of Racine
- 4/10/2017: 1.5 hour long lawn care workshop for 9 interested residents at the Racine Public Library
- 4/26/2017: 1.5 hour long greening your yard workshop for 26 Oak Creek Watershed Restoration Planning stakeholder group members and other interested citizens in South Milwaukee
- 4/29/2017: 1 hour greening your yard workshop for 13 members of Racine Green Congregations
- 9/25/2017: 1.5 hour long greening your yard workshop for 29 members of New Berlin Garden Club at the City of New Berlin Public Library
- 9/27/2018: 1 hour long rain garden workshop for 33 faculty and staff members at Gateway Technical College (Kenosha campus) as part of their extended learning inservice day

2017 Public Relations Detailed Coverage listing

12/11/2017 Racine Journal Times: Root-Pike WIN addressing area's waterways

http://journaltimes.com/news/local/root-pike-win-addressing-area-s-waterways/article_ef81d659-32ab-5a56-9578-6cd0919a634e.html#tracking-source=home-top-story-1

10/14/2017 Racine Journal Times: Community Newsletter: Flooding and our future

http://journaltimes.com/lifestyles/faith-and-values/community-newsletter-flooding-and-our-future/article_b86c2efe-cf9e-5123-95a8-ee5079e916cf.html

9/21/2017 WVTM My24 Milwaukee: Live television interview of Allison Thielen and Sparkles the Water Spaniel during the halftime show of the Bradford High School vs Franklin High School football game.

8/3/2017 Kenosha News: Initiative calls on community to help watershed

http://www.kenoshanews.com/news/local/initiative-calls-on-community-to-help-protect-watershed/article_eb738c76-eb0f-59a1-b82f-fb22b3c34834.html

6/23/2017 Racine Journal Times: In Photos: Wind Point's 2017 Pet Parade

http://journaltimes.com/news/local/in-photos-wind-point-s-pet-parade/collection_a2909d3d-fe4b-5484-a1e4-b24584324384.html Sparkles the Water Spaniel led the parade!

5/30/2017 Press Release: Root-Pike Watershed Initiative Network Announces New Clean Water Mascot

<https://static1.squarespace.com/static/5776e810f5e2319f1f60b7cb/t/593889949f745677a20c4195/1496877465068/Life-Sized+Sparkles+the+Water+Spaniel+Press+Release+-+2017-05-30.pdf>

5/21/2017 Kenosha News: Bullen students learn about Pike River watershed

http://dev.kenoshanews.com/news/bullen_students_learn_about_pike_river_watershed_493129161.php

Root-Pike WIN helped lead a field trip for middle school students to the lakefront and Pike River

5/19/2017 WGTD: Morning Show, monthly environmental program with Nan Calvert, special guest Allison Thielen of

Root-Pike WIN <https://www.wgtd.org/playlist/morning-show/morning-show-051917-0>

5/17/2017 Racine Journal Times: Colonial Park restoration project underway

http://journaltimes.com/news/local/colonial-park-restoration-project-underway/article_0fcdbbea-66d6-5da8-bc3b-352ab7568e8a.html

5/17/2017 WRJN: Root-Pike WIN Announces Project to Restore Colonial Park Ravine

<http://www.wrjn.com/episode/5-17-17-wrjn-news-405pm/>

5/11/2017 Kenosha News: Community Connection: Root-Pike WIN

http://www.kenoshanews.com/community/community_connection/community-connection-root-pike-win/article_9368bb76-3667-11e7-9aad-8f3b2b0ade77.html

5/8/2017 Racine Journal Times: River group roots out invasive species – Nonprofit part of transformation of

Pritchard Park http://journaltimes.com/news/local/river-group-roots-out-invasive-species---nonprofit/article_cb06b3dd-08ff-53dc-814c-0f2c986a6957.html

May 2017 Wind Point Living Magazine: A Garden with a Deeper Purpose

https://static1.squarespace.com/static/5776e810f5e2319f1f60b7cb/t/59387b0246c3c49df979b554/1496873733272/May_2017_Wind_Point_Living_RPW+rain+garden+article.pdf

4/23/2018 Kenosha News: From bees to water, Gateway teaches stewardship of the planet during Earth Day event
https://www.kenoshanews.com/news/from-bees-to-water-gateway-teaches-stewardship-of-the-planet/article_7916249a-0c8c-51e3-a3f6-2e97e8c1430c.html

3/2/2017 Racine Journal Times: Community Newsletter: What is the dirt on snow?
http://journaltimes.com/lifestyles/faith-and-values/community-newsletter-what-is-the-dirt-on-snow/article_7c44d5e6-aa30-5fb7-91a8-a24f9fed8799.html

Municipal Newsletter Articles by Request

Season	Topic	Municipalities included
Spring	Native plants	Town of Norway
Spring	Rain barrels	Village of Wind Point
Fall	Leaves & yard waste	Town of Norway
Winter	Salt	City of Oak Creek, Town of Norway

Sparkles’ Blog Posts

January 20, 2017

Pollutants Don’t Melt with the Snow!



Piled snow contains pollutants such as salt, leaves, litter, oil, heavy metals, sediment and more.

The warmer temperatures in southeastern Wisconsin over the last few days have caused a great deal of snow to melt. This is something we often celebrate as a potential sign that spring is coming! However, it's important to remember that snow can function as a significant source of water pollution since it accumulates a variety of contaminants from the atmosphere, motor vehicles, sidewalks and roadways. These contaminants can include salts and salt additives, heavy metals, petroleum products such as oil and grease nutrients, bacteria, organic chemicals such as pesticides and PCBs, soil materials and litter. As the snow melts, contaminants are carried directly into our rivers and Lake Michigan. Whether you like it or not, we are likely to see more snow before spring arrives. Read on to learn more about preventing snowmelt runoff pollution on your property.

The pollutant load in snow may be lessened on private properties as compared to snow removed from public roads, but there are ways you can reduce it even more. It may not seem like much if you're the only one taking action, but if many

people make small changes in the way they manage their yard and snow removal, cumulatively it can have a big positive impact on water quality.

- **Look at your yard** this weekend. Are there still leaves and sticks lying around? Rake or pick them up to prevent them from being carried away by snowmelt after the next storm.
- **Check your vehicles** for leaking oil or other automotive fluids and repair any issues right away.
- **Clean up pet waste** in your yard regularly. Many people believe that dog poop dissolves in snowmelt but it is simply not true. Bacteria from feces will make its way into our waters.
- **Do some research.** If you choose to use salt in winter, read about your options and purchase an icemelt product that best suits our climatic conditions and average low temps so you'll need to use less of it.
- **Pre-treat your walkways** before the next big storm hits. You'll need less deicer in the long run.
- **Keep walkways shoveled** in the first place as snow quickly becomes ice when walked upon.
- **Mix sand with salt.** You'll use less volume of product to melt ice and gain the traction provided by sand.
- **Sweep up excess** salt and sand after every storm. Not only will you keep it out of the storm sewers, you'll be able to use it again and save money in the process!

Follow these tips to help keep our water cleaner...because clean water is a matter of proper training!

Source: <https://denr.sd.gov/dfta/wp/snow.aspx>

December 29, 2017

8 Things Humans Might Not Know About Salt



Hey Humans, Sparkles here.

Boy, has my Facebook page been blowing up lately with great comments about winter salting. Trust me, I understand your concerns. It's winter in Wisconsin. We all want to stay safe, warm, sassy and cozy with nicely cleared sidewalks and driveways. We're not interested in being responsible for someone slipping on ice but we also want to help keep our waters clean for future generations. Is this combination even possible? Yes! Read on...

We've already had snow with more on the way. Add to that these fabulous single-digit temperatures and I'm all ready to put my booties on my paws and curl up by the fire to ring in the New Year. Alas, someone will have to clear the snow and ice. I bet there are things you humans don't know about salt. Check it out:

- 1) **Chronic aquatic toxicity.** The rivers in our region are highly impaired for chlorides from road salt (See the DNR's 2018 Impaired Waters List [here](#))
- 2) **Salty streams.** When snow melts, the salt we put down on our properties to melt ice flows over the land or through storm sewers into lakes and streams. Once salt is in a body of water, it's extremely difficult and expensive to remove and is toxic to fish, other aquatic life and birds. Read one of the largest studies ever conducted on lake salinity [here](#).
- 3) **Prevention is key.** The best way to cut back on salt use is to prevent ice from forming in the first place. Shovel walkways and driveways as the snow is still falling or immediately after the storm. The more snow you remove, the less salt you'll need and the more effective it will be.
- 4) **Got thick ice?** Salt isn't going to help you out if you've got a 1/2" or thicker layer of ice to remove. You'd find yourself dumping piles and piles of it to do the trick. Sparkles isn't cool with that! Try a heavy ice chopper for thick ice.



- 5) **Temperature matters!** Is it 15°F or below? Yes? Guess what...road salt only works if it is above 15 degrees. Don't bother wasting your time or money putting it down. Use sand for traction or an alternative ice melt product that is effective at colder temps. Google it.
- 6) **Don't over-do it.** If you use salt, a coffee mug full (about a pound) is enough to treat about 10 sidewalk squares or a 20-foot long driveway. Or a handful per square yard. Calcium chloride goes farther with a handful treating three square yards.



If you spread salt, aim for a coverage pattern that mimics the left side of this image. A mechanical spreader can help you get an even distribution.

- 7) **Sweep up excess salt** or sand after every storm. Not only will you keep it out of the storm sewers, you'll be able to use it again and save money in the process!
- 8) **Hired help?** If you hire help for snow removal, please ask your contractor to use salt sparingly, use sand or another alternative, or perform more manual labor to reduce ice formation.

It is important to strike a balance between safely clearing snow and salt from your property and reducing impacts to the environment, human health, and pet health.

It may not seem like it will make a difference if one or two people use salt more sparingly--or not at all--but if many people do it, the impact on water quality can be significant.

Thank you for doing your part to help protect our waters. As I always say, "Clean water is a matter of proper training!"

~Sparkles the Water Spaniel~

Great additional resource: www.wisaltwise.com

Sparkles' E-Newsletter

April 2017

Each of us can have a positive impact on the health of our rivers and Lake Michigan



RESPECT OUR WATERS

Greetings!

Guess what, human? Spring gardening season is here!

Along with this warmer season comes the spring rains! If you are concerned about water pollution, you have probably heard this message:

The water that gushes off our roofs, driveways, streets, landscaped yards and farmland during a rain is to blame for the bulk of the pollution that dirties our local waterways and Lake Michigan.

That water picks up fertilizer, sediment, grass clippings, auto fluids, pet waste and more, depositing them into the storm sewers and straight into our river and Lake Michigan *untreated*.

Rain gardens can help hold back that water in our yards. A 300-square-foot rain garden infiltrates 12,000 gallons of water every year, or enough to fill 2 1/2 tanker trucks.

Impressed? Interested in planting your own rain garden? This newsletter is full of easy tips to help you design and install a beautiful rain garden this spring.

Remember your training and take action today!

Sparkles the Water Spaniel



"CLEAN WATER IS A MATTER OF PROPER TRAINING!"

Learn more at www.respectourwaters.org

Human Counterparts:

[Jake Fincher](#), Respect Our Waters Managing Director, Sweet Water
[Allison Thielen](#), Program Manager, Root-Pike Watershed Initiative Network

Please [email us](#) if you are interested in hosting a workshop or inviting us to present on this topic for you and your neighbors, coworkers, students, friends or family! Our workshops focus on actions you can take to help protect our precious waters. Find out why Sparkles the Water Spaniel is always reminding us, "Clean water is a matter of proper training!" You'll glean new information about spring garden planning, lawn alternatives, composting, permeable surfaces, rain gardens, rain barrels, management of fall leaves and more.

Video: Roll Out the Barrel for Your Rain Garden

Sparkles is a relentless promoter of rain barrels and rain gardens.



Green Yard Care Calendar

Follow these simple tips for a greener lawn and to help keep our water clean. Or, [click here](#) to get straight to the rain garden talk.



This month:

- Have your [soil tested](#) (easy, affordable testing is available through the [UW Soil and Forage Lab](#))
 - Use your test result recommendations to [fertilize correctly](#)...or save money if your results indicate fertilizing isn't needed!
- Mow your lawn to remove 1/3 of the current grass height. Grass should be 2 1/2 to 3 1/2 inches tall after mowing.
 - Be sure your mower blades are sharp to reduce instances of disease
- Now that the grass is actively growing, [core aerate your lawn](#) if the thatch layer is over one inch thick.
- Spread 1/2 to 1 inch of compost over your lawn after aeration
 - [Making and using compost](#)
 - [Make your own compost bin](#)...many styles to choose from!
- Finally, [plan your rain garden](#)!

Respect Our Waters Around the Community



Local Kids Demonstrate Storm Water Runoff Using Interactive Model at Respect Our Waters Event

Plan to visit the Respect Our Waters booth at one of our upcoming community events! At many events, we will be demonstrating our new interactive storm water runoff model and talking to

people about the many things we can all do in our own yards to help reduce storm water runoff pollution. Free giveaways will include Sparkles bookmarks, stickers, temporary tattoos, activity books, pet waste bag dispensers, resources on green yard care practices and a free rain barrel raffle anyone can enter!

Saturday, April 22nd

- **Celebrate Earth Day**
10:00am-2:00pm
Gateway Technical College, 3520 30th Ave, Kenosha, WI, 53144
- **6th Annual Rock the Green - Earth Day Celebration**
12:00pm-2:00pm
Estabrook Park, 4600 Estabrook Pkwy, Milwaukee, WI 53211

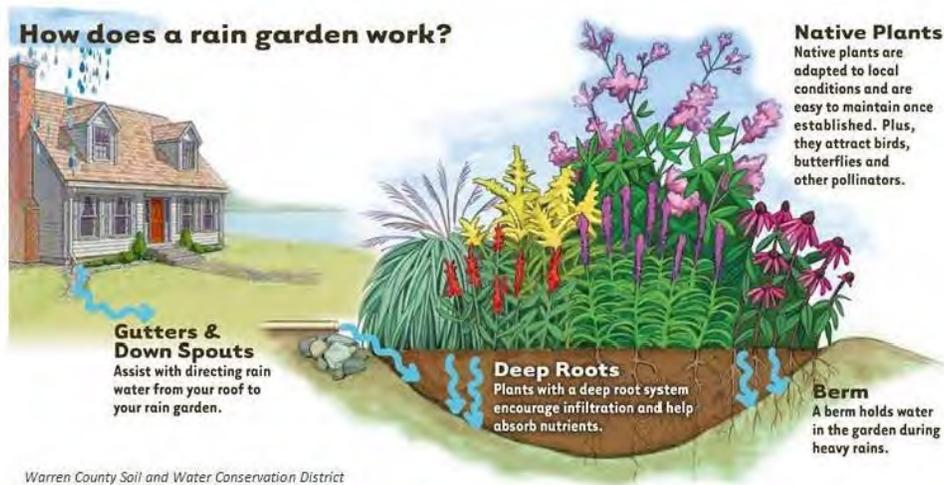
Wednesday, April 26th

- **Residential Stormwater Workshop and Planning Update**
6:30pm-8:30pm
South Milwaukee City Hall, 2424 15th Ave, South Milwaukee, WI 53172

Saturday, April 29th

- **33rd Annual Kids' Urban Fishing Clinic**
9:00am-3:00pm
Quarry Lake Park, 3800 Northwestern Ave, Racine, WI, 53405

Now...All About Rain Gardens



How Do Rain Gardens Make a Difference?

The benefits of rain gardens are multiple and include their ability to perform the following functions:

- Help keep water clean by filtering storm water runoff before it enters local waterways
- Help alleviate problems associated with flooding and drainage
- Enhance the beauty of individual yards and communities
- Provide habitat and food for wildlife including birds and butterflies
- Recharge the ground water supply

Can rain gardens really make a difference? Yes!!! Read [here](#) about one compelling residential study that was conducted in Minnesota. In summary, in Burnsville, Minnesota, an engineering company added 17 rain gardens to a 20-year-old neighborhood and compared the amount of runoff coming off of the neighborhood into Crystal Lake with the amount of runoff coming off of a nearly identical neighborhood with no rain gardens. The results were stunning: the study street contributed 90% less storm water to the lake than its sister street with no gardens. Rain gardens are clearly effective in reducing the #1 cause of water pollution: storm water runoff.

When will you begin construction on your rain garden?

Getting Started

Pick a Good Site

Locate the rain garden so it receives discharge from a downspout or sheet flow from lawn areas or hard surfaces. Be sure it is at least 10 feet from the foundation of your house.

Layout the Garden

Use pages 6-9 of *Rain Gardens: A How-To Manual for Homeowners* to determine the size and depth of your rain garden.

Call Diggers Hotline

Always call Digger's Hotline ([1-800-242-8511](tel:1-800-242-8511)) at least three business days (M-F) before you start digging. Their staff will mark with flags the underground locations of electrical (red), natural gas (yellow), cable TV/communication (orange), water (blue), sewers (green), and proposed excavation (white). They do not locate underground facilities in the field.



Excavation: Flat and Level

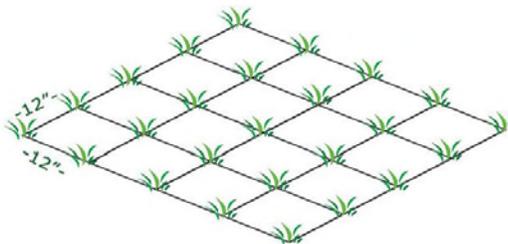
Many rain gardens are excavated by hand by homeowners or volunteers. If you use heavy equipment, do not drive into the garden where machinery can compact the soil and significantly reduce infiltration. Dig the garden to the depth calculated in *Rain Gardens: A How-To Manual for Homeowners* and heap the soil around the edge for the berm. The goal is a flat and level bottom.

You can use a carpenter's level mounted on a 2X4 and move it around the garden, filling and digging as needed until the surface is level. If the site is flat, you will be digging at the same depth throughout. If there is a slope, the high end will need to be dug out more than the low end.

Plan and Plant

Develop a rough plan for the location of the plants, while considering height, color and bloom time. *Rain Gardens: A How-To Manual for Homeowners* provides many different designs and detailed instructions on planting a rain garden. Obtain your plants from a native plant nursery.

Use string and stakes to lay out a grid (see illustration, below). With plants in their containers, set them out about one foot apart. Dig each hole twice as wide as the plant and keep the crown of the plant level with the existing grade. Fill the hole and tamp down to avoid air pockets.



Spread three inches of shredded hardwood mulch throughout the garden and on the berm. Mulch helps keep moisture in the garden and protects it from the spread of weeds. Mulching is usually not necessary after the fourth growing season.

Rain Garden Maintenance

Water your rain garden immediately after planting and continue to water twice a week for approximately four weeks until plants are established. In the first year, water again if there is an official drought (usually announced in the news). Do not water after the first year. Too much hand watering can stunt root growth in native plants.

Some weeding will be needed. Remove by hand only the plants you know are weeds. If you label the native plants the first year, it will be easier to identify them the following year. A 3-inch or so level of mulch will help keep the weeds out of the garden. By the third year, you will only need to mulch the berm area. Do not ever fertilize!

Leave the plants with their stems and seedheads standing over winter to provide food and habitat for birds and cut back in the spring when the new growth is 4 to 6 inches tall.



Remember, clean water is a matter of proper training! Plan your rain garden today.

Visit our website



Respect Our Waters | Email | Website

VI. Spills Program

The City of Oak Creek is part of the area served by the Milwaukee County Hazardous Response Team. The Fire Department logged one Hazmat incidents in 2017 which had the potential to impact storm water quality. The following is a summary of the reported spills:

- One spill incident of diesel fuel totaling ten gallons.

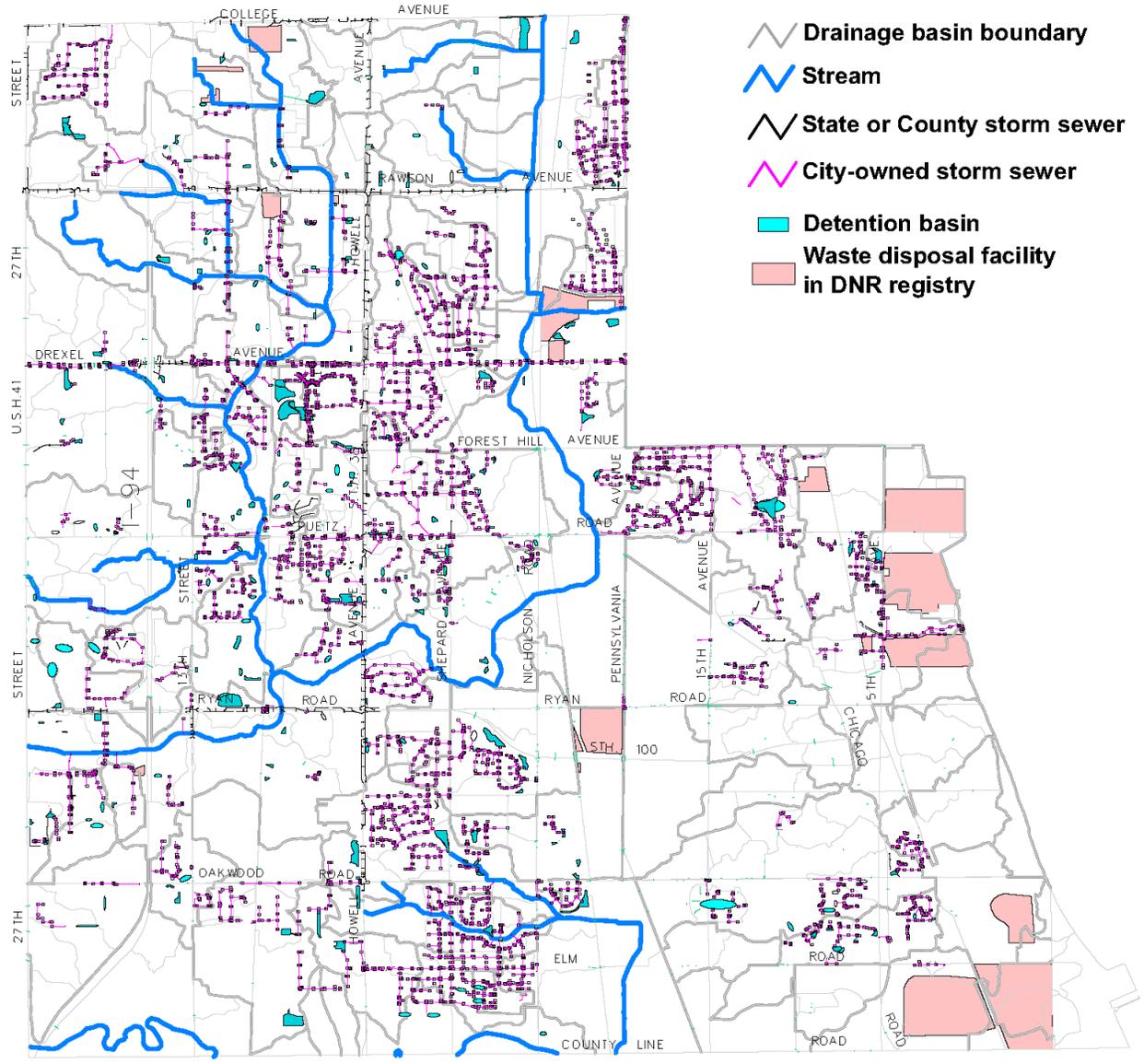
VII. Program Revisions

None.

B. Updated storm sewer system map including new outfalls and structural controls.

Please see attached maps.

CITY OF OAK CREEK DRAINAGE MAP



-  Drainage basin boundary
-  Stream
-  State or County storm sewer
-  City-owned storm sewer
-  Detention basin
-  Waste disposal facility in DNR registry

C. Summary describing the number and nature of enforcement actions, inspections, public education programs, spill responses and any other activity in the storm water management program that have measurable results

C. Summary of Activities in the Storm Water Management Program

Activities	2013	2014	2015	2016	2017
Erosion Control Permits Issued	38	51	58	46	35
Erosion Control Citations Issued	0 ¹				
Erosion Control Ordinance Compliance Letters	3	1 ²	0 ²	0 ²	0 ²
Spills (Hazmat incidents) relating to storm water	7	2	0	3	1
Structural Control Inspections	33	33	33	39	46
Number of Catch Basins Inspected for Cleaning	2,936	4,338	2,641	4,770	3,698
Number of educational activities undertaken	6	6	6	6	6

¹ Note: Citations are issued only if a request for correction or stop work order has not been effective in obtaining the desired corrections to erosion control measures. Approximately 5 stop work orders are issued each year; however none were issued in 2015 and 1 in 2017.

² Approximately 10 emails regarding erosion control compliance were sent

D. Summary of revisions made to the storm water management program.

Inspection of City-owned detention basins was changed from four to three times annually (spring, summer and fall). This revision was approved by the DNR in July, 2002. No revisions to the program were made in 2016.

E. Proposed revisions to the storm water management program.

None.

F. Summary of monitoring data.

The Department of Natural Resources approved Oak Creek's monitoring program proposal in November of 2000. The City has previously submitted all of the monitoring data to the DNR.

G. Proposed revisions to the storm water monitoring program.

None.

H. Summary of pollutant loading calculations.

Pollutant loadings for all 579 subbasins in Oak Creek using the Source Loading and Management Model (SLAMM) were submitted with the City's 2006 Annual Report. The analysis showed a 36% City-wide reduction in total suspended solids. Oak Creek was in compliance with the NR151 requirement of 20% suspended solids reduction by March 10, 2008.

In 2010 the City of Oak Creek contracted with AECOM to field verify swale infiltration rates within the City. The DNR subsequently reviewed and approved the new infiltration rate of 0.35 inches per hour, which is a significant increase over the previously used rate of 0.05 inches per hour.

The City finalized the SLAMM model files in 2012. The results using the new infiltration rate indicate that Oak Creek is over 40% reduction in total suspended solids.

I. Summary of the assessment of controls required in Section F.

I. Summary of the Assessment of Controls

Part I, Section F(1)(b)

Indirect Measurements	2013	2014	2015	2016	2017
Number and type of illicit connections found and eliminated	0	0	0	0	0
Number of erosion control permits issued	38	51	58	46	35
Number of enforcement actions taken (citations)	0 ¹				
Number of spills (Hazmat incidents) relating to storm water	7	2	0	3	1
Number of educational activities undertaken	6	6	6	6	6
Number of sewer inlets stenciled	0	0	0	0	0
Volume of used oil collected (gallons)	8,325	7,800	8,325	8,225	7,075
Mass of leaves collected (c.y.)	680	825	750	840	923
Mass of sediment captured from street sweeping	197.63 Tons	397.15 Tons	254.51 Tons	198.07 Tons	196.74 Tons
Mass of sediment removed from catch basins	8 Tons	14.5 Tons	9 Tons	8.5 Tons	6.3 Tons
Mass of sediment removed from structural controls	18 c.y.	14 c.y.	16 c.y.	12 c.y.	13 c.y.

¹ Note: Citations are issued only if a request for correction or stop work order has not been effective in obtaining the desired corrections to erosion control measures. Approximately 5 stop work orders are issued each year.

J. Fiscal analysis.

Summary of previous year's expenditures and current year's budget of the major elements in the NR 216 storm water management program.

A copy of Oak Creek's 2018 Storm Water Fund budget is on the following pages.

BUDGET REPORT FOR OAK CREEK
2018 ADOPTED BUDGET

FUND 38 - STORM WATER		2013	2014	2015	2016	2017	2017	2018	2018
GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL BUDGET	PROJ. ACTIVITY	ORIGINAL BUDGET	% CHANGE
ESTIMATED REVENUES									
Dept 00									
LICENSES & PERMITS									
38-00-34-33820	STORMWATER MANAGEMENT PERMIT	1,500	300	1,200	1,195	900	2,000	2,000	122.22
LICENSES & PERMITS		1,500	300	1,200	1,195	900	2,000	2,000	122.22
CHARGES FOR SERVICES									
38-00-35-34650 * *	STORM WATER FEES	704,802	752,760	738,909	728,444	835,230	835,230	885,850	6.06
CHARGES FOR SERVICES		704,802	752,760	738,909	728,444	835,230	835,230	885,850	6.06
COMMERCIAL REVENUE									
38-00-37-36000	INTEREST INCOME	658	1,258	817	2,055	600	1,000	800	33.33
COMMERCIAL REVENUE		658	1,258	817	2,055	600	1,000	800	33.33
Totals for dept 00-		706,960	754,318	740,926	731,694	836,730	838,230	888,650	6.21
* NOTES TO BUDGET: DEPARTMENT 00									
35-34650 STORM WATER FEES									
\$1.50 INCREASE PER ERU									
TOTAL ESTIMATED REVENUES		706,960	754,318	740,926	731,694	836,730	838,230	888,650	6.21

APPROPRIATIONS
Dept 81-STORM WATER

FUND 38 - STORM WATER

		2013	2014	2015	2016	2017	2017	2018	2018
GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL BUDGET	PROJ. ACTIVITY	ORIGINAL BUDGET	% CHANGE
DIRECT EMPLOYEE COSTS									
38-81-41-10000	SALARIES - FULL TIME	299,585	363,985	371,831	374,774	382,632	382,632	389,908	1.90
38-81-41-11000	SALARIES - OVERTIME	355	258	9,969	4,468	500	1,000	1,000	100.00
38-81-41-13000	RETIREMENT	20,697	25,288	25,794	25,269	26,019	26,019	26,124	0.40
38-81-41-13500	SOCIAL SECURITY	22,691	26,728	28,242	28,421	29,271	29,271	29,828	1.90
38-81-41-15000	INSURANCE - ACTIVE HEALTH	64,600	36,800	84,992	84,992	84,992	84,992	80,992	(4.71)
38-81-41-16000	INSURANCE - WORKMANS COMP	12,944	17,428	17,284	19,704	16,444	16,444	12,717	(22.66)
38-81-41-16500	INSURANCE - DISABILITY	705	1,057	1,176	1,273	1,276	1,175	1,190	(6.74)
38-81-41-17000	INSURANCE - DENTAL	6,650	2,702	6,461	6,461	6,461	6,461	6,461	0.00
38-81-41-17500	INSURANCE - GROUP LIFE	423	556	643	707	550	902	950	72.73
38-81-41-18000	LONGEVITY	615	686	704	749	700	746	800	14.29
38-81-41-18500	SECTION 125 EXPENSES	234	225	0	0	0	0	0	0.00
DIRECT EMPLOYEE COSTS		429,499	475,713	547,096	546,818	548,845	549,642	549,970	0.20
INDIRECT EMPLOYEE COSTS									
38-81-42-20000	TRAVEL/TRAINING	0	0	0	531	1,200	1,200	750	(37.50)
38-81-42-20500	RECRUITMENT/TESTING/PHYSICALS	0	0	0	0	100	0	100	0.00
38-81-42-21500	UNIFORMS/CLOTHING	860	1,004	952	1,206	1,100	1,200	1,100	0.00
INDIRECT EMPLOYEE COSTS		860	1,004	952	1,737	2,400	2,400	1,950	(18.75)
UTILITY COST									
38-81-43-31500	TELEPHONE	0	0	0	0	250	0	250	0.00
UTILITY COST		0	0	0	0	250	0	250	0.00
SUPPLIES									
38-81-44-40000	OFFICE SUPPLIES	50	0	0	0	0	0	0	0.00
38-81-44-44000	MEDICAL AND SAFETY	300	57	116	327	300	300	250	(16.67)
38-81-44-46000	MINOR EQUIPMENT	0	307	350	350	500	400	500	0.00
38-81-44-46200	FIELD SUPPLIES	0	0	0	0	300	0	250	(16.67)
SUPPLIES		350	364	466	677	1,100	700	1,000	(9.09)
OTHER SERVICES									

FUND 38 - STORM WATER		2013	2014	2015	2016	2017	2017	2018	2018
GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL BUDGET	PROJ. ACTIVITY	ORIGINAL BUDGET	% CHANGE
38-81-45-51400	CONSULTING	14,703	0	4,271	25,149	10,000	7,000	10,000	0.00
38-81-45-52000	LANDFILL CHARGES	9,541	17,447	0	0	0	0	0	0.00
38-81-45-52500	MISCELLANEOUS PERMITS	4,000	4,000	5,000	5,000	6,000	5,000	6,000	0.00
38-81-45-55200	ANNUAL LICENSE FEES	0	0	0	0	0	3,200	2,900	0.00
38-81-45-59500	MISCELLANEOUS	0	0	0	142	0	0	0	0.00
OTHER SERVICES		28,244	21,447	9,271	30,291	16,000	15,200	18,900	18.13
MAINTENANCE									
38-81-46-65000	STORM DRAINAGE SYSTEM	35,218	33,651	42,305	44,750	55,000	50,000	50,000	(9.09)
MAINTENANCE		35,218	33,651	42,305	44,750	55,000	50,000	50,000	(9.09)
VEHICLES									
38-81-47-70000	VEHICLE MAINTENANCE	18,245	4,284	4,472	2,738	6,500	3,000	6,500	0.00
38-81-47-70500	EQUIPMENT MAINTENANCE	21,468	11,629	12,079	12,001	12,000	13,200	14,000	16.67
38-81-47-71000	GAS/OIL/FLUIDS	11,524	13,832	9,217	5,573	12,000	5,000	10,000	(16.67)
38-81-47-71500	TIRES	1,613	2,981	1,432	1,411	2,500	2,000	2,500	0.00
VEHICLES		52,850	32,726	27,200	21,723	33,000	23,200	33,000	0.00
TRANSFER									
38-81-49-99999 * *	INTERFUND TRANSFER OUT	100,000	500,000	100,000	0	325,000	325,000	275,000	(15.38)
TRANSFER		100,000	500,000	100,000	0	325,000	325,000	275,000	(15.38)
Totals for dept 81-STORM WATER		647,021	1,064,905	727,290	645,996	981,595	966,142	930,070	(5.25)
* NOTES TO BUDGET: DEPARTMENT 81 STORM WATER									
49-99999	INTERFUND TRANSFER OUT								
TRANSFER FUNDING TO FUND 40 FOR 2ND STREET SWEEPER AND \$25,000 FOR MAINTENANCE									
TOTAL APPROPRIATIONS		647,021	1,064,905	727,290	645,996	981,595	966,142	930,070	(5.25)
NET OF REVENUES/APPROPRIATIONS - FUND 38		59,939	(310,587)	13,636	85,698	(144,865)	(127,912)	(41,420)	(71.41)

FUND 38 - STORM WATER

		2013	2014	2015	2016	2017	2017	2018	2018
GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL BUDGET	PROJ. ACTIVITY	ORIGINAL BUDGET	% CHANGE
	BEGINNING FUND BALANCE	434,553	494,491	183,904	197,539	283,238	283,238	155,326	0.00
	ENDING FUND BALANCE	494,492	183,904	197,540	283,237	138,373	155,326	113,906	0.00

K. Identification of water quality improvements or degradation.

The City of Oak Creek was issued its NR 216 permit in June of 2000 and subsequently re-issued in April of 2006 and June of 2013. Implementation of water quality improvement programs began in 2001 on a phased basis. The following programs or projects have resulted in water quality improvements:

- The street sweeping and catch basin cleaning programs have resulted in the collection of a significant amount of sediment since 2001. Street sweeping has collected 4,756,160 pounds of sediment and catch basin cleaning has removed 241,260 pounds of sediment.
- The Shepard Hills detention basin was retrofitted in 2003 to provide for water quality which should improve the conditions downstream.
- The Arthur Avenue storm sewer project constructed in 2005 diverted the untreated storm sewer runoff from 33 acres of a developed residential area through a wet detention basin.
- Installation of a hydrodynamic separator in the Southbranch Industrial Park in 2006.
- Portions of the Northbranch industrial park (Marquette Ave., 1st St. and 10th St.) were reconstructed with curb & gutter and inlets were replaced with catch basins in 2007. This enables catch basin cleaning and street sweeping on these roads.
- The regional detention basin at the southeast corner of I-94 and W. College Avenue constructed through an intergovernmental agreement between Wisconsin Department of Transportation, Milwaukee County and Oak Creek, treats about 230 acres of tributary area prior to discharging into the N2 Tributary.
- The Forest Hill storm sewer replacement project installed new detention basins in 2017 that serves 15 acres of an existing residential subdivision that previously had no water quality or quantity controls.

L. Program Proposals.

- New program proposals are not required under the permit for 2017.
- The Department of Natural Resources is requiring the annual report to be filed electronically in a standardized form starting this year. The actual document being submitted is contained on the following pages.

Submittal of Annual Reports and other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is **deleted**.

Reporting Information

Submittal Type: Annual Report

Project Name: 2017 City of Oak Creek NR216 Annual Report

County: Milwaukee

Municipality: Oak Creek City

Facility Number: 15779

Reporting Year: 2017

Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Annual Report

- Review related web site and instructions for [Municipal storm water permit eReporting](#) [Exit Form]
- Attach the following items as appropriate using the attachments tab above
 - Construction Site Pollution Control Annual Report Summary
 - Illicit Discharge Detection and Elimination Annual Report Summary
 - Leaf and Yard Waste Management
 - Municipal Cooperation Attachment
 - Municipal Facility Inspections
 - Pollution Prevention Annual Report Summary
 - Post-Construction Storm Water Management Annual Report Summary
 - Public Education and Outreach Annual Report Summary
 - Public Involvement and Participation Annual Report Summary
 - Storm Water Consortium/Group Report
 - Storm Sewer Map Annual Report Attachment
 - Storm Water Quality Management Annual Report Attachment
 - TMDL Attachment
 - Winter Road Maintenance
 - Other Annual Report Attachment
- Complete all required forms and upload required attachments
- Sign and Submit form

Municipal Contact Information- Complete

Notice: Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].

Note: Compliance items must be submitted using the Attachments tab.

Municipality Information

Name of Municipality Oak Creek City

Facility ID # or (FIN): 15779

Updated Information: Check to update mailing address information

Mailing Address: 8040 S 6th St

Mailing Address 2:

City: Oak Creek

State: Wisconsin

Zip Code: 53154 xxxxx or xxxxx-xxxx

Does the municipality rely on another government entity to satisfy some of the permit requirements?

- Yes
- No
- Unsure

Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

- Yes
- No
- Unsure

Primary Municipal Contact Person (Authorized Representative for MS4 Permit)

Select to **create new** primary contact

First Name: Philip

Last Name: Beiermeister

Select to **update** current contact information

Title: Environmental Design

Mailing Address: 8040 S 6th St

Mailing Address 2:

City: Oak Creek

State: WI

Zip Code: 53154 xxxxx or xxxxx-xxxx

Phone Number: 414-766-7035 **Ext:** xxx-xxx-xxxx

Email: pbeierme@oakcreekwi.org

Additional Contacts Information (Optional)

**Individual with responsibility for:
(Check all that apply)**

- I&E Program
- IDDE Program
- IDDE Response Procedure Manual
- Municipal-wide Water Quality Plan
- Ordinances
- Pollution Prevention Program
- Post-Construction Program
- Winter roadway maintenance

First Name:

Last Name:

Title:

Mailing Address:

Mailing Address 2:

City:

State:

Zip Code:

xxxxx or xxxxx-xxxx

Phone Number:

Ext:

xxx-xxx-xxxx

Email:

Missing Information

Minimum Control Measures- Section 1 : Complete

1. Public Education and Outreach

a. Complete the following information on Public Education and Outreach Activities related to storm water. Select the Mechanism that best describes how the topic message was conveyed to your population. Use the **Add Activity** to add multiple Mechanisms. For Quantity, choose the range for the number of Mechanisms chosen (i.e., number of workshops, events). Quantity and Estimated People Reached are both optional.

Mechanism	Quantity (optional)	Est. People Reached (optional)	Regional Effort? (optional)
-----------	------------------------	-----------------------------------	--------------------------------

Topic: Detection and elimination of illicit discharges

Informational booth at event 10 - 19 Yes No

Topic: Management of materials that may cause storm water pollution from automobiles, pet waste, household hazardous waste and household practices

Active distribution of print media 100 + Yes No
(mailings, newsletters, etc)

Social media posts 1 - 9 Yes No

Informational booth at event 20 - 49 Yes No

Topic: Beneficial onsite reuse of leaves and grass clippings/proper use of lawn and garden fertilizers and pesticides

Active distribution of print media 100 + Yes No
(mailings, newsletters, etc)

Workshops 1 - 9 Yes No

Topic: Management of stream banks and shorelines by riparian landowners to minimize erosion and restore and enhance the ecological value of waterways

Active distribution of print media 100 + Yes No
(mailings, newsletters, etc)

Topic: Infiltration of residential storm water runoff from rooftop downspouts, driveways and sidewalks

Workshops 1 - 9 Yes No

Website 1 - 9 Yes No

Mechanism	Quantity (optional)	Est. People Reached (optional)	Regional Effort? (optional)
-----------	------------------------	-----------------------------------	--------------------------------

Topic: Inform and where appropriate educate those responsible for the design, installation, and

maintenance of construction site erosion control practices and storm water management facilities on how to design, install and maintain the practices

Direct one-on-one communication 10 - 19 Yes No

Topic: Identify businesses and activities that may pose a storm water contamination concern, and where appropriate, educate specific audiences on methods of storm water pollution prevention

Social media posts 1 - 9 Yes No

Website 1 - 9 Yes No

Topic: Promote environmentally sensitive land development designs by developers and designers, including green infrastructure and low impact development

Active distribution of print media 1 - 9 Yes No
(mailings, newsletters, etc)

Topic: Other (describe):

Active distribution of print media 1 - 9 Yes No
(mailings, newsletters, etc)

Social media posts 1 - 9 Yes No

Website 1 - 9 Yes No

b. Any other Public Education and Outreach program information for inclusion in the Annual Report may be added here or attached on the attachments page.

Missing Information

Do not close your work until you **SAVE**.

Form 3400-224 (09/17)

Minimum Control Measures - Section 2 : Complete

2. Public Involvement and Participation

a. Describe how the municipality has kept the following local officials and municipal staff apprised of the municipal storm water discharge permit programs and its requirements.

Elected Officials

Municipal Officials

- b. How many outfalls did the municipality evaluate as part of their routine ongoing field screening program? Unsure
- c. How many were confirmed illicit discharges? Unsure
-
- d. How many illicit discharge complaints did the municipality receive? Unsure
- e. How many were confirmed illicit discharges? Unsure
- f. How many of the identified Illicit discharges did the municipality eliminate in the reporting year? Unsure
-
- g. How many of the following enforcement mechanisms did the municipality use to enforce its illicit discharge ordinance? Unsure
- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation
- h. Any other Illicit Discharge Detection and Elimination program information for inclusion in the Annual Report may be added here or attached on the attachments page.
-

Missing Information

Do not close your work until you **SAVE**.

Form 3400-224 (09/17)

Minimum Control Measures - Section 4 : Complete

4. Construction Site Pollutant Control

- a. How many total construction sites were active at any point in the reporting year? Unsure
- b. How many construction sites did the municipality issue permits for in the reporting year? Unsure
- c. Do the above numbers include sites <1 acre? Yes No Unsure
-
- d. How many erosion control inspections did the municipality complete in the reporting year? Unsure
-
- e. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year. Unsure
- Verbal Warning
- Written Warning (including email)

<input type="checkbox"/> Notice of Violation	
<input checked="" type="checkbox"/> Civil Penalty/ Citation	0
<input checked="" type="checkbox"/> Stop Work Order	1
<input type="checkbox"/> Forfeiture of Deposit	
<input type="checkbox"/> No Authority	
<input type="checkbox"/> Other - Describe below	

f. Any other Construction Site Pollutant Control program information for inclusion in the Annual Report may be added here or attached on the attachments page.

Missing Information

Do not close your work until you **SAVE**.

Form 3400-224 (09/17)

Minimum Control Measures - Section 5 : Complete

5. Post-Construction Storm Water Management

- a. How many new construction sites with new structural storm water management practices have received local approvals ? Unsure
- b. How many privately owned storm water facility inspections were completed in the reporting year ? Unsure

c. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year. Unsure

<input checked="" type="checkbox"/> Verbal Warning	1
<input checked="" type="checkbox"/> Written Warning (including email)	1
<input type="checkbox"/> Notice of Violation	
<input checked="" type="checkbox"/> Civil Penalty/ Citation	0
<input type="checkbox"/> Forfeiture of Deposit	
<input checked="" type="checkbox"/> Complete maintenance	0
<input checked="" type="checkbox"/> Bill responsible part	0
<input type="checkbox"/> No Authority	
<input type="checkbox"/> Other - Describe below	

d. Any other Post-Construction Storm Water Management program information for inclusion in the Annual Report may be added here or attached on the attachments

page.

none

Missing Information

Do not close your work until you **SAVE**.

Form 3400-224 (09/17)

Minimum Control Measures - Section 6 : Complete

6. Pollution Prevention

Storm Water Management Facility Inspections (ponds, biofilters, etc.) Not Applicable

- a. Enter the total number of municipally owned or operated structural storm water facilities? Unsure
- b. How many new municipally owned storm water facilities were installed in the reporting year? Unsure
- c. How many municipally owned storm water devices were inspected in the reporting year? Unsure
- d. How many of these facilities required maintenance? Unsure
If so, attach report on attachments page.

Public Works Yards & Other Municipally Owned Properties (SWPPP Plan Review) Not Applicable

- e. How many inspections of municipal properties been conducted in the reporting year? Unsure
- f. Have amendments to the SWPPPs been made? Yes No Unsure

Collection Services - *Street Sweeping / Cleaning Program* Not Applicable

- g. Did the municipality conduct street sweeping/cleaning during the reporting year? Yes No Unsure
- h. If known, how many tons of material was removed? Unsure
- i. If street cleaning is identified as a storm water best management practice in the pollutant loading analysis, was street cleaning completed at the assumed frequency?
 Yes
 No - Explain _____
 Not Applicable
 Unsure

Collection Services - *Catch Basin Sump Cleaning Program* Not Applicable

- j. Did the municipality conduct catch basin sump cleaning during the reporting year? Yes No Unsure
- k. How many catch basin sumps were cleaned in the reporting year? Unsure

l. If known, how many tons of material was removed? Unsure

m. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?

- Yes
 No - Explain

- Not Applicable
 Unsure

Collection Services - Leaf Collection Program Not Applicable

Winter Road Management Not Applicable

*Note: We are requesting information that goes beyond the reporting year, answer the best you can.

r. How many lane-miles of roadway is the municipality responsible for doing snow and ice control? Unsure

s. Provide amount of de-icing products used by month last winter season?

Solids (tons) (ex. sand, or salt-sand)

Oct Nov Dec Jan Feb March*

Liquids (gallons) (ex. brine)

Oct Nov Dec Jan Feb March*

t. Was salt applying machinery calibrated in the reporting year? Yes No Unsure

u. Have municipal personnel attended salt reduction strategy training in the reporting year? Yes No Unsure

If yes, describe what training was provided:

When: How many attended:

Internal (Staff) Education & Communication

v. Have training or education on SWPPPs for municipal facilities been held for municipal or other personnel? Yes No Unsure

If yes, describe what training was provided

When: How many attended:

Additional Pollution Prevention Information

w. Any other Pollution Prevention program information for inclusion in the Annual Report may be added here or attached on the attachments page.

Minimum Control Measures - Section 7 : Complete

7. Storm Sewer System Map

a. Did the municipality update their storm sewer map this year? Yes No Unsure

If yes, check the areas the map items that got updated or changed:

- Storm water treatment facilities
- Storm pipes
- Vegetated swales
- Outfalls
- Other - Describe below

b. Any other Storm Sewer System Map information for inclusion in the Annual Report may be added here or attached on the attachments page.

Missing Information

Do not close your work until you SAVE.

Form 3400-224 (09/17)

Final Evaluation - Complete

Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	Budget Reporting Year	Budget Upcoming Year	Source of Funds
-----------------------------------	-----------------------	----------------------	-----------------

Element: Public Education and Outreach

4750	5000	5000	<u>Storm water utility</u>
------	------	------	----------------------------

Element: Public Involvement and Participation

1000	1000	1000	<u>Storm water utility</u>
------	------	------	----------------------------

Element: Illicit Discharge Detection and Elimination

7500	15000	15000	<u>Storm water utility</u>
------	-------	-------	----------------------------

Element: Construction Site Pollutant Control

10700	15000	15000	<u>Storm water utility</u>
-------	-------	-------	----------------------------

Element: Post-Construction Storm Water Management

30000	30000	35000	<u>Storm water utility</u>
-------	-------	-------	----------------------------

Element: Pollution Prevention

285000	285000	290000	<u>Storm water utility</u>
--------	--------	--------	----------------------------

Element: Storm Water Quality Management

25000	25000	25000	<u>Storm water utility</u>
-------	-------	-------	----------------------------

Element: Storm Sewer System Map

4700	5000	6000	<u>Storm water utility</u>
------	------	------	----------------------------

Other (describe)

Select...

Water Quality

a: Were there any known water quality improvements or degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?

Yes No Unsure If Yes, explain below:

Installation of two detention basins to treat storm water from 15 acres of existing 

b: Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?

Yes No Unsure

c: Has the municipality evaluated their storm water practices to reduce the pollutants of concern?

Yes No Unsure

Additional Information

Based on the municipality's storm water program evaluation in Part II, describe any proposed changes to the municipality's storm water program.

none

Do not close your work until you SAVE.

Form 3400-224 (09/17)

Requests for Assistance on Improving Permit Programs

Would municipality like the Department to contact them about providing more information on developing or improving any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- Public Education and Outreach
- Public Involvement
- Illicit Discharge Detection and Elimination
- Post-Construction Storm Water Management
- Storm Water Quality Management
- Storm Sewer System Map
- Construction Site Pollutant Control
- Pollution Prevention
- Water Quality Concerns
- Compliance Schedule Items Due
- MS4 Program Evaluation

Do not close your work until you **SAVE**.

Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - [Help reduce file size and trouble shoot file uploads](#)

***Required Item**

Note: To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

Attach Documents

AR EOFIN

 File Attachment

[2017RespectOurWatersActivitiesreport.pdf](#)

AR EOFIN

 File Attachment

[2017FinalWrittenReport.pdf](#)

AR PPFIN

 File Attachment

[PoliceDeptDetentionbasinreport12-18.pdf](#)

(To remove additional items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Draft and Share PDF Report with Municipality's Governing Body.

Press the button below to create a PDF. The PDF will be sent to the email address associated with the WAMS ID that is signed in. After the annual report has been approved by the governing body, you will have to come back to the MS4 eReporting system to submit the report to the DNR.

[Draft and Share PDF Report with Municipality's Governing Body](#)

Sign and Submit Your Application

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit and Send to the DNR button

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Terms and Conditions

Certification: I hereby certify that I am an authorized representative of the municipality covered under Oak Creek City MS4 Permit for which this annual report or other compliance document is being submitted, and that the information contained in this submittal and all attachments were gathered and prepared under my direction or supervision. Based on my inquiry of the person or persons under my direction or supervision involved in the preparation of this document, to the best of my knowledge, the information is true, accurate, and complete. I further certify that the municipality's governing body or delegated representatives have reviewed or been apprised of the contents of this annual report. I understand that Wisconsin law provides severe penalties for submitting false information.

Signee (must check current role prior to accepting terms and conditions)

- Authorized municipal contact using WAMS ID.
- Delegation of Signature Authority (Form 3500-123) for agent signing on the behalf of the authorized municipal contact.
- Agent seeking to share this item with authorized municipal contact (authorized municipal contact must get WAMS id and complete signature).

Authorized Signature.

- I accept the above terms and conditions.

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.



COMMON COUNCIL REPORT

Item: Traffic & Safety

Recommendation: To concur with the recommendations of the Traffic and Safety Commission to approve the installation of "No Parking" and "No Left Turn" signs at 8545 S. Shepard Avenue (Edgewood Elementary School).

Fiscal Impact: Street Department will construct and install signs.

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: Principal John Krenek and PTO Secretary Jane Eickhoff were in attendance for this item. Principal Krenek and Ms. Eickhoff described the existing drop off and pick up procedures at the school and the issues that are creating a safety concerns. The no parking signs will allow for parents to utilize the shoulder lane (next to curb) to line up without being in the through traffic lane. The restrictive left turns will allow northbound through traffic to continue without stopping for traffic turning and by restricting the left turn for vehicles leaving the school it will result in an easier and more efficient movement for the vehicles. Mr. Krenek and Ms. Eickhoff believe that installing the restrictive signs would provide a safer environment for the students, parents and other drivers. Members on the commission provided their experiences driving by the school and they felt that the request would provide the safety that they are looking for. The commission members agreed that installation of the sign would be an appropriate improvement.

Options/Alternatives: Do nothing and leave existing traffic signs.

Respectfully submitted:

Prepared:

Andrew J. Vickers, MPA
City Administrator

Matthew J. Sullivan, PE
Design Engineer

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Attachments: Map



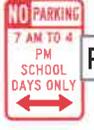
E. GROVELAND DRIVE

S. SHEPARD AVENUE

**EDGEWOOD
ELEMENTARY**



PROPOSED SIGN



PROPOSED SIGN



PROPOSED SIGN



PROPOSED SIGN



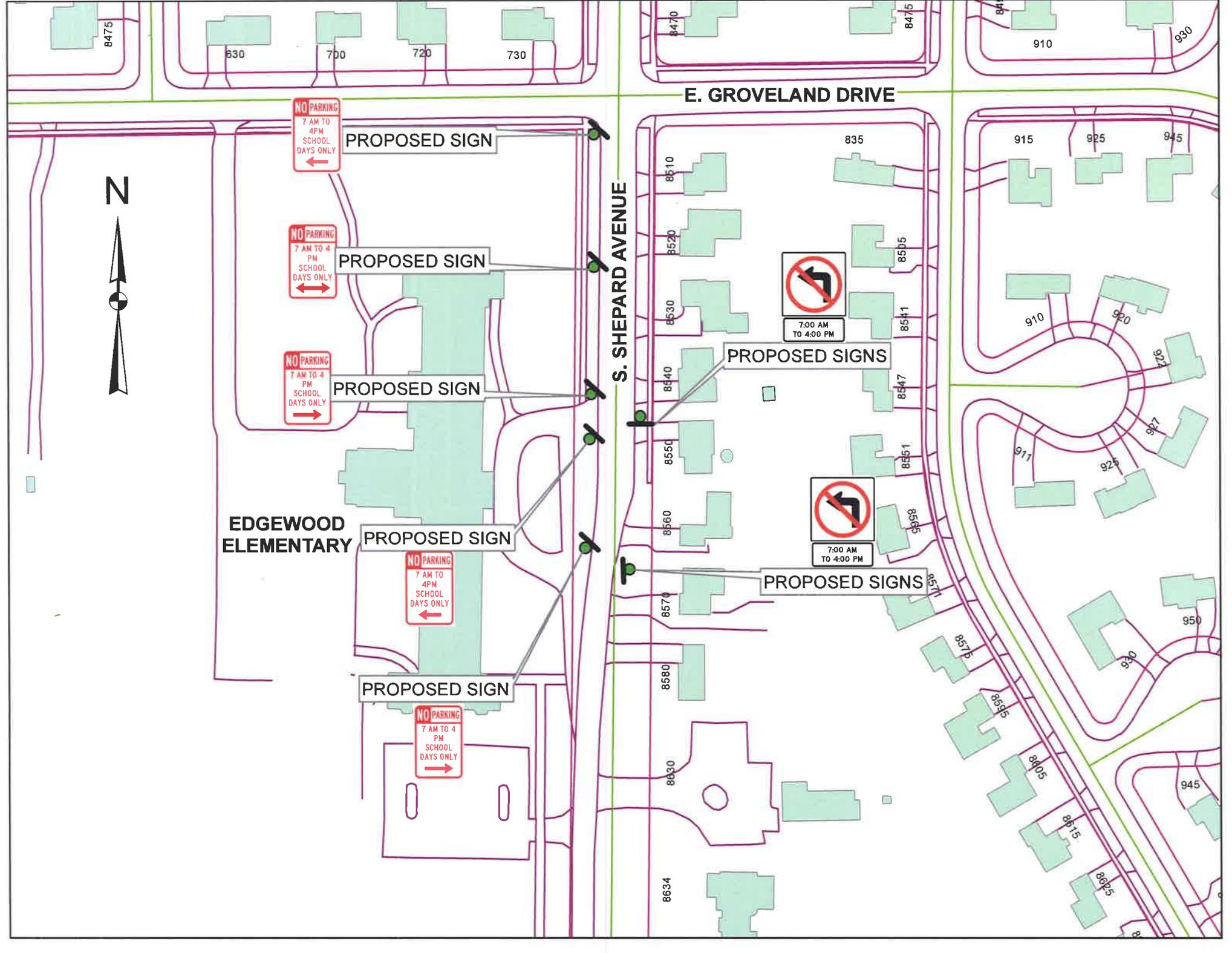
PROPOSED SIGN



PROPOSED SIGNS



PROPOSED SIGNS





COMMON COUNCIL REPORT

Item: Vacation of Drainage Easement - I-Drexel, LLC / ICAP Development, LLC - 410 W. Drexel Ave.

Recommendation: That the Council adopts Resolution No. 11919-030618, a resolution vacating a drainage easement for I-Drexel, LLC / ICAP Development, LLC for the property at 410 W. Drexel Ave.

Fiscal Impact: None.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: As part of the ongoing due diligence related to the redevelopment of the properties at 410 and 500 W. Drexel Ave., I-Drexel / ICAP Development has requested that the 70-foot-wide drainage easement on the northern portion of 410 W. Drexel Ave. be vacated. This easement appeared on CSM 72 prior to the reconfiguration of the drainage channel to the north. While the easement does not appear on CSM 734 recorded September 21, 1967 (Doc. 04345754), it cannot be confirmed that it was officially vacated following the drainage reconfiguration. City Engineering staff have confirmed that this drainage easement is no longer required, and is supportive of the proposed vacation. There are no concerns from the Department of Community Development for vacating the easement.

Options/Alternatives: The Common Council could deny the request, leaving the existing easement in place; however, there no longer exists a need for, and no benefit would emanate from, retaining such easement.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Kari Papelbon, CFM, AICP
Planner

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Reviewed:

Brian L. Johnston, P.E.
Assistant City Engineer

Approved:



Michael C. Simmons, P.E.
City Engineer

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Resolution 11919-030618

Location Map

Certified Survey Map No. 72

Certified Survey Map No. 734

Proposed Certified Survey Map (Approved Dec. 5, 2017 by Res. 11891-120517)

RESOLUTION NO. 11919-030618

BY: _____

A RESOLUTION VACATING A DRAINAGE EASEMENT FOR
I-DREXEL, LLC / ICAP DEVELOPMENT, LLC

410 W. Drexel Ave.
(1st Aldermanic District)

WHEREAS, a public drainage easement appears on Certified Survey Map No. 72, that was recorded in Volume 1, Pages 151 and 152 in the Milwaukee County Register of Deeds on July 14, 1960 as Document No. 3820804 and located in the SE ¼ of Section 8, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of the Southeast ¼ of Section 8;

Thence S89°07'01"E along the south line of said Southeast ¼, 921.12 feet;
Thence N0°16'31"E, 65.00 feet to the north right of way line of West Drexel Avenue and the southwest corner of Lot 1 of Certified Survey Map No. 743.

Thence continuing N0°16'31"E, 335.82 feet to the point of beginning of the lands to be described;

Thence N83°23'12"W, 88.34 feet;

Thence N62°31'17"W, 127.00 feet;

Thence N00°16'31"E, 78.71 feet;

Thence S62°31'17"E, 151.05 feet;

Thence S83°23'12"E, 66.92 feet;

Thence S00°16'31"W, 70.09 feet to the point of beginning of the land herein described.

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that said drainage easement is hereby vacated, and

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to cause a certified copy of this resolution to be recorded in the office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6th day of March, 2018.

Passed and adopted this 6th day of March, 2018.

President, Common Council

Approved this 6th day of March, 2018.

Mayor

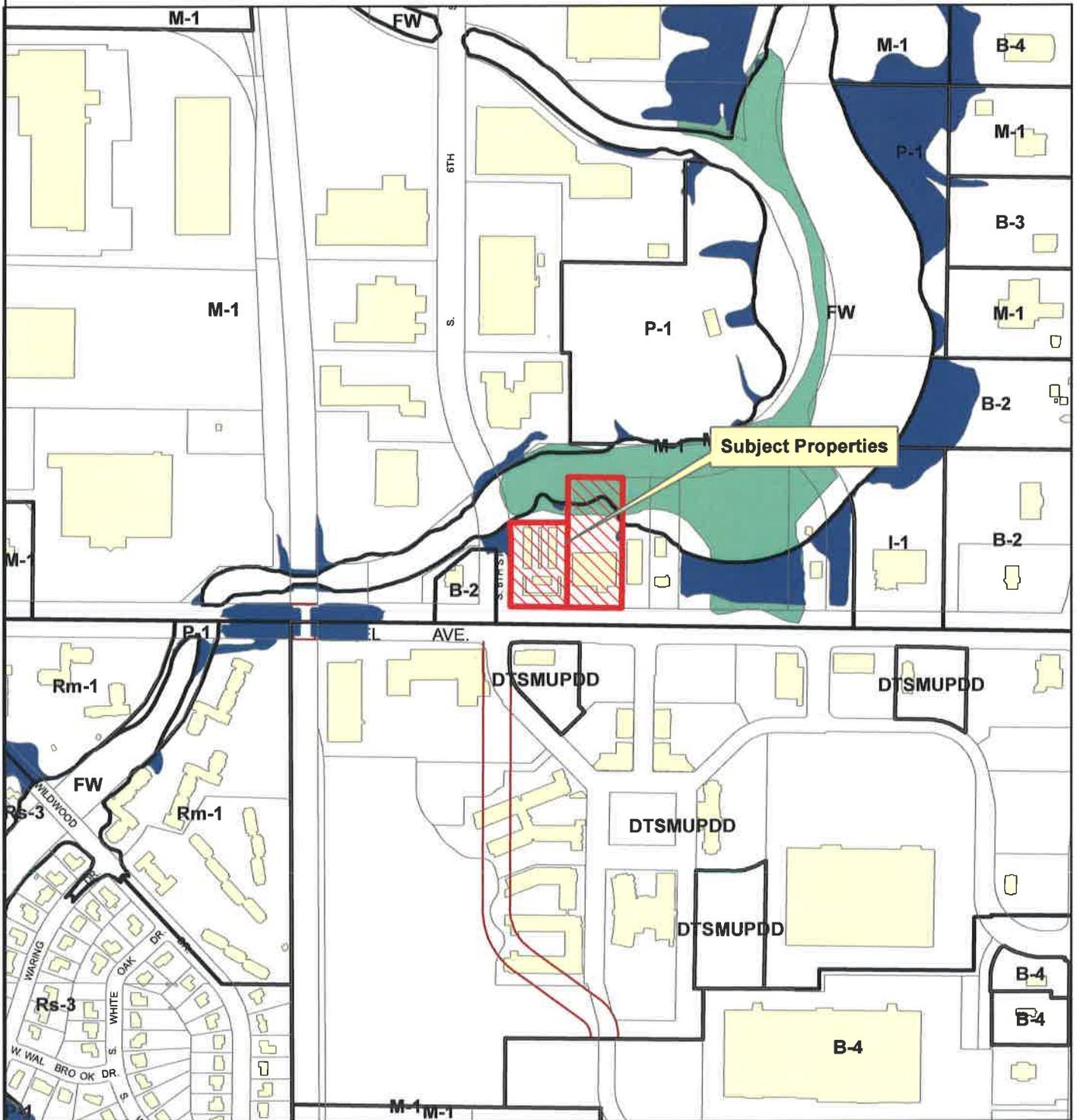
ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

Location Map

500 & 410 W. Drexel Ave.



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



Department of Community Development



Legend		Zoning Overlays	
	410 W. Drexel Ave.		C-1-Shoreland Wetland
	800 W. Drexel Ave.		FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail

7/1/11 151152 P. 7/1/11 151152 P. 7/1/11 151152 P.

CERTIFIED SURVEY MAP # 72

Sheet 1 Of 2 Sheets

OF A Part Of
The South East One-quarter (S.E. 1/4) Of Section Eight (8),
Township Five (5) North, Range Twenty-two (22) East

City Of Oak Creek
Milwaukee County, Wisconsin

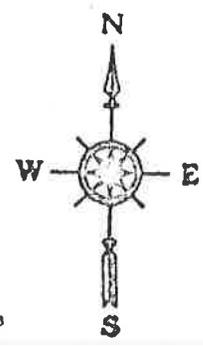
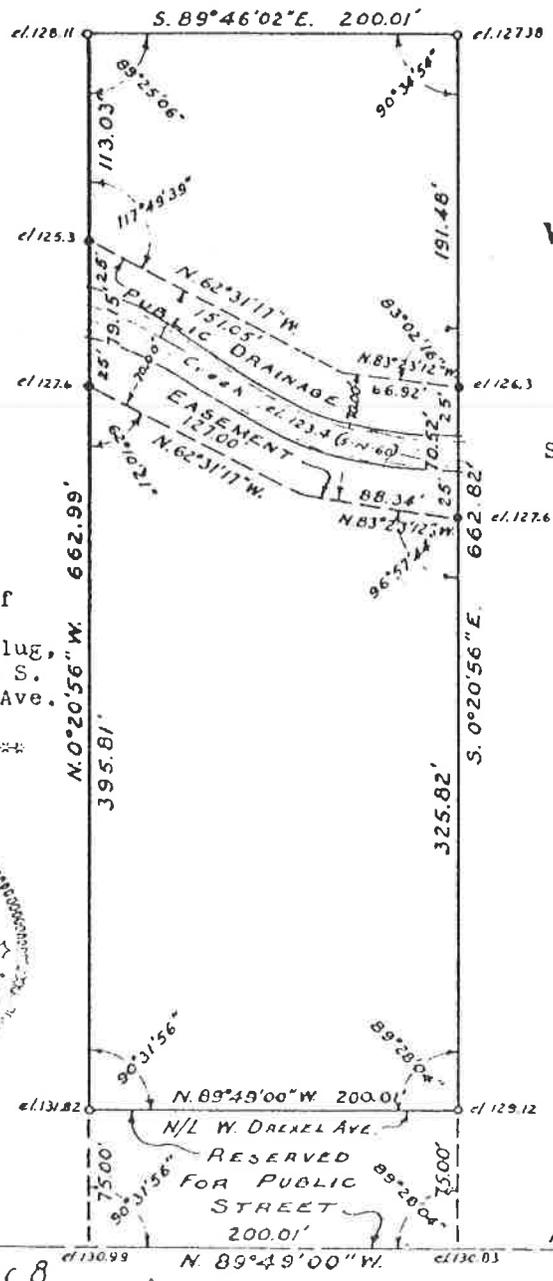
Christenson Land Surveys
General Land Surveyors

Survey No. 113160

All bearings referred to an assumed meridian.

LEGEND

- o 1" Diam. Iron Pipe, 24" Lg., 1.13 Lbs./Ft.
- 1" Diam. Iron Pipe, 30" Lg., 1.13 Lbs./Ft.



Scale: 1" = 80'

R.M. Hyd. 50' N. of
N.W. Cor. of
A. C. Spark Plug,
Electronics & S.
of W. Drexel Ave.
Elev. 138.275
City Datum



E/L - S.E. 1/4 SEC. 87
S. HOWELL AVE.

S.W. COR
1/4 SEC.

S/L - S.E. 1/4 SEC 8

W. DREXEL AVE.

S.E. COR
1/4 SEC.

CERTIFIED SURVEY MAP

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 72, RECORDED IN VOLUME 1, PAGE 151 AND 152 AS DOCUMENT NO. 3820804 ON JULY 14, 1960 IN THE S E 1/4 OF SECTION 8, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN."

4345754 map # 734

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT *2/28/67*

on SEP 21 1967 in
Reel. *221* Image *4276*

Milan Patten (RECORDED AS S. 09° 16' 02" E)
Registrar of Deeds
S. 09° 06' 28" E. 200.01



WEST LINE OF 1/4 SEC. ALSO E OF S. 67th ST.

SCALE
1" = 80' 0"

CERTIFIED SURVEY
MAP NO. 380
(RECORDED AS N. 00° 20' 50" W. 662.99)
(N. 00° 18' 12" E. 661.77)

EAST LINE OF 1/4 SEC. ALSO E OF S. HOWELL AVE.

S.W. CORNER
S.E. 1/4 SEC. 8;
T5N. R22E.

SOUTH LINE
OF 1/4 SEC.

S.E. CORNER
S.E. 1/4 SEC. 8;
T5N. R22E.

OF W. DREXEL AVE.

NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS
8720 W. VLIET ST. SUITE 8830
MILWAUKEE, WISCONSIN 53228

O - DENOTES 1" DIA. IRON PIPE X 24"
IN LENGTH - NOT 1.13 LBS. PER LIN. FT.
ALL DIMENSIONS SHOWN HAVE BEEN
MEASURED TO THE NEAREST HUNDREDTH OF
A FT.

150
SEP-21-67 899779 4345754 1st B Rep

150

CERTIFIED SURVEY MAP

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 72, RECORDED IN VOLUME 1, PAGE 151 AND 152 AS DOCUMENT NO. 3820804 ON JULY 14, 1960 IN THE SE 1/4 OF SECTION 8, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

188

MILWAUKEE COUNTY (

I, KENNETH E. BERKE, registered Wisconsin land surveyor, do hereby certify:

THAT I have surveyed and mapped a redivision of Certified Survey Map No. 72, recorded in Volume 1, Page 151 and 152 as Document No. 3820804 on July 14th, 1960 in the SE 1/4 of Section 8, T 5 N, R 22 E, in the City of Oak Creek Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section; running thence South 89° 07' 20" East along and upon the South line of said 1/4 Section 721.11 ft. to the point of beginning of the parcel hereinafter described;

thence North 00° 16' 12" East 661.72 ft. to a point; thence South 89° 06' 25" East 200.01 ft. to a point; thence South 00° 16' 12" West 661.67 ft. to a point in the South line of said 1/4 Section; thence North 89° 07' 20" West along the South line of said 1/4 Section 200.01 ft. to the point of beginning of the land herein described.

THAT I have made this survey, land division and map by the direction of JOHN PALUSZYNSKI and JESSIE PALUSZYNSKI, his wife, and LE ROY PALUSZYNSKI and JUDITH A. PALUSZYNSKI, his wife, owners of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinance No. 82 of the City of Oak Creek, in surveying, dividing and mapping the same.

Dated 8/16/67

Kenneth E Berke
Kenneth E Berke, Registered Wisconsin
Land Surveyor S 107

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, we hereby certify that we caused the land described above to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Ordinance No. 82 of the City of Oak Creek.

WITNESS the hands and seals of said owners this 14th day of August, 1967.

In The Presence of:

Fred A. Wellstead

John Paluszynski
John Paluszynski
Jessie Paluszynski
Jessie Paluszynski
LeRoy Paluszynski
LeRoy Paluszynski
Judith A. Paluszynski
Judith A. Paluszynski

NATIONAL SURVEY SERVICE

CIVIL ENGINEERS AND SURVEYORS

8729 W. VLIET ST. 208-8830

MILWAUKEE, WISCONSIN 53208

KENNETH E. BERKE - REGISTERED WIS. LAND SURVEYOR

CERTIFIED SURVEY MAP

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 72, RECORDED IN VOLUME 1, PAGE 151 AND 152 AS DOCUMENT NO. 3820804 ON JULY 14, 1960 IN THE SE 1/4 OF SECTION 8, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN)
188
MILWAUKEE COUNTY (

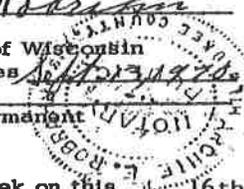
PERSONALLY came before me this 14th day of August, 1967, the above named JOHN PALUSZYNSKI and JESSIE PALUSZYNSKI, his wife, and LE ROY PALUSZYNSKI and JUDITH A PALUSZYNSKI, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Archie E. Robinson

Notary Public, State of Wisconsin

My Commission Expires September 1970

My Commission is Permanent



PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Oak Creek on this 16th day of August, 1967

Arthur Almond
Chairman

Fredrick G. Fairbanks
Secretary

NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS
2728 W. FLIET ST. 288-9830
MILWAUKEE, WISCONSIN 53208

KENNETH E. BERKE - REGISTERED WIS. LAND SURVEYOR

This instrument was drafted by Kenneth E Berke

CERTIFIED SURVEY MAP NO. _____

Being Parcel 1 of Certified Survey Map No. 380 and Lot 1 of Certified Survey Map No. 734,
located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North,
Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped Parcel 1 of Certified Survey Map No. 380, recorded June 2, 1965 on Reel 249, Image 2002, as Document No. 4181411 and Lot 1 of Certified Survey Map No. 734, recorded on September 21, 1967, as Document No. 4345754, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 8;
Thence South 89°07'01" East along the south line of said Southeast 1/4, 921.12 feet;
Thence North 00°16'31" East, 65.00 feet to the north right of way line of West Drexel Avenue and the southwest corner of Lot 1 of Certified Survey Map No. 743 and the Point of Beginning;

Thence North 89°07'01" West along said north right of way line, 400.43 feet to the east right of way line of South 6th Street;
Thence North 00°52'59" East along said east right of way line, 210.00 feet to a point of curvature;
Thence northerly 100.29 feet along the arc of said curve to the left and said east right of way line, whose radius is 755.00 feet and whose chord bears North 02°55'21" West, 100.22 feet to the south line of Parcel 2 of Certified Survey Map No. 380;
Thence South 89°07'01" East along said south line, 203.78 feet to the east line of said Parcel 2;
Thence North 00°16'31" East along said east line, 166.68 feet to the south line of Parcel A of Certified Survey Map No. 734;
Thence South 89°06'06" East along said south line, 200.01 feet to the west line of Lot 1 of Certified Survey Map No. 743;
Thence South 00°16'31" West along said west line, 476.65 feet to the Point of Beginning.

Containing 157,175 square feet (3.6082 acres) of land more or less.

That I have made such survey, land division and map by the direction of I-Drexel, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Oak Creek Land Division Ordinance in surveying, mapping and dividing the land with in the subdivision / certified survey map.

Date: OCTOBER 27, 2017



(Signature)
John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	100.29'	755.00'	007°36'40"	N02°55'21"W	100.22'	N00°52'59"E	S86°43'41"W
(R)				N02°55'40"W			

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one-second.
 - The property lies within Floodway Areas of Zone "AE" of the Flood Insurance Rate Map (Community Panel No. 09079C0166E) with an effective date of SEPTEMBER 26, 2008. Zone "AE" areas have Base Flood Elevations determined.
 - Vertical Datum: City of Oak Creek (City of Oak Creek Vertical Datum conversion = National Geodetic Vertical Datum of 1929 (mean of 1980-56). Contours are shown at a 1' interval based on actual ground survey of the current ground surface. B-Fieldbook
 - Benchmark: Concrete monument with brass cap at the southwest corner of the Southeast 1/4 Section 8, Town 5 North, Range 22 East, Elevation = 1031.80 (NGVD83) = 1232.4 (GTT)
 - Wetlands delineated by WETLAND & WATERWAY CONSULTANTS, LLC, Inc. 2017

Prepared by:
PINNACLE ENGINEERING GROUP
1500 BUCKINGHAM ROAD, SUITE 200
BROOKFIELD, WI 53005
OFFICE: 262.754-8981

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB # 985.00
SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. _____

Being Parcel 1 of Certified Survey Map No. 360 and Lot 1 of Certified Survey Map No. 734,
located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North,
Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE

I-Drexel, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map.

I-Drexel, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Oak Creek

IN WITNESS WHEREOF, the said I-Drexel, LLC has caused these presents to be signed by _____ (print name),
_____, (title), at _____ County,
Wisconsin, on this _____ day of _____, 2017,

In the presence of: I-Drexel, LLC

(signature name) (title)

STATE OF WISCONSIN)
_____, COUNTY) SS

Personally came before me this _____ day of _____, 2017, (name)
(title) _____, of the above named I-Drexel, LLC, to me known to be the persons who
executed the foregoing instrument, and to me known to be such _____ (title) of said
I-Drexel, LLC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said I-Drexel, LLC, by its
authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



OCTOBER 27, 2017

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 110
BROOKFIELD WISCONSIN
OFFICE (262) 754-8588

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being Parcel I of Certified Survey Map No. 360 and Lot 1 of Certified Survey Map No. 734,
located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North,
Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Oak Creek, on this _____ day of _____, 2017,

Date

Daniel Bukiewicz, Chairman

Date

Catherine A. Roeske, Clerk

COMMON COUNCIL APPROVAL

Approval as Indicated above by the Common Council of the City of Oak Creek, per Plan Commission recommendation
on this _____ day of _____, 2017 by Resolution No. _____

Approved by the Common Council of the City of Oak Creek on this _____ day of _____, 2017,

Date

Daniel Bukiewicz, Mayor

Date

Catherine A. Roeske, City Clerk



OCTOBER 27, 2017

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N44°38'23"E	8.43'
L2	N85°37'07"E	22.62'
L3	N74°38'10"E	22.13'
L4	N83°23'42"E	13.00'
L5	N46°02'33"E	12.67'
L6	N22°36'31"E	8.16'
L7	N53°18'24"E	6.75'
L8	S84°59'32"E	15.69'
L9	N85°07'10"E	15.19'
L10	S83°25'56"E	18.54'
L11	S54°58'07"E	9.33'
L12	S37°52'26"E	13.84'
L13	S51°48'05"E	11.39'
L14	N73°18'42"E	17.51'
L15	S86°33'43"E	19.51'
L16	S57°27'03"E	10.98'



COMMON COUNCIL REPORT

Item: Tax Incremental Financing District No. 14 Project Plan and Boundaries - 610 W. Rawson; 7001 & 7045 S. 6th St.

Recommendation: That the Council adopts Resolution No. 11917-030618, a resolution creating, describing, and making certain findings and approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 14.

Fiscal Impact: Total estimated Project Plan expenses are \$2,645,164 over the projected 15-year life of the District (although the district could remain open for 27 years). Up-front development incentives of \$1.125 million (2-4% interest), Municipal Revenue Obligation of \$880,000 (3.5% interest), and \$75,000 for potential future railroad bridge enhancements are included. The projected tax increment generated for the TID is \$5.7 million, with projected annual property taxes of \$215,700 following closure of the District. As there is an estimated positive cash balance projected in 2032, the District could be closed early (15 years versus 27 years).

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The City is proposing the establishment of Tax Incremental Financing District (TID) No. 14 at the northwest corner of 6th St. and Rawson Ave. The proposed TID includes 3 properties totalling approximately 10.5 acres, and is being proposed as a blighted area district. Blighted areas, per statute, are areas that include structures experiencing conditions that are detrimental to the community health, safety, welfare. Formerly the site of Wisconsin Industrial Fuel Oil, Inc., the properties have been underutilized for several years. As part of the proposed TID 14, the City has been in discussions with a developer working with the current landowner to investigate remediation and redevelopment of the properties. Redevelopment would include asbestos and chemical container removal, groundwater and soil remediation, capping, and new construction for manufacturing-related uses. These positive outcomes would be further enhanced by aesthetic improvements to the area, and an increase in the number of employment opportunities.

Copies of the Project Plan and boundary map, which were reviewed by the Joint Review Board at a public meeting on February 1, 2018, are included with this Council report. Please refer to the Project Plan for specific details, goals, and a redevelopment concept.

The Plan Commission held a public hearing on February 13, 2018 to consider the creation of the District and the Project Plan. Included in your packets are copies of the minutes from that hearing. After careful consideration, the Plan Commission adopted PC Resolution 2018-02, approving the Project Plan and

boundaries for Tax Incremental Financing District (TID) No. 14, and recommending that the District be created and Project Plan be approved by the Council.

Final review by the Joint Review Board will occur following Council approval.

Options/Alternatives: The Common Council could choose to reject the creation of the proposed TID No. 14. However, a rejection of the proposed TID would likely result in the parcels remaining in their existing contaminated, blighted, and underutilized conditions.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Karl Papelbon, CFM, AICP
Planner

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Resolution 11917-030618

February 13, 2018 Plan Commission Minutes

PC Resolution 2018-02

TID No. 14 Project Plan

RESOLUTION NO. 11917-030618

BY: _____

A RESOLUTION BY THE COMMON COUNCIL CREATING, DESCRIBING,
AND MAKING CERTAIN FINDINGS AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 14, CITY OF OAK CREEK, WISCONSIN

WHEREAS, the overall development of the City of Oak Creek ("City") is recognized as a major need of the City; and

WHEREAS, the City desires to create Tax Incremental District No. 14, City of Oak Creek, Wisconsin ("District"), in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said District and thereby create incentives and opportunities for appropriate private development, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 13, 2018, after giving proper Class 2 public notice and having a quorum present, held a public hearing concerning the proposed creation and boundaries of the District and adoption of the proposed project plan for the District ("Project Plan") in the City, during which interested parties from the public were afforded a reasonable opportunity to express their views ("Public Hearing"); and

WHEREAS, prior to its publication, a copy of the notice of said Public Hearing was sent to the chief executive officer of Milwaukee County, the Oak Creek Franklin Joint School District, the Milwaukee Metropolitan Sewerage District, the Milwaukee Area Technical College District, and the other entities having the power to levy taxes on property located within the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, after said Public Hearing, the Plan Commission designated the boundaries of the proposed District and recommended to the City Common Council that it create such District within the area enclosed by said boundaries, as specified in the boundary description or map attached to this resolution as Exhibit A hereof, and entitled "Boundary Description or Map of Tax Incremental District No. 14, City of Oak Creek, Wisconsin;" and

WHEREAS, the Plan Commission has prepared and adopted the Project Plan for the District attached as Exhibit B, which includes:

- a. A statement listing the kind, number and location of all proposed public works or improvements within the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- e. A map showing existing uses and conditions of real property in such District;
- f. A map showing proposed improvements and uses therein;

- g. Proposed changes of zoning ordinances, master plan, map, building codes and ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. A statement indicating how creation of the District promotes orderly development of the City; and
- k. An opinion of an attorney retained by the City advising the plan is completed and complies with Section 66.1105(4)(f) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission has submitted such Project Plan to the City Common Council and recommended approval thereof.

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

1. Pursuant to the Tax Increment Law, there is hereby created in the City of Oak Creek, effective as of January 1, 2018, a tax incremental district to be known as "Tax Incremental District No. 14, City of Oak Creek," the boundaries of which include whole parcels and shall be those recommended to the City Common Council by the Plan Commission, as specified in the attached Exhibit A.
2. The City Common Council hereby finds and declares that:
 - a. That no annexed territory exists within the designated boundaries of the District; and
 - b. That not less than 50%, by area, of the real property within the said District is blighted area within the meaning of Section 66.1105(2)(ae)(1) of the Wisconsin Statutes; and
 - c. Based on its findings, the District is declared to be a blighted area district based on the identification and classification of the property included in the District; and
 - d. That the project costs relate directly to eliminating blight in the area consistent with the purpose for which the District was created; and
 - e. No costs within the Project Plan are related to newly platted residential development; and
 - f. That the improvement of the area is likely to significantly enhance all the other real property in the District; and
 - g. That the equalized value of the District's taxable property plus the value increment of all existing districts does not exceed twelve percent (12%) of the City of Oak Creek's total equalized value of taxable property.

BE IT FURTHER RESOLVED THAT, the City Common Council approves the Project Plan adopted by the Plan Commission, attached as Exhibit B, hereby adopts the Project Plan, and finds that:

1. Such Project Plan for the District in the City is feasible; and
2. Such Project Plan is in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT, the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base," as of January 1, 2018, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT, the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6th day of March, 2018.

Adopted this 6th day of March, 2018.

President, Common Council

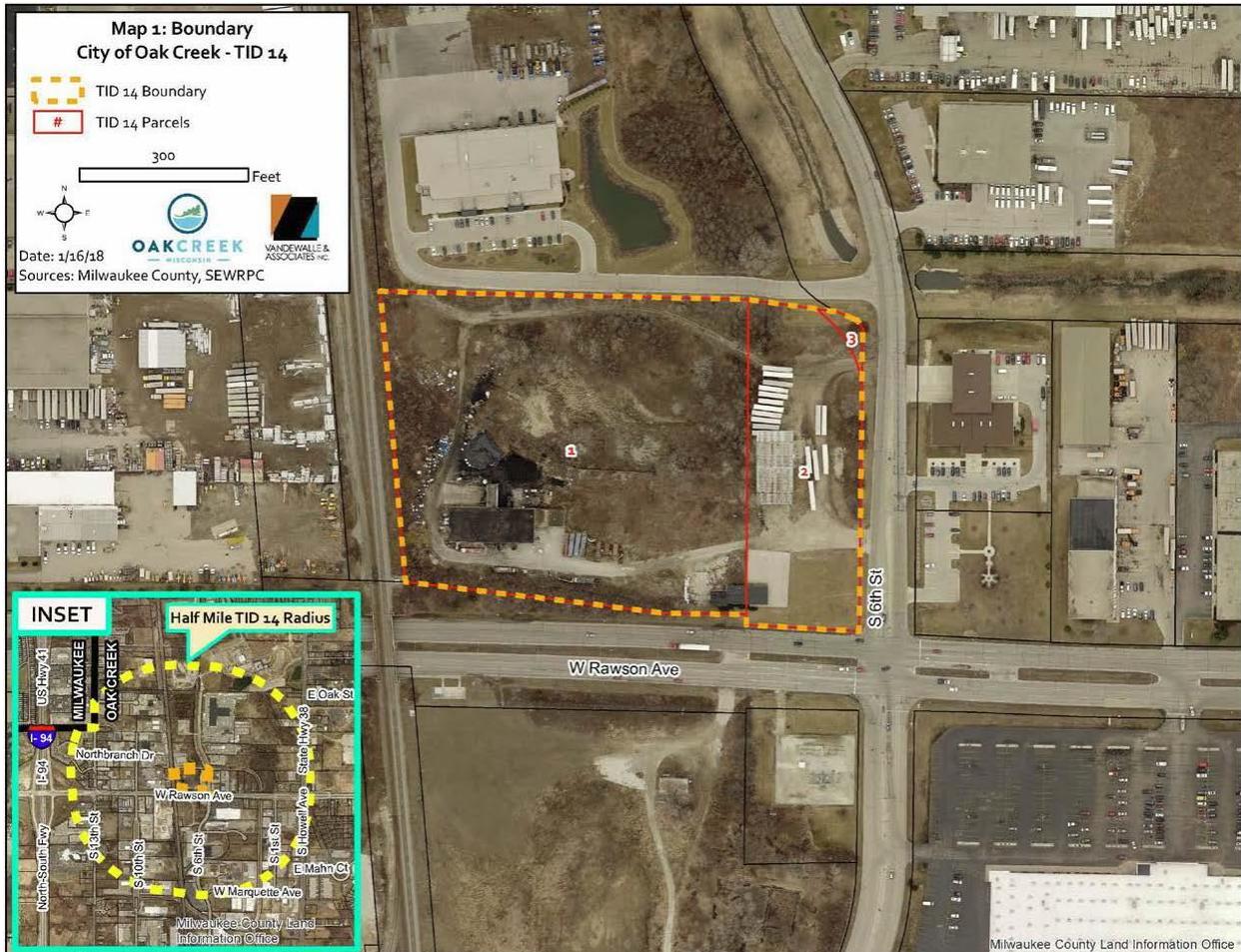
Daniel J. Bukiewicz, Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

EXHIBIT A
TID 14 BOUNDARIES & LEGAL DESCRIPTIONS
OAK CREEK, WISCONSIN



Parcel 1, 610 W. Rawson Avenue: COM 70 FT N OF THE SE COR OF SW1/4 SEC 5-5-22 TH W 600.58 FT NWLY ALG ELY ROW LI 599.25 FT TH E 652.93 FT TH S ALG E 1/4 SEC LI 596 FT TO BEG. EXC PART FOR ST. CONT. 7.832 ACS.

Parcel 2, 7045 S. 6th Street: CERTIFIED SURVEY MAP NO. 754 LOT 1 EXC PT CONVEYED IN DOC #08883077 (2.565 ACS).

Parcel 3, 7001 S. 6th Street: CERTIFIED SURVEY MAP NO 4216 OUTLOT 1 SE1/4 SEC 5-5-22 EXC PT CONVEYED IN DOC # 08883077 (0.080 AC).

**EXHIBIT B
TID PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY.

18585028.2

RESOLUTION NO. 2018-02

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION APPROVING
PROPOSED BOUNDARIES AND THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 14, CITY OF OAK CREEK, WISCONSIN**

WHEREAS, Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law") provides the authority and establishes procedures for creating tax incremental districts and approving the project plans for such districts; and

WHEREAS, the Common Council for the City of Oak Creek ("Council") on October 17, 2017, moved to authorize staff to take steps to create Tax Incremental Financing District No. 14 ("District") as a blighted area tax incremental district; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on February 13, 2018 held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District and the proposed project plan for the District (the "Project Plan"), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the chief executive officer of Milwaukee County, the Oak Creek-Franklin Joint School District, the Milwaukee Metropolitan Sewerage District and the Milwaukee Area Technical College District, and the other entities having the power to levy taxes on property located within the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, the Plan Commission, after due consideration following the said public hearing, determined that the creation of the District within the area described by the boundary description or map attached to this resolution as Exhibit A will provide the City with a viable method of financing the cost of needed public improvements and other project costs within said area, thereby creating incentives and opportunities for appropriate private development, including new development which will contribute to the overall development of the City; and

WHEREAS, the Plan Commission has prepared a Project Plan for the District attached as Exhibit B, which includes:

- a. A Statement listing of the kind, number and location of all proposed public works or improvements within the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- e. A map showing existing uses and conditions of real property in such District;
- f. A map showing proposed improvements and uses therein;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. A statement indicating how creation of the District promotes orderly development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Council may create any tax incremental district, the Plan Commission must designate the boundaries of such District and approve the Project Plan for such District and submit its recommendation concerning the creation of District and the Project Plan to the Council;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Oak Creek as follows:

1. That the Plan Commission hereby designates the boundaries specified in the boundary description or map attached to this resolution as Exhibit A and entitled "TIF Boundaries and Legal Description, Oak Creek Wisconsin," as the boundaries of said District and recommends that said District be created by the Council within the area enclosed by said boundaries.
2. That the District shall be known as City of Oak Creek Tax Incremental District Number 14.
3. That the District is created effective as of January 1, 2018.
4. That no annexed territory exists within the designated boundaries of the District.
5. That not less than 50%, by area, of the real property within the said District is blighted within the meaning of Section 66.1105(2)(ae)(1) of the Wisconsin Statutes;
6. Based on its findings that the District is declared to be a blighted area district based on the identification and classification of the property included in the District.
7. That the Project Costs relate directly to eliminating blight in the area consistent with the purpose for which the District was created.
8. No costs within the project plan are related to newly platted residential development.
9. That the improvement of the area is likely to significantly enhance all the other real property in the District.
10. That the Project Plan is feasible and in conformity with the adopted Comprehensive Plan (as amended) for the City of Oak Creek.
11. That the equalized value of the District's taxable property plus the value increment of all existing districts does not exceed twelve percent (12%) of the City of Oak Creek's total equalized value of taxable property.
12. That the Plan Commission hereby adopts such Project Plan for the District attached to this resolution as Exhibit B, and recommends to the Council the approval of such Project Plan.
13. That the Plan Commission hereby recommends that the Council adopt a resolution to formally create said District and approve its Project Plan in accordance with the provisions of the Tax Increment Law.
14. That the City Clerk is hereby authorized and directed to provide the Mayor and Council with certified copies of this resolution, upon its adoption by the Plan Commission.

Adopted this 13th day of February, 2018.


Plan Commission Chair

Attest:

Secretary of the Plan Commission

**EXCERPT
MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 13, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Alderman Loreck, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Carrillo and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Director of Community Development Doug Seymour; City Administrator Andrew Vickers; Bridget Souffrant, Finance Director.

**PUBLIC HEARING
TID NO. 14 PROJECT PLAN & BOUNDARIES**

Planner Papelbon read the public hearing notice into the record. Mayor Bukiewicz made a call for public comment.

Planner Papelbon gave an overview of TID No. 14. It involves three parcels for a total of 10.5 acres. It is a blighted district per the statutory definition. The proposal would include redevelopment with manufacturing type uses.

Dan Johns, Vandewalle & Associates, stated that action by the Common Council will take place on March 6, 2018. Sometime in early April, the Joint Review Board will take action on this item.

Mr. Johns reviewed the elements that are required within a TID Project Plan.

Mr. Johns explained that one of the required elements is the "but for" test: absent the use of tax increment financing, the development that is anticipated in the district would not occur at the type, intensity or timing that is envisioned.

Mr. Johns stated that the purpose of TIDs 14 and 15 is to advance site-specific remediation for a number of blighted parcels within each district and to provide for public improvements. This is meant to stimulate some new development and redevelopment growth in the TID areas along Rawson and Drexel Avenues. Along 6th St., this is primarily in the form of redevelopment incentives that have been agreed upon by the City by the use of term sheets, and supports complimentary uses within districts that are starting to change over in the longer term.

Mr. Johns continued to explain that TID 14 is at the northwest corner of Rawson and 6th, 10.5 acres with three parcels, and is vacant industrial land. There is contamination at this site. It is underutilized under its current form and was the former site of a heating oil business. Its current base value is about \$640,000. The entirety of the district was found to be blighted through a visual survey that was conducted. This survey provided that at least 50% of the area of the district is found to be in need of remediation or is considered blighted. That provides for a TID term of up to 27 years. The redevelopment that is proposed for this area is a new manufacturing facility. It is estimated to provide at least \$10 million in new incremental value over and above the current base. Should the district be left open for the entire 27 years, it would generate about \$5.7 million in tax receipts, but the anticipation is that the districts will be closed well prior to that date.

Mr. Johns showed a sketch of the proposed redevelopment.

Mr. Johns explained that TID 15 is made up of 4 parcels of about 6 acres. The parcel nearest the corner is a mini storage warehouse. Parcel No. 2 is the former Metalspun industrial facility, which is currently vacant. There are a number of heating and HVAC and light industrial uses. The base

value of that land is just south of \$2 million. It was also found in its entirety to be blighted. Over the entire 4 parcels, he anticipated that there could be up to \$5 million in new incremental value that could be created during the life of the district. Should that district be held upon for the entirety of the statutory period, there could be up to \$2.7 million in tax receipts. This TID is also anticipated to close earlier than that.

This TID is envisioned as a Phase 3 development and that the parcels to the west would be redeveloped as a grocery store and retail outlot within the next couple of years. Should those properties be made available for redevelopment, another \$1.5 million or so could eventually be generated off of those sites for a total of about \$5 million in the next 4 or 5 years.

Mr. Johns reviewed the eligible project costs. They include but are not limited to certain kinds of capital costs including public infrastructure, property assembly/relocation costs, demolition/site preparation costs, planning/engineering/legal costs, marketing, cash grants and other administrative costs.

Mr. Johns stated that the costs associated with each TID will be limited mostly to incentives, administrative costs, related financing costs and interest and some nominal amounts for some railroad bridge improvements.

Andrew Vickers, City Administrator, stated that these projects are about blight elimination in the community; aesthetic and environmental contamination with respect to each of the TIDs. These TIDs do well at satisfying the "but for" test for the Joint Review Board and Plan Commission. These are highly trafficked, high visible areas. The impetus for and interest for the City is the blight and aesthetic elimination in the community; it is less so about tax receipts. The project costs using TIDs are exactly for those environmental and clean-up costs.

Mr. Vickers stated that the City is very anxious to close all TIDs early and getting them back on the general property tax rolls of the City. If things go as projected, and because these TIDs are very simple in scope, it is projected that TID 14 to be closed in 15 years of a 27-year statutory life, and TID 15 can probably be closed out in 12 years based on financial feasibility.

Mr. Vickers stated that as far as TID 14 is concerned, it has a very nasty environmental history, and there is a developer that is willing to take on the environment challenges of the property. The TIF assistance is being used exclusively for those clean-up efforts. There was a site investigation done independently by the developer, which was also verified by the City's environmental engineering firm. Mr. Vickers stated that there is some key deal terms ironed out for an upcoming development agreement.

Mr. Vickers stated that in TIF 14, there is an upfront City grant to the developer as well as a pay-go to the developer. The City grant portion, upon verification, of the \$10 million plus in increment is a city grant of \$1,081,250. On the back end of the pay-as-you-go sharing of tax increment generated by the new construction, the City will pay up to \$880,000. That is based on actual environmental remediation costs. If the developer doesn't spend that much money, those amounts go down proportionately in terms of the City's assistance.

Mr. Vickers stated that in each of these districts, there is also an annual administrative fee to the City for the Finance Director's time and auditing purposes, and other administration of the TID, such as reporting to the DOR. That amount is \$7,500. Part of the funding (\$75,000) of both TIDs will be set aside for railroad bridge rehabilitation on Rawson and Drexel.

Mr. Vickers stated that as concerning TID 15, the property currently houses a metal storage building, and an outmoded, vacant industrial parcel. This is not exactly match the level of investment across the street in Drexel Town Square.

Mr. Vickers stated that the actual clean-up, asbestos removal when razing the buildings, and onsite environmental stormwater work is about \$1.2 million. This is for the two western pieces of the property. This is a pay-as-you-go only assistance of \$525,000. Another reason for the City's interest is that there are exorbitant land costs that the developer is going to have to pay for these two parcels. The first two western parcels are under contract north of \$950,000 per acre. The metal storage condominium business is doing well and they don't have to sell. The developer has to pay for the value of the business and the loss of business as well as the land. The present property owners don't see it as vacant land.

Mr. Vickers mentioned that there will be a medium-sized grocer on Parcel 2, and a 6,100 square-foot outlot building could potentially be some medical office use in there. The developer has already secured the retail grocer.

Mr. Vickers stated that the only two unknowns are with the parcels to the east in TID 15, which are the former Roth parcels. Staff wanted to make sure that all of the properties are redeveloped at one time. Because Roth is an existing business, they need a place to go before they can sell their property. Discussions are active with the developer on relocating.

Bridget Souffrant, Finance Director, stated that TID 14 can feasibly be closed in 2032. There is a \$51,000 fund balance at the end of that year that would go back to the taxing jurisdictions. The Municipal Revenue Obligation is being used in the project plan at the beginning rather than later in the development because there are ready developers and the term sheets are prepared, unlike previous TIDs, where there are unknowns.

Arden Degner, 8540 S. Pennsylvania Ave., stated his concern that TID 14 has not been called a brownfield. Director Seymour responded that the tools that are available for brownfield development have already been utilized in the site investigation with site assessment grants. If there are other tools available for brownfield redevelopment and remediation of that site, the City and developer will avail themselves of those opportunities. Mr. Degner stated that that area where oil trucks were going in and out should be classified as a brownfield.

Mr. Degner asked about what kind of relocation assistance will be provided to Roth Heating. They have been a sturdy and reliable part of Oak Creek. He stated his concern that this action is going to wipe them out. Mr. Vickers responded that this is a cooperative relationship with the City, the developer, and Roth Heating. There are no designs of using eminent domain or anything along those lines. If Roth seeks out and finds an opportunity to operate their business somewhere else and they work a land deal with the developer, that will be in a cooperative setting. Mr. Degner stated his concern that they are not being given any relocation assistance. He stated his objection of this treatment of one of Oak Creek's stalwart service industries.

Mayor Bukiewicz made a second and third call for comment. Seeing none, the public hearing was declared closed.

PUBLIC HEARING TID NO. 15 PROJECT PLAN & BOUNDARIES

Planner Papelbon stated that if there are no objections, the same notice that was read into the record for TID No. 14 is also valid for TID No. 15, and she would not read it again.

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was declared closed.

TID NO. 14 PROJECT PLAN & BOUNDARIES

TID NO. 15 PROJECT PLAN & BOUNDARIES

Commissioner Siepert asked if the current or previous owner is responsible for the clean-up of the contamination. Attorney Andy Skwierawski, Friebert, Finnerty and St. John, 330 E. Kilbourn Ave., Milwaukee, WI, responded that they are investigating whether or not there are responsible parties in the past. In their investigation they did run into corporations that are defunct and bankrupt. The purchase agreement that is occurring is between his client and the bank that is foreclosing on the current owner of the property. They are still attempting to make sure that there is no chance that there is anybody else that may be a responsible party. To date, they have not been able to locate that party. The developer is operating under the assumption that this is a blighted property and they are going to do whatever they have to [to] get it to the point where the development can be made. Mr. Vickers stated that in the event there are other responsible parties or the developer doesn't spend the dollar amount that has been budgeted in this tax increment district, the City does not expend those dollars either. Mr. Vickers stated that these same remediation efforts and costs remain the same whether it is being used as a manufacturing space or a hotel waterpark, for example. Overall, this is consistent with the Comprehensive Plan for this area. Director Seymour stated that in both of these cases, the project costs are limited from the City's perspective. This is not a give-way to a developer, but rather a means to an end; that end is getting that property cleaned up. If nothing was done, it would sit there and possibly worsen the conditions that are there now. Director Seymour stated that TID 14 is a wholly legitimate use of the TIF tool that has been afforded to municipalities.

Commissioner Chandler asked for more information about the company that will reside on the property for TID 14. Mr. Vickers responded that it is a speculative manufacturing warehousing distribution facility of 180,000 square feet. There has not been a tenant identified for the building at this time.

Commissioner Siepert asked for more information on the railroad bridge rehabilitation. Mr. Vickers stated there is no formal plan right now. It may end up being a unique community public involvement process. The railroad will definitely have a say if and what could be done to beautify. This will be more than being painted over. They may be factoring in some other strategic community goals, possibly some public art amenities.

Alderman Guzikowski stated his concern with the blight in TID 15.

Commissioner Loreck asked why the Drexel Town Square TID (TID 11) was not amended to include the TID 14 area rather than creating a separate district. Director Seymour responded that the environmentally blighted district designation for the standalone TIF gives more flexibility with respect to payback and how project costs are approached. By not doing an amendment on TID 11 (Drexel Town Square), the City did not utilize one of the few opportunities to do a boundary amendment. The boundaries have already been amended twice, and four are allowed. It made more sense to do a standalone district to compartmentalize the Drexel Town Square district by itself for ease in implementing the development agreement. Ms. Souffrant added that the parcels across the street from Drexel Town Square have a base value. If TID 11 would have been amended, the assessed value of TID 11 would take a dip because of the base value of the proposed TID 14. Mr. Vickers stated that amending TID 11 and including this development does not allow the City to close TID No. 11 any earlier.

Commissioner Loreck asked what the milestone is to closing out these TIDs earlier. Ms. Souffrant responded that that all depends on what is in the development agreement. The debt has to be satisfied. If the City has the obligation to pay the developer up to a certain dollar amount, that would have to be worked through. Mr. Vickers stated that the timelines for closure include worst case scenarios. Inflationary evaluation amounts have not been included and the City is pre-supposing a static mill rate when forecasting an early close-out.

Commissioner Loreck asked if the increment is going only for remediation costs. Mr. Vickers responded that the development agreement will identify what the City's dollars are going towards: environmental conditions, razing and removing of the buildings, and asbestos removal. They are looking at project costs of \$1.2 million. The City's investment in the two western parcels is \$525,000. Mr. Vickers stated that the City is not investing in another retail grocer. There is no direct financial relationship with the City and that grocer. The City is paying for approximately half of the costs to ready the property for development. The developer is paying the inflated price for the land and that does not accommodate the additional \$1.2 million on top of that that they have to invest into the property to put it into a redevelopable state. That is on top of the inflated land price already.

Commissioner Chandler asked if there is grant involved in TIF 14. Mr. Vickers stated that the City and developer are partnering with the Wisconsin Economic Development Cooperation. They have what they call a SAG grant, which is a Site Assessment Grant. The parties have not been awarded that yet. That grant money would reimburse the developer for the investigation costs that have already gone into the property. The City is merely a conduit for that with no financial liability to that process.

Commissioner Chandler asked why there is no grant for TID 15. Ms. Souffrant responded that the environmental issues for TID 14 require more assessment and research into acquiring that property and moving forward. The testing for underground is what the developer has currently partnered with the City in applying for that grant. In TID 15, the environmental issues are above ground and something that a developer typically takes care of, and the City would normally not have any participation in.

Mr. Vickers stated that the City has been working on both of these potential TIDs for about nine months as far as what the City is willing to do, what the issues are with the property, and having the developers secure rights to the property. The last 45 days or so have been spent putting the documents together for presentation.

Commissioner Siefert asked what would happen if Roth Heating does not want to relocate. Mr. Vickers responded that the City has no project costs associated with the Roth piece. There is an earmark of \$225,000 for whatever might need to be done there. If the Roth piece doesn't happen, then the City has not expended any funds. Mr. Vickers added that the time completion should stay the same whether that piece is involved or not.

Mayor Bukiewicz stated that the proposed TID 14 is contaminated and one of the worst eyesores in this part of the City. There is a small window of opportunity to 1) clean it up; it will not be any less expensive to wait, and 2) the City has a willing partner that can come in publicly and privately to help accomplish this.

Mayor Bukiewicz added that as far as the spec building is concerned, they are marketing it as to what they feel they can put up cost-wise. Whatever it will be, it will be a vast improvement in this area. If the improvement of the railroad bridge can be accomplished, that is a plus. This is being done mainly for clean-up, but it will also eventually build the tax base.

Mayor Bukiewicz stated that TID 15 is laid out very well. This is not about supplementing anyone for their business. This is just preparation of land. This is just a continuation of the success of Drexel Town Square. There is a window to clean these areas up and the City has a willing participant and this project should proceed.

Commissioner Siefert stated it is a good idea to clean up TID 14 area.

TID No. 14 Motion: Commissioner Loreck moved that Plan Commission adopts Resolution No. 2018-02, approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 14. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

TID No. 15 Motion: Commissioner Loreck moved that Plan Commission adopts Resolution No. 2018-03, approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 15. Commissioner Siepert seconded. On roll call: all voted aye, except Alderman Guzikowski, who voted no. Motion carried.

Commissioner Loreck moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:38 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

February 27, 2018

Date

CITY OF OAK CREEK

TAX INCREMENT DISTRICT #14

Common Council Action

March 6, 2018

Prepared by:



VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

Project Background

The City of Oak Creek proposes to create Tax Increment District #14 (TID #14 or the District) for an area at the northwest corner of W. Rawson Avenue and S. 6th Street, which will provide the financial means to facilitate the remediation of a blighted and contaminated site. The City seeks to stimulate and capture planned near-term growth in this area by advancing necessary site-specific redevelopment activities and public improvements, and offering redevelopment incentives for several aging, vacant and outmoded parcels within the District. These activities are intended to support new, complementary industrial uses along one of the City's major arterial streets.

The proposed boundaries of TID #14 includes approximately 10.48 total non-wetland acres across three parcels. The blight study required in the Plan as part of the statutory process found that each parcel within the district meets the statutory definition of blight. The site is not actively used at present, and in its current state is not in keeping with desired commercial/industrial character of the surrounding area shown on the future land use map in the City's *Comprehensive Plan* (2002). The current underutilization of these properties suppresses property values and does not maximize the efficient use of the City's available land resources. As such, the District is proposed to be designated as a blighted area district, as defined by Wis. Stat. § 66.1105(2)(ae)1, which provides a lifespan of up to 27 years and a 22-year spending period.

Pursuant to terms negotiated between the City and a developer for the site, the Common Council has authorized preparation of this Project Plan in order to provide a measure of financial assistance in the redevelopment of 610 W. Rawson Avenue, 7001 and 7045 S. 6th Street for a newly constructed, 180,000 square foot industrial facility to be fully completed in 2019. This development will replace an underutilized and contaminated site with several vacant structures and hazardous waste storage that creates safety concerns and impedes the City's development and redevelopment efforts in the surrounding area.

This Project Plan for TID #14 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the Common Council on recommendation of the City Plan Commission as the official Plan and guide for public and private sector development within the boundaries of TID #14.

Implementation of the Project Plan and construction of the public improvements listed will require a case-by-case authorization by the Common Council. Public expenditures for projects listed in the Project Plan should, and will, be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this Plan, but is limited to the types of expenditures listed herein.

Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and Common Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the Plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of TID #14 in the City of Oak Creek.

Type of District, Size and Location

The District is proposed to be created as a Blighted Area District as defined by Wis. Stat. §66.1105(2)(ae)(1), which provides a lifespan of up to 27 years and a 22-year spending period. The District is comprised of three parcels totaling approximately 10.48 non-wetland acres, generally bounded by S. 6th Street to the east; W. Rawson Avenue on the south; and the Canadian Pacific rail line to the west. Within the Property Conditions Assessment found in Appendix A to this Plan the City has identified those properties within the District that meet the blighted property criteria supporting that designation. As of January 1, 2017, the base value of the land, improvements and personal property located within the District was \$639,600.

Estimated Total Project Expenditures

The purpose of TID #14 is to provide the necessary public infrastructure improvements and incentives needed to promote rehabilitation or conservation, encourage economic development, and increase property values. This Plan is written to provide funding for infrastructure improvements and other expenditures aimed at stimulating and enhancing economic development opportunities within the City of Oak Creek. During the 22-year expenditure period permitted under the Tax Increment Law, a total of \$2,645,164 in project costs, including finance charges and interest, is proposed.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the Common Council. The Common Council is not mandated to make the public expenditures in this Plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and Common Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the Plan, provided that the project meets the purpose and intent of TID #14.

Economic Development

As a result of the creation of this District, the City estimates that incremental land and improvements value of at least \$10,000,000 (in 2018 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides general assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on reasonable assumptions of value growth underlying the Economic Feasibility Study located in Section VII of this Plan, this District is projected to generate sufficient tax increments to recover all project costs by the year 2032, within the 27-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.
2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs and provide a surplus of approximately \$51,081 at the time of District closure.
 - Redevelopment and/or expansion projects are expected to occur immediately following District creation. Any increment generated by new commercial or industrial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen, and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018, would be collected by the District and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4, a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix C of this Plan.
4. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. More than 50%, by area, of the real property within the District is determined to be blighted as defined in Wis. Stat. § 66.1333(2m)(bm).
7. No newly platted or replatted residential uses are anticipated under this Project Plan, and therefore will comprise less than 35% of land area within the District as required by Wis. Stat. 66.1105(2)(cm).
8. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. 66.1105(5)(b) and 66.1105(6)(am)1.
9. The Project Plan for the District is economically feasible and is in conformity with the Comprehensive Plan of the City.

I. INTRODUCTION

The Oak Creek Common Council has authorized the formation of Tax Increment District #14 (TID #14) to facilitate new, high-quality industrial development at a highly visible corner along one of the City's major arterial corridors. The District, as proposed, encompasses three parcels totaling approximately 10.48 acres at the northwest corner of S. 6th Street and W. Rawson Avenue.

The 2017 base value of the District is \$639,600. The proposed redevelopment project includes removal of asbestos from existing structures on the sites; removal and disposal of approximately 400 containers of various chemicals; remediation of groundwater and soil contamination, and site capping; and construction of a new building suitable for manufacturing and/or distribution.

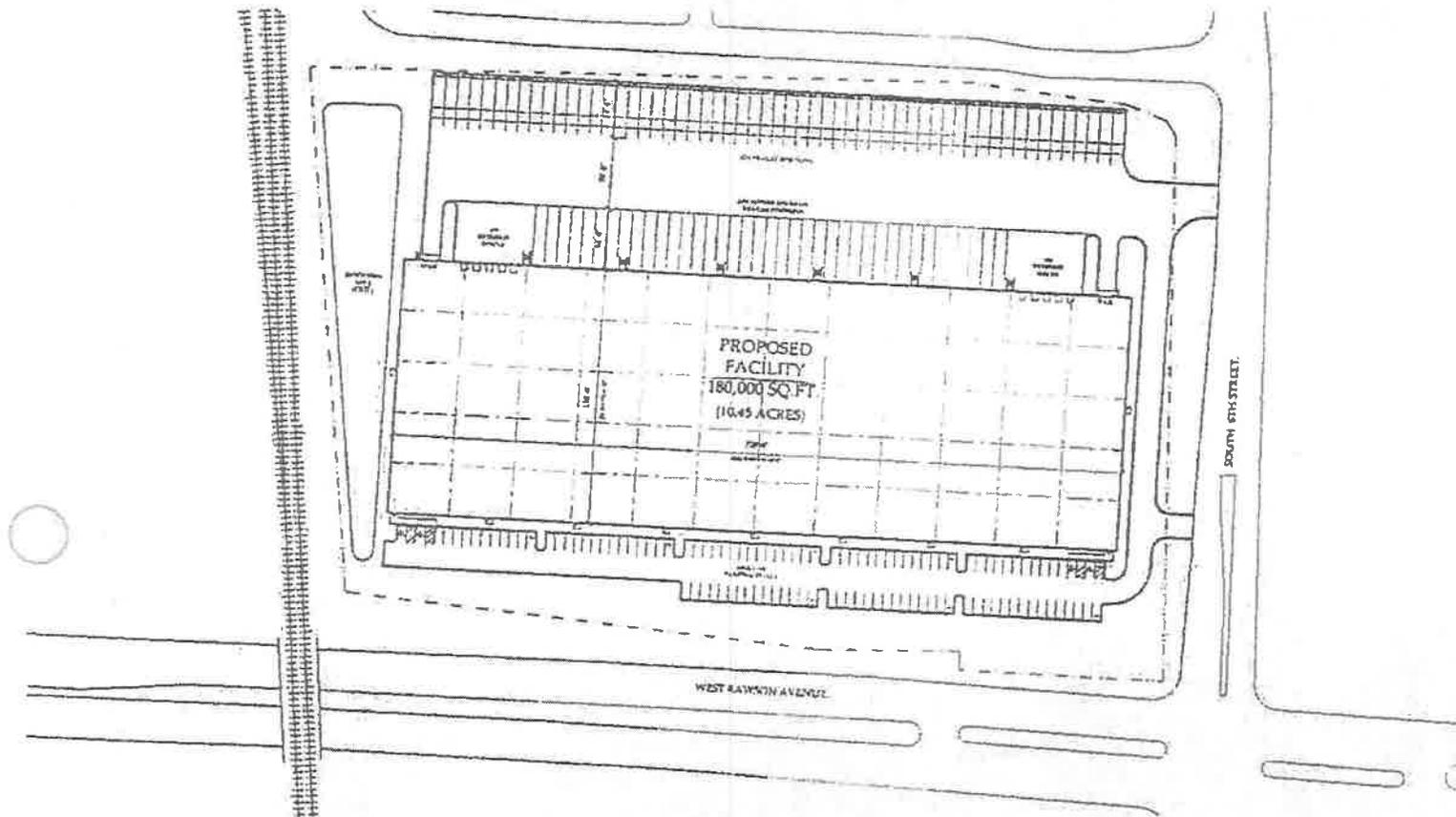
Bioversal USA Inc. is the current owner of record for each of the three parcels within the District, but foreclosure proceedings are underway on the property. The land previously belonged to Wisconsin Industrial Fuel Oil Inc., and likely has underground oil storage tanks that will need to be removed. A developer has worked with Bioversal and its lender to access the property for its studies and has an agreement to buy the property, pending creation of this District.

The developer has represented that the total costs of its redevelopment will be approximately \$14,000,000, including TIF-funded environmental investigation and remediation costs of approximately \$1,961,250 as authorized in this Project Plan, and the value increment of the redevelopment project will be in excess of \$10,000,000.

Redevelopment Concept

The Redevelopment Concept map on the following page depicts the proposed development that is expected to occur under the terms of a term sheet agreed to by the developer and the City of Oak Creek, including an approximately 180,000 square foot, newly constructed industrial facility. The Redevelopment Concept presented here is purely illustrative and subject to change under the terms of a valid development agreement that shall provide the necessary basis for any cash grants or other development incentives to be provided to developer pursuant to Wis. Stat. §66.1105(2)(f)2.d.

REDEVELOPMENT CONCEPT



PROPOSED FACILITY
610 WEST RAWLINS AVENUE/7049 SOUTH 11TH STREET -- OAK CREEK, WISCONSIN



JUNE 1, 2016 #16122



II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #14 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF OAK CREEK

Tax Increment District #14 has been created to promote the orderly redevelopment of several vacant and blighted parcels at a highly visible location in the City of Oak Creek. The District primarily enables the City to provide economic development incentives to induce development of a high-quality industrial facility that provides a significant contribution to the City's tax base and promotes job growth.

In order to achieve the goals of the City's *Strategic Action Plan* with respect to "Thoughtful Development and a Prosperous Economy," it is critical that the City maintain an inventory of "shovel-ready" sites available to accommodate deals within the marketplace. Continued activity and absorption of space at the City's existing business parks suggests that it would be prudent to examine opportunities to maintain ongoing inventory. This proposal addresses that need and further enhances the community by redeveloping a blighted brownfield property into a business (or businesses) that create jobs and long-term value with minimal additional demands on City services.

The City has and will continue to work with private sector partners to recruit other retail, commercial, manufacturing, and office development to the community for the purposes of providing jobs with living wages, increasing the tax base, and encouraging spin-off development and consumer spending within the community. Redevelopment in TID #14 is best served by a District that specifically allocates new increment to inducing new uses that will complement the desired character of the City and promote sustainable developments.

III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #14 are officially designated on the TID #14 Boundary Map (Map 1) and include the parcels listed in Table 1 on the following page. Each parcel is currently zoned M-1 Manufacturing, consistent with the proposed redevelopment uses. The District covers 10.48 acres over three parcels at the northwest corner of S. 6th Street and W. Rawson Avenue. A full legal description of the District is included in Appendix B.

As of January 1, 2017, the real and personal property in TID #14 had an equalized assessed base value of \$639,600, and the City's total equalized value was \$3,318,333,100. The TID #14 base value, plus \$142,887,300 in value increment in six existing TIF districts and the estimated base values of TIDs #13 (adopted May 16, 2017) and #15 (created simultaneous to this District) of \$5,126,800 equals \$149,873,700 or 4.52% of the City's total - see Table 2 for summary calculations. This is less than the 12% maximum currently permitted under the Tax Increment Law.

TABLE 1: PARCEL LIST AND ASSESSED VALUES

Map ID	Tax Key	Owner	Address	Acres	Assessed Land Value 2017	Assessed Improvement Value 2017	Assessed Total Value 2017
1	7359990000	BIOVERSAL USA INC, AN IL CORP #B208	610 W. Rawson Ave.	7.83	\$136,000	\$166,100	\$302,100
2	7349001002	BIOVERSAL USA INC, AN IL CORP #B208	7045 S. 6th St.	2.57	\$301,100	\$35,200	\$336,300
3	7349019001	BIOVERSAL USA INC, AN IL CORP #B208	7001 S. 6th St.	0.08	\$1,200	\$0	\$1,200
TOTALS				10.48			\$639,600

TABLE 2: 12% TEST

Total City EAV (2017)		\$3,318,333,100
12% Test		\$398,199,972
Increment of Existing TIDs		
TID #6	0.53%	\$17,459,800
TID #7	0.47%	\$15,516,300
TID #8	0.82%	\$27,214,300
TID #10	0.43%	\$14,121,500
TID #11	2.07%	\$68,576,000
TID #12	0.00%	-\$600
Total Existing Increment	4.31%	\$142,887,300
Projected Base of TID #13	0.14%	\$4,487,200
Projected Base of TID #14	0.02%	\$639,600
Projected Base of TID #15	0.06%	\$1,859,600
Total Value Subject to 12% Test		\$149,873,700
Compliance	4.52%	PASS

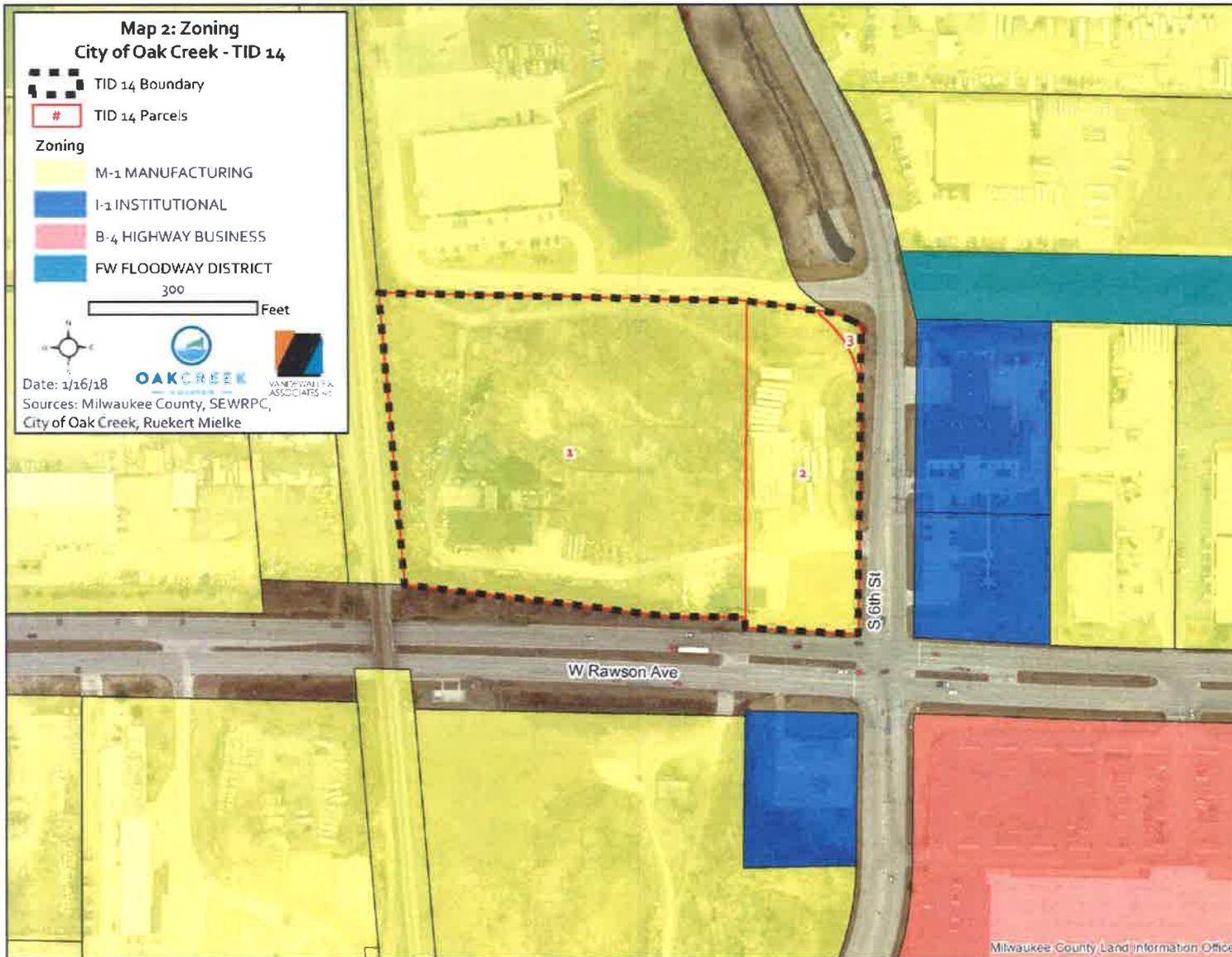


IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

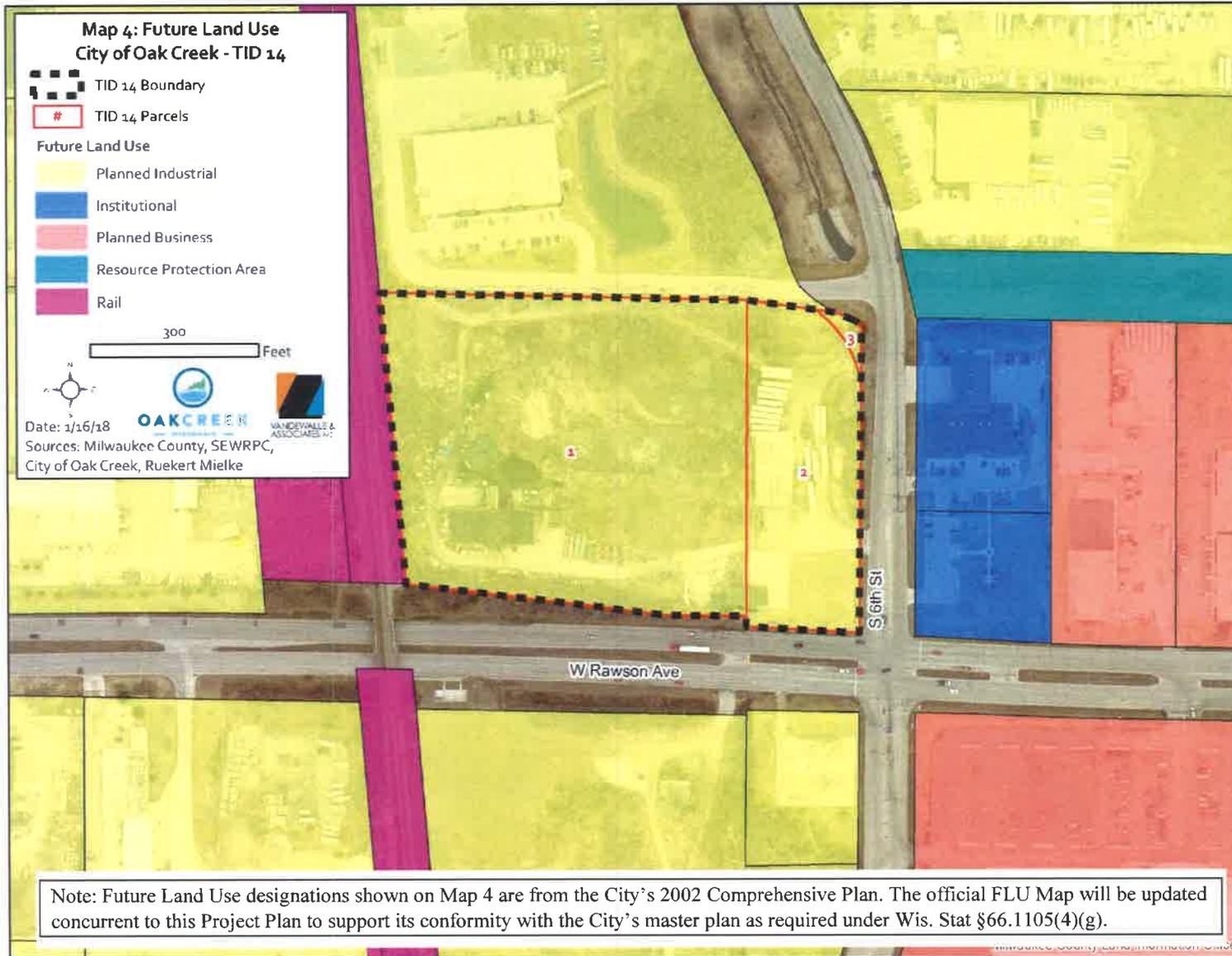
The Zoning Map (Map 2) reflects current zoning designations in TID #14 and immediate surroundings. Each of the three parcels is currently zoned M-1 Manufacturing, consistent with the redevelopment. The *2002 Oak Creek Comprehensive Plan* allows the City to rezone property when and if demand for rezoning takes place in order to maintain compatibility with the Future Land Use Map. The current future land use designations for the District and surrounding area from the Comprehensive Plan are shown on Map 4.

The Existing Land Use Map (Map 3) depicts existing land uses for the District. Lands within the District are predominantly vacant, and used for industrial and chemical storage purposes.

More than 50%, by area, of the real property within the District (10.48 acres, 100%) is determined to be blighted, as defined in Wis. Stat. § 66.1331(3)(a). A parcel-by-parcel assessment of conditions meeting statutory criteria is shown in Appendix A.







V. PROPOSED PUBLIC WORKS AND OTHER PROJECTS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #14 Project Plan, the total level of authorized spending on direct project costs for TID #14 will be \$2,170,000 exclusive of interest and finance charges, to facilitate growth and development over the District's 27-year life. As shown on Tables 5a, 5b and 6 in Section VII, the City anticipates additional interest and finance charges of approximately \$475,164 for total expenditures of \$2,645,164.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas or those in need of rehabilitation or conservation work. In addition to a general description, each category contains a list of specific types of TIF-eligible expenditures. These project expenditures are listed in Table 3.

Note that the following list is not exhaustive, and includes TIF-eligible items that the developer, on the City's behalf, may undertake as a condition of the development incentives to be provided under a valid development agreement, and funded solely from the projected tax increments to be received from the anticipated redevelopment projects described in Section VII.

Expenditures within a half-mile are those priority projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District and City. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Consistent with the goals and purposes of the District as articulated in this Project Plan, all project expenditures are intended to promote orderly development, stimulate commercial revitalization, create jobs, enhance the value of property, and broaden the property tax base of the City of Oak Creek and the overlying taxing jurisdictions. Below are descriptions of those projects that are considered necessary and standard costs for promoting redevelopment within the District. In addition to a general description of eligible costs, some project categories contain a list of priority projects the City intends - but is not required - to undertake based on the projected tax increments to be received from property in the District.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this Plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the Plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 3 are preliminary estimates provided by City departments and its consultants that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan. Other adjustments to this Project Plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the Common Council.

1. Capital Costs*

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such project may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Streetscaping - These costs may include, but are not limited to the planning and the actual costs of the construction of public works or improvements. These streetscaping elements may improve the aesthetics and functionality of the public streetscape and public domain adjacent to private development including landscaping, screening and beautification of facilities, installation of street furniture, trash receptacles, planters, public art, wayfinding signage, and any other streetscape elements that adds to the unique character appropriate for the District, enhances existing and planned amenities, and enhances integration of public and private space. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Public Parking Improvements – These costs may include, but are not limited to the planning, design, and the actual costs of the construction of public works or improvements to public parking facilities within and near the District. Public parking improvements under this category include repairs, aesthetic improvements, design, organization, configuration, wayfinding, access to, amenities on, and integration with the street and businesses at all public parking facilities. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Public Facility and Structure Improvements – These project costs may include, but are not limited to the planning, design, and the actual costs of the construction of public facilities and structures or the improvement of existing public facilities and structures. Potential projects under this category include, but are not limited to the construction of roadways and improvements in public use spaces. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Utility Upgrades and Improvements – These project costs may include, but are not limited to the planning, design, and the actual costs of the construction of utility upgrades and improvements. As redevelopment and investment occurs at catalytic sites, utilities may need to be relocated, upgraded, and improved. This category may include but is not limited to projects such as undergrounding above ground powerlines, upgrading and improving subsurface infrastructure in public rights-of-way as well as on private development sites, and any other utility upgrades or improvements that contribute to the orderly development within the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Miscellaneous Capital Costs – This category covers any additional projects that may be identified by the City in the future which may not be listed within the body of this document. As additional development occurs within the District the City will identify specific capital improvement projects necessary to continue advancing investment and development. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Project

Railroad Bridge Improvements* – This project involves rehabilitation and beautification of the Canadian Pacific rail bridge over Rawson Avenue immediately southwest of the District, including rust removal, repainting, public art installations, and other “gateway” features that provide an attractive entrance to the District and surrounding area.

2. Demolition, Remediation, and Site Preparation*

TID #14 is a blighted TID area with blighted existing structures on these properties which are not likely to be reused as part of future redevelopment activities, whether on City-owned or private land, during the life of the District. Surveys for asbestos and other potential contaminants have not been conducted in any of these structures, but the age and construction types suggest that such contaminants may be present. Further, significant post-demolition regrading and other site preparation activities also are anticipated. Accordingly, expenditures of this type may occur anywhere in the District in addition to the three project areas listed below.

3. Property Acquisition and Relocation*

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property within the District or within one-half mile for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City acquiring property within the District.

4. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time. Economic development incentive payments may be provided to land owners, businesses or lessees anywhere within the District.

Due to the industrial history and land use in the District, economic development incentives will be a crucial tool to bridge resource gaps and make redevelopment economically feasible. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this Plan and other City plans and policies.

5. Administration and Professional Services

Project costs include, but are not limited to, costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan.

Other services covered in this general category may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City’s partner agencies or professional consultants. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District’s development as well as the completion of required annual reports, forms and audits, and similar efforts.

6. Miscellaneous Redevelopment Funding

Active project management will be required for successful implementation of the TID #14 Project Plan. It is the intent of the Oak Creek Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District’s development. In addition, implementation of this Plan may include the following general tasks, which City staff, contractors or partner organizations may reasonably undertake at the City’s discretion:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;

- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

7. Finance Charges and Capitalized Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

8. Donations to Other Districts

Allocations of surplus increment to other qualifying tax increment Districts within the City are authorized in accordance with Wis. Stat. §66.1105(6)(f). While no such donations are anticipated under this Plan, once all other obligations of the District have been met on an annual basis, and subject to available increment, the City may elect to allocate increment from TID #14 to other qualifying Districts by amending the list of eligible project costs in this Plan pursuant to Wis. Stat. §66.1105(4)(h).

TABLE 3: PRIORITY PROJECTS AND ESTIMATED COSTS

Expenditure Year	Capital Costs	Econ. Dev. Incentives	Admin./ Professional Services	Financing Costs & Interest	Total Expenses by Year
1 2018					\$0
2 2019					\$0
3 2020		\$114,474		\$82,881	\$197,355
4 2021		\$148,681	\$7,500	\$61,643	\$217,824
5 2022		\$148,210	\$7,500	\$57,290	\$213,000
6 2023		\$158,010	\$7,500	\$52,777	\$218,287
7 2024		\$158,165	\$7,500	\$47,809	\$213,474
8 2025		\$168,520	\$7,500	\$42,649	\$218,669
9 2026		\$169,262	\$7,500	\$37,107	\$213,869
10 2027		\$180,111	\$7,500	\$31,339	\$218,950
11 2028		\$181,377	\$7,500	\$25,285	\$214,162
12 2029		\$187,988	\$7,500	\$18,974	\$214,462
13 2030		\$195,117	\$7,500	\$12,307	\$214,924
14 2031		\$195,085	\$7,500	\$5,103	\$207,688
15 2032	\$75,000		\$7,500		\$82,500
Totals	\$ 75,000	\$2,005,000	\$ 90,000	\$ 475,164	\$ 2,645,164

VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. The City does not expect to incur any non-project costs in the implementation of this Plan.

VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City intends to incur project costs as incremental revenues allow and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 3: Priority Projects and Estimated Costs (Section V), lists provides an estimated cost by year for each spending category during the District's projected life. Soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses, while capital costs for railroad bridge improvements are expected to be incurred in a single phase. All costs are shown in 2018 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs. Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the Common Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

This Project Plan assumes minimum value increment of \$10,000,000 at the time of project completion per the terms of the development agreement between the City and Developer. Note that there is a one-year lag until the value of new construction is added to the tax roll and a two-year lag until the project generates tax increment. Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield tax increment revenues of \$5,716,050 (in 2018 dollars) should it remain open for its entire 27-year life. Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Oak Creek and surrounding municipalities.

Financing for certain priority projects listed in Table 3 will be made on a case-by-case basis. The borrowing could be a mix of General Obligation, Revenue Bonds, and other bonds in order to keep borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.) Tables 5a and 5b: Estimated Debt Service Financing Plan, reflect the draft term sheet between the City and developer for an upfront, City-financed grant (via general obligation borrowing) and a municipal revenue obligation (MRO) on developer-financed debt to be paid beginning in 2020, less an annual administrative fee. The borrowing rate on the City's debt increases from 2.0% - 4.0% over time, with a net interest cost of about 3.4%, and includes one year of capitalized interest plus related origination costs and rounding. The interest rate on the MRO is fixed at 3.5%, the City's prevailing borrowing 2018 rate. All financial calculations assume an effective mill rate of \$21.57 and are exclusive of inflation.

As shown on Table 7: Cash Flow Projection, TID #14 is expected to close on time, as soon as 2032, with a projected positive cash balance of \$51,081 and up to \$3,070,881 available at the end of its statutory life (the final collection year of 2046). The \$2,480,164 cost estimate for total debt service for the G.O. bond and MRO in Tables 5a and 5b is intended to be reflective of additional finance related costs; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” is included in Section VIII.
- The City expects to complete the projects in one phase, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. Table 5 provides a projection of the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is shown in Tables 5a and 5b. However, public debt and expenditures should be made at the pace of private development to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt

bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

- If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

TABLE 4: 27-YEAR TAX INCREMENT PROJECTIONS

TIF Creation Year	2018	Inflation Rate	0.00%
Total Years of Collection	27	Base Tax Rate	0.02157
Total Spending Years	22	Base Value	\$639,600
TIF Expiration Year	2045	Value Increment Potential	\$10,000,000
Tax Exempt Discount Rate	3.50%	Projected Closure Year*	2032
Taxable Discount Rate	5.00%		

Calendar Year	Value Increment	Cumulative Value Added	Total TID Value	Annual Tax Increment	Cumulative Tax Increment	Cumulative Tax Exempt NPV	Cumulative Taxable NPV
2018		\$0	\$639,600	\$0	\$0	\$0	\$0
2019	\$5,000,000	\$5,000,000	\$5,639,600	\$0	\$0	\$0	\$0
2020	\$5,000,000	\$10,000,000	\$10,639,600	\$107,850	\$107,850	\$100,679	\$97,823
2021		\$10,000,000	\$10,639,600	\$215,700	\$323,550	\$295,228	\$284,153
2022		\$10,000,000	\$10,639,600	\$215,700	\$539,250	\$483,198	\$461,610
2023		\$10,000,000	\$10,639,600	\$215,700	\$754,950	\$664,812	\$630,616
2024		\$10,000,000	\$10,639,600	\$215,700	\$970,650	\$840,284	\$791,575
2025		\$10,000,000	\$10,639,600	\$215,700	\$1,186,350	\$1,009,822	\$944,869
2026		\$10,000,000	\$10,639,600	\$215,700	\$1,402,050	\$1,173,627	\$1,090,863
2027		\$10,000,000	\$10,639,600	\$215,700	\$1,617,750	\$1,331,893	\$1,229,905
2028		\$10,000,000	\$10,639,600	\$215,700	\$1,833,450	\$1,484,807	\$1,362,327
2029		\$10,000,000	\$10,639,600	\$215,700	\$2,049,150	\$1,632,550	\$1,488,442
2030		\$10,000,000	\$10,639,600	\$215,700	\$2,264,850	\$1,775,296	\$1,608,552
2031		\$10,000,000	\$10,639,600	\$215,700	\$2,480,550	\$1,913,216	\$1,722,942
2032		\$10,000,000	\$10,639,600	\$215,700	\$2,696,250	\$2,046,471	\$1,831,885
2033		\$10,000,000	\$10,639,600	\$215,700	\$2,911,950	\$2,175,221	\$1,935,641
2034		\$10,000,000	\$10,639,600	\$215,700	\$3,127,650	\$2,299,616	\$2,034,455
2035		\$10,000,000	\$10,639,600	\$215,700	\$3,343,350	\$2,419,805	\$2,128,564
2036		\$10,000,000	\$10,639,600	\$215,700	\$3,559,050	\$2,535,929	\$2,218,192
2037		\$10,000,000	\$10,639,600	\$215,700	\$3,774,750	\$2,648,127	\$2,303,552
2038		\$10,000,000	\$10,639,600	\$215,700	\$3,990,450	\$2,756,530	\$2,384,847
2039		\$10,000,000	\$10,639,600	\$215,700	\$4,206,150	\$2,861,268	\$2,462,271
2040		\$10,000,000	\$10,639,600	\$215,700	\$4,421,850	\$2,962,464	\$2,536,008
2041		\$10,000,000	\$10,639,600	\$215,700	\$4,637,550	\$3,060,238	\$2,606,234
2042		\$10,000,000	\$10,639,600	\$215,700	\$4,853,250	\$3,154,705	\$2,673,115
2043		\$10,000,000	\$10,639,600	\$215,700	\$5,068,950	\$3,245,978	\$2,736,812
2044		\$10,000,000	\$10,639,600	\$215,700	\$5,284,650	\$3,334,164	\$2,797,476
2045		\$10,000,000	\$10,639,600	\$215,700	\$5,500,350	\$3,419,368	\$2,855,251
2046		\$10,000,000	\$10,639,600	\$215,700	\$5,716,050	\$3,501,691	\$2,910,274
TOTALS	\$10,000,000			\$5,716,050			

*Given the scope and estimated timing of project costs contemplated in this Project Plan, TID #14 may close as soon as 2032.

TABLE 5A: ESTIMATED G.O. DEBT SERVICE FINANCING PLAN

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/01/2019	-	-	-	-	-
03/01/2020	55,000.00	2.000%	35,087.50	90,087.50	-
09/01/2020	-	-	16,993.75	16,993.75	107,081.25
03/01/2021	85,000.00	2.500%	16,993.75	101,993.75	-
09/01/2021	-	-	15,931.25	15,931.25	117,925.00
03/01/2022	85,000.00	2.500%	15,931.25	100,931.25	-
09/01/2022	-	-	14,868.75	14,868.75	115,800.00
03/01/2023	90,000.00	2.750%	14,868.75	104,868.75	-
09/01/2023	-	-	13,631.25	13,631.25	118,500.00
03/01/2024	90,000.00	3.000%	13,631.25	103,631.25	-
09/01/2024	-	-	12,281.25	12,281.25	115,912.50
03/01/2025	95,000.00	3.000%	12,281.25	107,281.25	-
09/01/2025	-	-	10,856.25	10,856.25	118,137.50
03/01/2026	95,000.00	3.250%	10,856.25	105,856.25	-
09/01/2026	-	-	9,312.50	9,312.50	115,168.75
03/01/2027	100,000.00	3.250%	9,312.50	109,312.50	-
09/01/2027	-	-	7,687.50	7,687.50	117,000.00
03/01/2028	100,000.00	3.250%	7,687.50	107,687.50	-
09/01/2028	-	-	6,062.50	6,062.50	113,750.00
03/01/2029	105,000.00	3.500%	6,062.50	111,062.50	-
09/01/2029	-	-	4,225.00	4,225.00	115,287.50
03/01/2030	110,000.00	3.500%	4,225.00	114,225.00	-
09/01/2030	-	-	2,300.00	2,300.00	116,525.00
03/01/2031	115,000.00	4.000%	2,300.00	117,300.00	-
09/01/2031	-	-	-	-	117,300.00
Total	\$1,125,000.00	-	\$263,387.50	\$1,388,387.50	-

Provided by: Hutchinson, Shockey, Erley, & Co.

TABLE 5B: ESTIMATED MRO DEBT SERVICE FINANCING PLAN

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/01/2020	-	-	-	-	-
03/01/2021	59,474.00	3.500%	30,800.00	90,274.00	-
10/01/2021	-	-	-	-	90,274.00
03/01/2022	63,681.00	3.500%	28,718.41	92,399.41	-
10/01/2022	-	-	-	-	92,399.41
03/01/2023	63,210.00	3.500%	26,489.58	89,699.58	-
10/01/2023	-	-	-	-	89,699.58
03/01/2024	68,010.00	3.500%	24,277.23	92,287.23	-
10/01/2024	-	-	-	-	92,287.23
03/01/2025	68,165.00	3.500%	21,896.88	90,061.88	-
10/01/2025	-	-	-	-	90,061.88
03/01/2026	73,520.00	3.500%	19,511.10	93,031.10	-
10/01/2026	-	-	-	-	93,031.10
03/01/2027	74,262.00	3.500%	16,937.90	91,199.90	-
10/01/2027	-	-	-	-	91,199.90
03/01/2028	80,111.00	3.500%	14,338.73	94,449.73	-
10/01/2028	-	-	-	-	94,449.73
03/01/2029	81,377.00	3.500%	11,534.85	92,911.85	-
10/01/2029	-	-	-	-	92,911.85
03/01/2030	82,988.00	3.500%	8,686.65	91,674.65	-
10/01/2030	-	-	-	-	91,674.65
03/01/2031	85,117.00	3.500%	5,782.07	90,899.07	-
10/01/2031	-	-	-	-	90,899.07
03/01/2032	80,085.00	3.500%	2,802.98	82,887.98	-
10/01/2032	-	-	-	-	82,887.98
Total	\$880,000.00	-	\$211,776.38	\$1,091,776.38	-

Provided by: Hutchinson, Shockey, Erley, & Co.

TABLE 6: SUMMARY OF SOURCES & USES (CASH FLOW ANALYSIS)

Assumptions					
Current Year	2018	Grant Payment Term	12	Inflation Rate	0.00%
TIF Creation Year	2018	MRO Payment Term	12	Base Tax Rate	0.02157
Total Years of Spending Life	22	Interest Rate	3.50%	First Year on Tax Rolls	2019
Total Years of Collections	27	Grant Principal	\$1,081,250	Base Value	\$639,600
Expected Closure Year	2032	PAYGO Principal	\$880,000	Total Value Increment	\$10,000,000

Calendar Year	Annual Value Added	Cumulative Value Added	Total Value	Total TID Value	Value Increment	Total Taxes	Projected Tax Increment	Admin. Fee to City	Total Available for Incentives	Grant (GO Borrowing)			MRO (PAYGO)			Admin. and Capital Costs	Annual Balance to City	Cumulative Balance to City	
										Interest	Principal	Remaining Principal	Increment Available for MRO	Interest	Principal				Remaining Principal
2018	\$0	\$0	\$639,600	\$639,600	\$0	\$13,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2019	\$5,000,000	\$5,000,000	\$5,639,600	\$5,639,600	\$5,000,000	\$13,796	\$0	\$0	\$0	\$0	\$0	\$1,125,000	\$0	\$0	\$880,000	\$0	\$0		
2020	\$5,000,000	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$121,646	\$107,850	\$0	\$107,850	\$52,081	\$55,000	\$1,070,000	\$769	\$0	\$880,000	\$0	\$769		
2021	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$32,925	\$85,000	\$985,000	\$90,275	\$30,800	\$59,474	\$820,526	\$7,500	\$769	
2022	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$30,800	\$85,000	\$900,000	\$92,400	\$28,718	\$63,681	\$756,845	\$7,500	\$769	
2023	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$28,500	\$90,000	\$810,000	\$89,700	\$26,490	\$63,210	\$693,635	\$7,500	\$769	
2024	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$25,913	\$90,000	\$720,000	\$92,288	\$24,277	\$68,010	\$625,625	\$7,500	\$769	
2025	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$23,136	\$95,000	\$625,000	\$90,063	\$21,897	\$68,165	\$557,460	\$7,500	\$769	
2026	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$20,169	\$95,000	\$530,000	\$93,031	\$19,511	\$73,520	\$483,940	\$7,500	\$769	
2027	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$17,000	\$100,000	\$430,000	\$91,200	\$16,936	\$74,262	\$409,678	\$7,500	\$769	
2028	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$13,750	\$100,000	\$330,000	\$94,460	\$14,339	\$80,111	\$329,567	\$7,500	\$769	
2029	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$10,288	\$105,000	\$225,000	\$92,913	\$11,535	\$81,377	\$248,190	\$7,500	\$769	
2030	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$8,525	\$110,000	\$115,000	\$91,675	\$8,687	\$82,988	\$185,202	\$7,500	\$769	
2031	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$2,300	\$115,000	\$0	\$90,800	\$5,782	\$85,117	\$80,085	\$7,500	\$769	
2032	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$7,500	\$208,200	\$0	\$0	\$0	\$208,200	\$2,803	\$80,085	\$0	\$82,500	\$50,312	\$51,081
2033	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$266,781
2034	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$482,481
2035	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$698,181
2036	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$913,881
2037	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$1,129,581
2038	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$1,345,281
2039	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$1,560,981
2040	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$1,776,681
2041	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$1,992,381
2042	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$2,208,081
2043	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$2,423,781
2044	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$2,639,481
2045	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$2,855,181
2046	\$0	\$10,000,000	\$10,639,600	\$10,639,600	\$10,000,000	\$229,496	\$215,700	\$0	\$215,700	\$0	\$0	\$0	\$215,700	\$0	\$0	\$0	\$0	\$215,700	\$3,070,881
TOTAL	\$10,000,000					\$8,116,139	\$5,716,050	\$90,000	\$5,626,050	\$263,388	\$1,125,000			\$211,776	\$880,000		\$185,000	\$3,070,881	

*Given the scope and estimated timing of project costs contemplated in this Project Plan, TID #14 may close as soon as 2032.

VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of the date of this Plan, the City has a G.O. debt limit of \$165,916,655, or 5% of its total 2017 EAV, of which approximately \$53.1 million is currently unused and could be made available to finance project costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by its Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #14 WITH THE CITY ZONING ORDINANCE, COMPREHENSIVE PLAN, AND OTHER DEVELOPMENT ORDINANCES

The anticipated uses of all parcels within TID #14 are generally consistent with the future land uses shown in the *City of Oak Creek Comprehensive Plan (2002)*.

TID #14 is being created under the “blighted area” definition of Wis. Stat. §66.1105(2)(ae)1., providing the City the flexibility of choosing to rezone those parcels shown on the Future Land Use Map as suitable for planned mixed use to other types of zoning if and when demand for rezoning takes place. Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project-by-project basis.

X. ANNEXED PROPERTY

Pursuant to Wis. Stat. §66.1105(4)(gm)1., there are no lands proposed for inclusion within the District that were annexed by the City within three years prior to the adoption of this Project Plan.

XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wis. Stat. § 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

XII. STATEMENT ON RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stats. Chapter 32.

APPENDIX A BLIGHT STUDY AND PHOTO CATALOG

Map ID	Tax ID	Parcel Address	Acres	Existing Use	Blighted TID Criteria								Blighted Acres	
					Dilapidated - Serious Building Deficiencies	Age/Obsolescence/No longer suits purpose built for	Faulty street or lot layout	Unsafe conditions	Obsolete platting	Diversity of ownership	Deterioration of structure	Deterioration of site improvement		Impairs sound growth
1	7359990000	610 W. Rawson Ave	7.83	Industrial	X			X			X	X	X	7.83
2	7349001002	7045 S. 6th St	2.57	Industrial	X			X			X	X	X	2.57
3	7349019001	7001 S. 6th St	0.08	Industrial				X	X			X	X	0.08
Totals			10.48											10.48



APPENDIX B LEGAL DESCRIPTION

APPENDIX C IMPACT ON OVERLYING TAXING JURISDICTIONS

Current Base Value: \$639,600 (January 1, 2017)
Projected Total Value Increment: \$10,000,000 (At district closure)
Projected Total Tax Increment \$5,716,050 (From creation to closure)

Taxing Jurisdiction	2017 Tax Rate¹	% of Mill Rate by Jurisdiction	Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction²	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
City of Oak Creek	6.063891	28.11%	\$3,878	\$1,606,771	\$64,517	\$60,639
MATC	1.195006	5.54%	\$764	\$316,645	\$12,714	\$11,950
Milwaukee County	5.961157	27.63%	\$3,813	\$1,579,550	\$63,424	\$59,612
MMSD	1.639986	7.60%	\$1,049	\$434,553	\$17,449	\$16,400
Oak Creek School District	6.712102	31.11%	\$4,293	\$1,778,530	\$71,414	\$67,121
Total	21.572142	100%	\$13,798	\$5,716,050	\$229,519	\$215,721

1. Net millage rates including school and county sales tax credits.
2. Value increment for the estimated year of District closure shall be applied to each jurisdiction's levy limit pursuant to Wis. Stat §66.06023.

APPENDIX D	TAXING JURISDICTION CORRESPONDENCE
APPENDIX E	PROPERTY OWNER CORRESPONDENCE
APPENDIX F	PROOF OF PUBLICATION JRB MEETING AND PUBLIC HEARING
APPENDIX G	JOINT REVIEW BOARD MINUTES
APPENDIX H	PLAN COMMISSION RESOLUTION AND PUBLIC HEARING MINUTES
APPENDIX I	CITY COUNCIL RESOLUTION CREATING TAX INCREMENT DISTRICT #14
APPENDIX J	JOINT REVIEW BOARD RESOLUTION APPROVING THE PROJECT PLAN
APPENDIX K	CITY ATTORNEY LEGAL OPINION



COMMON COUNCIL REPORT

Item: Tax Incremental Financing District No. 15 Project Plan and Boundaries - 330, 400, 410, and 500 W. Drexel Ave.

Recommendation: That the Council adopts Resolution No. 11918-030618, a resolution creating, describing, and making certain findings and approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 15.

Fiscal Impact: Total estimated Project Plan expenses are \$885,000 over the projected 12-year life of the District (although the district could remain open for 27 years). Phase 1 of the development includes a Municipal Revenue Obligation (MRO) of \$525,000, while Phase 2 is speculated to include a \$225,000 MRO (both MROs at 0% interest). As with TID 14, \$75,000 for potential future railroad bridge enhancements are also included. The projected tax increment generated for the TID is \$2.7 million, with projected annual property taxes of \$107,850 following closure of the District. As there is an estimated positive cash balance projected in 2029, the District could be closed early (12 years versus 27 years).

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The City is proposing the establishment of Tax Incremental Financing District (TID) No. 15 at the northeast corner of 6th St. and Drexel Ave. The proposed TID includes 4 properties totaling approximately 6 acres, and is being proposed as a blighted area district. As mentioned in the staff report for TID No. 14, blighted areas, per statute, are areas that include structures experiencing conditions that are detrimental to the community health, safety, welfare. These properties have historically been used for self-storage and manufacturing uses, the buildings for which are either vacant, showing signs of deterioration, or underutilized. Environmental hazards in several of the buildings and soil contamination will require remediation as part of the redevelopment.

As part of the proposed TID 15, the City has been in discussions with a developer working with the current landowners to acquire, rezone, and redevelop the parcels with a mix of commercial uses more consistent with the types of development that has occurred in the area. Council will recall that the Comprehensive Plan was recently updated to Planned Mixed Use for 410 and 500 W. Drexel Ave. Both parcels have been rezoned to B-4, Highway Business, and will be combined via a recently-approved CSM. Redevelopment plans for 410 and 500 W. Drexel Ave. include new grocery (approved by the Plan Commission at their February 27, 2018 meeting) and future commercial buildings. Future commercial development of

approximately 15,000 square feet on the remaining parcels is anticipated to follow the redevelopment of 410 and 500 W. Drexel Ave. as Phase 2. These positive outcomes would be further enhanced by aesthetic improvements to the area, and an increase in the number of employment opportunities.

Copies of the Project Plan and boundary map, which were reviewed by the Joint Review Board at a public meeting on February 1, 2018, are included with this Council report. Please refer to the Project Plan for specific details, goals, and a redevelopment concept.

The Plan Commission held a public hearing on February 13, 2018 to consider the creation of the District and the Project Plan. Included in your packets are copies of the minutes from that hearing. After careful consideration, the Plan Commission adopted PC Resolution 2018-03, approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 15, and recommending that the District be created and Project Plan be approved by the Council.

Final review by the Joint Review Board will occur following Council approval.

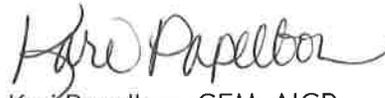
Options/Alternatives: The Common Council could choose to reject the creation of the proposed TID No. 15. However, a rejection of the proposed TID would likely result in the parcels remaining in their existing contaminated, blighted, and underutilized conditions.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Resolution 11918-030618

February 13, 2018 Plan Commission Minutes

PC Resolution 2018-03

TID No. 15 Project Plan

RESOLUTION NO. 11918-030618

BY: _____

A RESOLUTION BY THE COMMON COUNCIL CREATING, DESCRIBING,
AND MAKING CERTAIN FINDINGS AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 15, CITY OF OAK CREEK, WISCONSIN

WHEREAS, the overall development of the City of Oak Creek ("City") is recognized as a major need of the City; and

WHEREAS, the City desires to create Tax Incremental District No. 15, City of Oak Creek, Wisconsin ("District"), in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said District and thereby create incentives and opportunities for appropriate private development, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 13, 2018, after giving proper Class 2 public notice and having a quorum present, held a public hearing concerning the proposed creation and boundaries of the District and adoption of the proposed project plan for the District ("Project Plan") in the City, during which interested parties from the public were afforded a reasonable opportunity to express their views ("Public Hearing"); and

WHEREAS, prior to its publication, a copy of the notice of said Public Hearing was sent to the chief executive officer of Milwaukee County, the Oak Creek Franklin Joint School District, the Milwaukee Metropolitan Sewerage District, the Milwaukee Area Technical College District, and the other entities having the power to levy taxes on property located within the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, after said Public Hearing, the Plan Commission designated the boundaries of the proposed District and recommended to the City Common Council that it create such District within the area enclosed by said boundaries, as specified in the boundary description or map attached to this resolution as Exhibit A hereof, and entitled "Boundary Description or Map of Tax Incremental District No. 15, City of Oak Creek, Wisconsin;" and

WHEREAS, the Plan Commission has prepared and adopted the Project Plan for the District attached as Exhibit B, which includes:

- a. A statement listing the kind, number and location of all proposed public works or improvements within the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- e. A map showing existing uses and conditions of real property in such District;
- f. A map showing proposed improvements and uses therein;

- g. Proposed changes of zoning ordinances, master plan, map, building codes and ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. A statement indicating how creation of the District promotes orderly development of the City; and
- k. An opinion of an attorney retained by the City advising the plan is completed and complies with Section 66.1105(4)(f) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission has submitted such Project Plan to the City Common Council and recommended approval thereof.

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

1. Pursuant to the Tax Increment Law, there is hereby created in the City of Oak Creek, effective as of January 1, 2018, a tax incremental district to be known as "Tax Incremental District No. 15, City of Oak Creek," the boundaries of which include whole parcels and shall be those recommended to the City Common Council by the Plan Commission, as specified in the attached Exhibit A.
2. The City Common Council hereby finds and declares that:
 - a. That no annexed territory exists within the designated boundaries of the District; and
 - b. That not less than 50%, by area, of the real property within the said District is blighted area within the meaning of Section 66.1105(2)(ae)(1) of the Wisconsin Statutes; and
 - c. Based on its findings, the District is declared to be a blighted area district based on the identification and classification of the property included in the District; and
 - d. That the project costs relate directly to eliminating blight in the area consistent with the purpose for which the District was created; and
 - e. No costs within the Project Plan are related to newly platted residential development; and
 - f. That the improvement of the area is likely to significantly enhance all the other real property in the District; and
 - g. That the equalized value of the District's taxable property plus the value increment of all existing districts does not exceed twelve percent (12%) of the City of Oak Creek's total equalized value of taxable property; and

- h. That the City estimates that one hundred percent (100%) of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

BE IT FURTHER RESOLVED THAT, the City Common Council approves the Project Plan adopted by the Plan Commission, attached as Exhibit B, hereby adopts the Project Plan, and finds that:

- 1. Such Project Plan for the District in the City is feasible; and
- 2. Such Project Plan is in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT, the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base," as of January 1, 2018, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT, the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6th day of March, 2018.

Adopted this 6th day of March, 2018.

President, Common Council

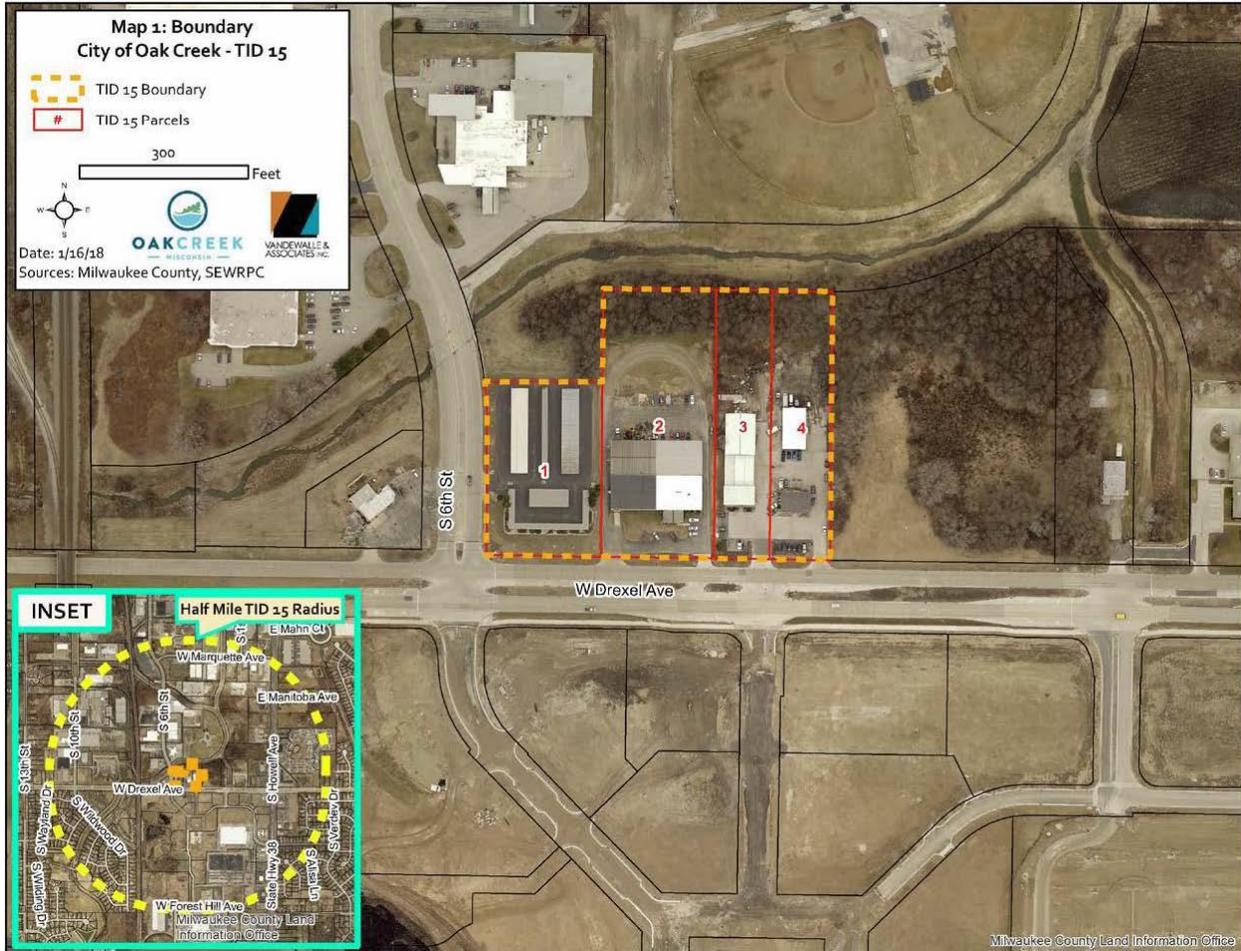
Daniel J. Bukiewicz, Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

EXHIBIT A
TID 15 BOUNDARIES & LEGAL DESCRIPTIONS
OAK CREEK, WISCONSIN



Parcel 1, 500 W. Drexel Avenue: CERTIFIED SURVEY MAP NO. 380 PARCEL 1 SE 1/4 SEC. 8-5-22.

Parcel 2, 410 W. Drexel Avenue: CERTIFIED SURVEY MAP NO. 734 LOT 1 SE 1/4 SEC. 8-5-22 (2.190 ACS).

Parcel 3, 400 W. Drexel Avenue: CERTIFIED SURVEY MAP NO. 743 W 100 FT OF LOT 1 SE1/4 SEC. 8-5-22.

Parcel 4, 330 W. Drexel Avenue: CERTIFIED SURVEY MAP NO. 743 ALL EXCEPT W 100 FT OF LOT 1 SE1/4 SEC. 8-5-22.

**EXHIBIT B
TID PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY.

18586712.2

RESOLUTION NO. 2018-03

A RESOLUTION ADOPTED BY THE PLAN COMMISSION APPROVING PROPOSED BOUNDARIES AND THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 15, CITY OF OAK CREEK, WISCONSIN

WHEREAS, Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law") provides the authority and establishes procedures for creating tax incremental districts and approving the project plans for such districts; and

WHEREAS, the Common Council for the City of Oak Creek ("Council") on October 17, 2017, moved to authorize staff to take steps to create Tax Incremental Financing District No. 15 ("District") as a blighted area tax incremental district; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on February 13, 2018 held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District and the proposed project plan for the District (the "Project Plan"), in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the chief executive officer of Milwaukee County, the Oak Creek-Franklin Joint School District, the Milwaukee Metropolitan Sewerage District and the Milwaukee Area Technical College District, and the other entities having the power to levy taxes on property located within the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, the Plan Commission, after due consideration following the said public hearing, determined that the creation of the District within the area described by the boundary description or map attached to this resolution as Exhibit A will provide the City with a viable method of financing the cost of needed public improvements and other project costs within said area, thereby creating incentives and opportunities for appropriate private development, including new development which will contribute to the overall development of the City; and

WHEREAS, the Plan Commission has prepared a Project Plan for the District attached as Exhibit B, which includes:

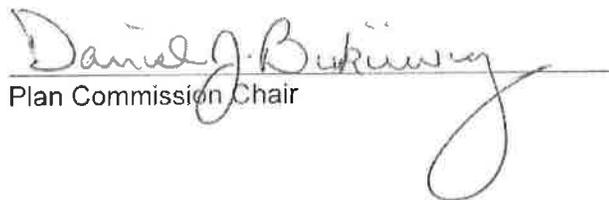
- a. A Statement listing of the kind, number and location of all proposed public works or improvements within the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- e. A map showing existing uses and conditions of real property in such District;
- f. A map showing proposed improvements and uses therein;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. A statement indicating how creation of the District promotes orderly development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Council may create any tax incremental district, the Plan Commission must designate the boundaries of such District and approve the Project Plan for such District and submit its recommendation concerning the creation of District and the Project Plan to the Council;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Oak Creek as follows:

1. That the Plan Commission hereby designates the boundaries specified in the boundary description or map attached to this resolution as Exhibit A and entitled "TIF Boundaries and Legal Description, Oak Creek Wisconsin," as the boundaries of said District and recommends that said District be created by the Council within the area enclosed by said boundaries.
2. That the District shall be known as City of Oak Creek Tax Incremental District Number 15.
3. That the District is created effective as of January 1, 2018.
4. That no annexed territory exists within the designated boundaries of the District.
5. That not less than 50%, by area, of the real property within the said District is blighted within the meaning of Section 66.1105(2)(ae)(1) of the Wisconsin Statutes;
6. Based on its findings that the District is declared to be a blighted area district based on the identification and classification of the property included in the District.
7. That the Project Costs relate directly to eliminating blight in the area consistent with the purpose for which the District was created.
8. No costs within the project plan are related to newly platted residential development.
9. That the improvement of the area is likely to significantly enhance all the other real property in the District.
10. That the Project Plan is feasible and in conformity with the adopted Comprehensive Plan (as amended) for the City of Oak Creek.
11. That the equalized value of the District's taxable property plus the value increment of all existing districts does not exceed twelve percent (12%) of the City of Oak Creek's total equalized value of taxable property.
12. That the Plan Commission hereby adopts such Project Plan for the District attached to this resolution as Exhibit B, and recommends to the Council the approval of such Project Plan.
13. That the Plan Commission hereby recommends that the Council adopt a resolution to formally create said District and approve its Project Plan in accordance with the provisions of the Tax Increment Law.
14. That the City Clerk is hereby authorized and directed to provide the Mayor and Council with certified copies of this resolution, upon its adoption by the Plan Commission.

Adopted this 13th day of February, 2018.


Plan Commission Chair

Attest:

Secretary of the Plan Commission

**EXCERPT
MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 13, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Alderman Loreck, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Carrillo and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Director of Community Development Doug Seymour; City Administrator Andrew Vickers; Bridget Souffrant, Finance Director.

**PUBLIC HEARING
TID NO. 14 PROJECT PLAN & BOUNDARIES**

Planner Papelbon read the public hearing notice into the record. Mayor Bukiewicz made a call for public comment.

Planner Papelbon gave an overview of TID No. 14. It involves three parcels for a total of 10.5 acres. It is a blighted district per the statutory definition. The proposal would include redevelopment with manufacturing type uses.

Dan Johns, Vandewalle & Associates, stated that action by the Common Council will take place on March 6, 2018. Sometime in early April, the Joint Review Board will take action on this item.

Mr. Johns reviewed the elements that are required within a TID Project Plan.

Mr. Johns explained that one of the required elements is the "but for" test: absent the use of tax increment financing, the development that is anticipated in the district would not occur at the type, intensity or timing that is envisioned.

Mr. Johns stated that the purpose of TIDs 14 and 15 is to advance site-specific remediation for a number of blighted parcels within each district and to provide for public improvements. This is meant to stimulate some new development and redevelopment growth in the TID areas along Rawson and Drexel Avenues. Along 6th St., this is primarily in the form of redevelopment incentives that have been agreed upon by the City by the use of term sheets, and supports complimentary uses within districts that are starting to change over in the longer term.

Mr. Johns continued to explain that TID 14 is at the northwest corner of Rawson and 6th, 10.5 acres with three parcels, and is vacant industrial land. There is contamination at this site. It is underutilized under its current form and was the former site of a heating oil business. Its current base value is about \$640,000. The entirety of the district was found to be blighted through a visual survey that was conducted. This survey provided that at least 50% of the area of the district is found to be in need of remediation or is considered blighted. That provides for a TID term of up to 27 years. The redevelopment that is proposed for this area is a new manufacturing facility. It is estimated to provide at least \$10 million in new incremental value over and above the current base. Should the district be left open for the entire 27 years, it would generate about \$5.7 million in tax receipts, but the anticipation is that the districts will be closed well prior to that date.

Mr. Johns showed a sketch of the proposed redevelopment.

Mr. Johns explained that TID 15 is made up of 4 parcels of about 6 acres. The parcel nearest the corner is a mini storage warehouse. Parcel No. 2 is the former Metalspun industrial facility, which is currently vacant. There are a number of heating and HVAC and light industrial uses. The base

value of that land is just south of \$2 million. It was also found in its entirety to be blighted. Over the entire 4 parcels, he anticipated that there could be up to \$5 million in new incremental value that could be created during the life of the district. Should that district be held upon for the entirety of the statutory period, there could be up to \$2.7 million in tax receipts. This TID is also anticipated to close earlier than that.

This TID is envisioned as a Phase 3 development and that the parcels to the west would be redeveloped as a grocery store and retail outlot within the next couple of years. Should those properties be made available for redevelopment, another \$1.5 million or so could eventually be generated off of those sites for a total of about \$5 million in the next 4 or 5 years.

Mr. Johns reviewed the eligible project costs. They include but are not limited to certain kinds of capital costs including public infrastructure, property assembly/relocation costs, demolition/site preparation costs, planning/engineering/legal costs, marketing, cash grants and other administrative costs.

Mr. Johns stated that the costs associated with each TID will be limited mostly to incentives, administrative costs, related financing costs and interest and some nominal amounts for some railroad bridge improvements.

Andrew Vickers, City Administrator, stated that these projects are about blight elimination in the community; aesthetic and environmental contamination with respect to each of the TIDs. These TIDs do well at satisfying the "but for" test for the Joint Review Board and Plan Commission. These are highly trafficked, high visible areas. The impetus for and interest for the City is the blight and aesthetic elimination in the community; it is less so about tax receipts. The project costs using TIDs are exactly for those environmental and clean-up costs.

Mr. Vickers stated that the City is very anxious to close all TIDs early and getting them back on the general property tax rolls of the City. If things go as projected, and because these TIDs are very simple in scope, it is projected that TID 14 to be closed in 15 years of a 27-year statutory life, and TID 15 can probably be closed out in 12 years based on financial feasibility.

Mr. Vickers stated that as far as TID 14 is concerned, it has a very nasty environmental history, and there is a developer that is willing to take on the environment challenges of the property. The TIF assistance is being used exclusively for those clean-up efforts. There was a site investigation done independently by the developer, which was also verified by the City's environmental engineering firm. Mr. Vickers stated that there is some key deal terms ironed out for an upcoming development agreement.

Mr. Vickers stated that in TIF 14, there is an upfront City grant to the developer as well as a pay-go to the developer. The City grant portion, upon verification, of the \$10 million plus in increment is a city grant of \$1,081,250. On the back end of the pay-as-you-go sharing of tax increment generated by the new construction, the City will pay up to \$880,000. That is based on actual environmental remediation costs. If the developer doesn't spend that much money, those amounts go down proportionately in terms of the City's assistance.

Mr. Vickers stated that in each of these districts, there is also an annual administrative fee to the City for the Finance Director's time and auditing purposes, and other administration of the TID, such as reporting to the DOR. That amount is \$7,500. Part of the funding (\$75,000) of both TIDs will be set aside for railroad bridge rehabilitation on Rawson and Drexel.

Mr. Vickers stated that as concerning TID 15, the property currently houses a metal storage building, and an outmoded, vacant industrial parcel. This is not exactly match the level of investment across the street in Drexel Town Square.

Mr. Vickers stated that the actual clean-up, asbestos removal when razing the buildings, and onsite environmental stormwater work is about \$1.2 million. This is for the two western pieces of the property. This is a pay-as-you-go only assistance of \$525,000. Another reason for the City's interest is that there are exorbitant land costs that the developer is going to have to pay for these two parcels. The first two western parcels are under contract north of \$950,000 per acre. The metal storage condominium business is doing well and they don't have to sell. The developer has to pay for the value of the business and the loss of business as well as the land. The present property owners don't see it as vacant land.

Mr. Vickers mentioned that there will be a medium-sized grocer on Parcel 2, and a 6,100 square-foot outlot building could potentially be some medical office use in there. The developer has already secured the retail grocer.

Mr. Vickers stated that the only two unknowns are with the parcels to the east in TID 15, which are the former Roth parcels. Staff wanted to make sure that all of the properties are redeveloped at one time. Because Roth is an existing business, they need a place to go before they can sell their property. Discussions are active with the developer on relocating.

Bridget Souffrant, Finance Director, stated that TID 14 can feasibly be closed in 2032. There is a \$51,000 fund balance at the end of that year that would go back to the taxing jurisdictions. The Municipal Revenue Obligation is being used in the project plan at the beginning rather than later in the development because there are ready developers and the term sheets are prepared, unlike previous TIDs, where there are unknowns.

Arden Degner, 8540 S. Pennsylvania Ave., stated his concern that TID 14 has not been called a brownfield. Director Seymour responded that the tools that are available for brownfield development have already been utilized in the site investigation with site assessment grants. If there are other tools available for brownfield redevelopment and remediation of that site, the City and developer will avail themselves of those opportunities. Mr. Degner stated that that area where oil trucks were going in and out should be classified as a brownfield.

Mr. Degner asked about what kind of relocation assistance will be provided to Roth Heating. They have been a sturdy and reliable part of Oak Creek. He stated his concern that this action is going to wipe them out. Mr. Vickers responded that this is a cooperative relationship with the City, the developer, and Roth Heating. There are no designs of using eminent domain or anything along those lines. If Roth seeks out and finds an opportunity to operate their business somewhere else and they work a land deal with the developer, that will be in a cooperative setting. Mr. Degner stated his concern that they are not being given any relocation assistance. He stated his objection of this treatment of one of Oak Creek's stalwart service industries.

Mayor Bukiewicz made a second and third call for comment. Seeing none, the public hearing was declared closed.

PUBLIC HEARING
TID NO. 15 PROJECT PLAN & BOUNDARIES

Planner Papelbon stated that if there are no objections, the same notice that was read into the record for TID No. 14 is also valid for TID No. 15, and she would not read it again.

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was declared closed.

TID NO. 14 PROJECT PLAN & BOUNDARIES

TID NO. 15 PROJECT PLAN & BOUNDARIES

Commissioner Siepert asked if the current or previous owner is responsible for the clean-up of the contamination. Attorney Andy Skwierawski, Friebert, Finnerty and St. John, 330 E. Kilbourn Ave., Milwaukee, WI, responded that they are investigating whether or not there are responsible parties in the past. In their investigation they did run into corporations that are defunct and bankrupt. The purchase agreement that is occurring is between his client and the bank that is foreclosing on the current owner of the property. They are still attempting to make sure that there is no chance that there is anybody else that may be a responsible party. To date, they have not been able to locate that party. The developer is operating under the assumption that this is a blighted property and they are going to do whatever they have to [to] get it to the point where the development can be made. Mr. Vickers stated that in the event there are other responsible parties or the developer doesn't spend the dollar amount that has been budgeted in this tax increment district, the City does not expend those dollars either. Mr. Vickers stated that these same remediation efforts and costs remain the same whether it is being used as a manufacturing space or a hotel waterpark, for example. Overall, this is consistent with the Comprehensive Plan for this area. Director Seymour stated that in both of these cases, the project costs are limited from the City's perspective. This is not a give-way to a developer, but rather a means to an end; that end is getting that property cleaned up. If nothing was done, it would sit there and possibly worsen the conditions that are there now. Director Seymour stated that TID 14 is a wholly legitimate use of the TIF tool that has been afforded to municipalities.

Commissioner Chandler asked for more information about the company that will reside on the property for TID 14. Mr. Vickers responded that it is a speculative manufacturing warehousing distribution facility of 180,000 square feet. There has not been a tenant identified for the building at this time.

Commissioner Siepert asked for more information on the railroad bridge rehabilitation. Mr. Vickers stated there is no formal plan right now. It may end up being a unique community public involvement process. The railroad will definitely have a say if and what could be done to beautify. This will be more than being painted over. They may be factoring in some other strategic community goals, possibly some public art amenities.

Alderman Guzikowski stated his concern with the blight in TID 15.

Commissioner Loreck asked why the Drexel Town Square TID (TID 11) was not amended to include the TID 14 area rather than creating a separate district. Director Seymour responded that the environmentally blighted district designation for the standalone TIF gives more flexibility with respect to payback and how project costs are approached. By not doing an amendment on TID 11 (Drexel Town Square), the City did not utilize one of the few opportunities to do a boundary amendment. The boundaries have already been amended twice, and four are allowed. It made more sense to do a standalone district to compartmentalize the Drexel Town Square district by itself for ease in implementing the development agreement. Ms. Souffrant added that the parcels across the street from Drexel Town Square have a base value. If TID 11 would have been amended, the assessed value of TID 11 would take a dip because of the base value of the proposed TID 14. Mr. Vickers stated that amending TID 11 and including this development does not allow the City to close TID No. 11 any earlier.

Commissioner Loreck asked what the milestone is to closing out these TIDs earlier. Ms. Souffrant responded that that all depends on what is in the development agreement. The debt has to be satisfied. If the City has the obligation to pay the developer up to a certain dollar amount, that would have to be worked through. Mr. Vickers stated that the timelines for closure include worst case scenarios. Inflationary evaluation amounts have not been included and the City is pre-supposing a static mill rate when forecasting an early close-out.

Commissioner Loreck asked if the increment is going only for remediation costs. Mr. Vickers responded that the development agreement will identify what the City's dollars are going towards: environmental conditions, razing and removing of the buildings, and asbestos removal. They are looking at project costs of \$1.2 million. The City's investment in the two western parcels is \$525,000. Mr. Vickers stated that the City is not investing in another retail grocer. There is no direct financial relationship with the City and that grocer. The City is paying for approximately half of the costs to ready the property for development. The developer is paying the inflated price for the land and that does not accommodate the additional \$1.2 million on top of that that they have to invest into the property to put it into a redevelopable state. That is on top of the inflated land price already.

Commissioner Chandler asked if there is grant involved in TIF 14. Mr. Vickers stated that the City and developer are partnering with the Wisconsin Economic Development Cooperation. They have what they call a SAG grant, which is a Site Assessment Grant. The parties have not been awarded that yet. That grant money would reimburse the developer for the investigation costs that have already gone into the property. The City is merely a conduit for that with no financial liability to that process.

Commissioner Chandler asked why there is no grant for TID 15. Ms. Souffrant responded that the environmental issues for TID 14 require more assessment and research into acquiring that property and moving forward. The testing for underground is what the developer has currently partnered with the City in applying for that grant. In TID 15, the environmental issues are above ground and something that a developer typically takes care of, and the City would normally not have any participation in.

Mr. Vickers stated that the City has been working on both of these potential TIDs for about nine months as far as what the City is willing to do, what the issues are with the property, and having the developers secure rights to the property. The last 45 days or so have been spent putting the documents together for presentation.

Commissioner Siepert asked what would happen if Roth Heating does not want to relocate. Mr. Vickers responded that the City has no project costs associated with the Roth piece. There is an earmark of \$225,000 for whatever might need to be done there. If the Roth piece doesn't happen, then the City has not expended any funds. Mr. Vickers added that the time completion should stay the same whether that piece is involved or not.

Mayor Bukiewicz stated that the proposed TID 14 is contaminated and one of the worst eyesores in this part of the City. There is a small window of opportunity to 1) clean it up; it will not be any less expensive to wait, and 2) the City has a willing partner that can come in publicly and privately to help accomplish this.

Mayor Bukiewicz added that as far as the spec building is concerned, they are marketing it as to what they feel they can put up cost-wise. Whatever it will be, it will be a vast improvement in this area. If the improvement of the railroad bridge can be accomplished, that is a plus. This is being done mainly for clean-up, but it will also eventually build the tax base.

Mayor Bukiewicz stated that TID 15 is laid out very well. This is not about supplementing anyone for their business. This is just preparation of land. This is just a continuation of the success of Drexel Town Square. There is a window to clean these areas up and the City has a willing participant and this project should proceed.

Commissioner Siepert stated it is a good idea to clean up TID 14 area.

TID No. 14 Motion: Commissioner Loreck moved that Plan Commission adopts Resolution No. 2018-02, approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 14. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

TID No. 15 Motion: Commissioner Loreck moved that Plan Commission adopts Resolution No. 2018-03, approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 15. Commissioner Siepert seconded. On roll call: all voted aye, except Alderman Guzikowski, who voted no. Motion carried.

Commissioner Loreck moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:38 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

February 27, 2018

Date

CITY OF OAK CREEK

TAX INCREMENT DISTRICT #15

Common Council Action

March 6, 2018

Prepared by:



VANDEWALLE &
ASSOCIATES INC.
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ACKNOWLEDGEMENTS

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Gregory Loreck, 2nd District
Richard Duchniak, 3rd District

Michael Toman, 4th District
Ken Gehl, 5th District
Chris Guzikowski, 6th District

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EXECUTIVE SUMMARY

Project Background

The City of Oak Creek proposes to create Tax Increment District #15 (TID #15 or the District) for an area at the northeast corner of W. Drexel Avenue and S. 6th Street., immediately north of Drexel Town Square (TID #11), which will provide the financial means to facilitate the redevelopment of several blighted and contaminated sites. The City seeks to stimulate and capture future growth in this area by advancing necessary site-specific redevelopment activities and public improvements, and offering redevelopment incentives for aging, vacant or outmoded sites within the District. These activities are intended to support new, complementary uses adjacent to one of the region's most prominent and forward looking mixed-use commercial centers, Drexel Town Square.

The proposed boundaries of TID #15 includes approximately 5.92 total non-wetland acres across four parcels. One of these parcels, the former Metalspun Products facility, is currently vacant and showing physical signs of deterioration, while the other three parcels also exhibit physical conditions of blighting elements and a clear need for redevelopment. The blight study required in the Plan as part of the statutory process found that each parcel within the District meets the statutory definition of blight. While several of these parcels are still actively used for light industrial and storage purposes, these uses are not in keeping with the emerging retail character of the surrounding area and the parcel designations shown on the Future Land Use map in the City's *Comprehensive Plan* (2002). The current underutilization of these properties suppresses property values and does not maximize the efficient use of the City's available land resources. As such, the District is proposed to be designated as a blighted area district, as defined by Wis. Stat. § 66.1105(2)(ae)1, which provides a lifespan of up to 27 years and a 22-year spending period.

Pursuant to terms negotiated between the City and a developer for the site, the Common Council has authorized preparation of this Project Plan in order to provide a measure of financial assistance in the impending redevelopment of two parcels at 410 and 500 W. Drexel Avenue for new commercial uses in the near term. These uses include an approximately 22,000 square foot grocery store and approximately 6,000 square feet of additional retail space, to be completed in 2018 and 2019. These properties will replace a vacant former industrial building and a self-storage facility, respectively. Two parcels with longer-term redevelopment potential located immediately east of these properties (330 and 400 W. Drexel Ave, respectively) are also included in the District, for which the City may elect to incent or otherwise provide TIF assistance in the event one or more viable projects emerge in the coming years.

This Project Plan for TID #15 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the Common Council on recommendation of the City Plan Commission as the official Plan and guide for public and private sector development within the boundaries of TID #15.

Implementation of the Project Plan and construction of the public improvements listed will require a case-by-case authorization by the Common Council. Public expenditures for projects listed in the Project Plan should, and will, be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not

mandated to make the public expenditures described in this Plan, but is limited to the types of expenditures listed herein.

Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and Common Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the Plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of TID #15 in the City of Oak Creek.

Type of District, Size and Location

TID #15 is proposed to be created as a blighted area district as defined by Wis. Stat. § 66.1105(2)(ae)(1), which provides a lifespan of up to 27 years and a 22-year spending period. The District is comprised of four parcels in the 300 to 500 blocks of W. Drexel Avenue, totaling approximately 5.92 non-wetland acres, generally bounded by S. 6th Street to the west; W. Drexel Avenue on the south; and the North Branch of Oak Creek to the north. Within the Property Conditions Assessment found in Appendix A to this Plan, the City has identified those properties within the District that meet the blighted property criteria supporting that designation. As of January 1, 2017, the base value of the land, improvements and personal property located within the District was \$1,859,600.

Estimated Total Project Expenditures

The purpose of TID #15 is to provide the necessary public infrastructure improvements and incentives needed to promote rehabilitation or conservation, encourage economic development, and increase property values. This Plan is written to provide funding for infrastructure improvements and other expenditures aimed at stimulating and enhancing economic development opportunities within the City of Oak Creek. During the 22-year expenditure period permitted under the Tax Increment Law, a total of \$885,000 in project costs is proposed.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the Common Council. The Common Council is not mandated to make the public expenditures in this Plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and Common Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the Plan, provided that the project meets the purpose and intent of TID #15.

Economic Development

As a result of the creation of this District, the City estimates that an additional land and improvements value of approximately \$5 million (in 2018 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides general assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on reasonable assumptions of value growth underlying the Economic Feasibility Study located in Section VII of this Plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2029, within the 27-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.
2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs and provide a surplus of approximately \$20,940 at the time of District closure.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new commercial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen, and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018, would be collected by the District and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or in the same manner or timeframe without the use of TIF. Because the District

will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4, a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix C of this Plan.

4. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. More than 50%, by area, of the real property within the District is determined to be blighted as defined in Wis. Stat. § 66.1333(2m)(bm).
7. While this blighted area district is found to be suitable for mixed-use development, no newly platted or replatted residential uses are anticipated under this Project Plan. However, any such development will comprise less than 35% of land area within the District as required by Wis. Stat. 66.1105(2)(cm).
8. The City estimates that more than 50% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wis. Stat. 66.1105(5)(b) and 66.1105(6)(am)1.
9. The Project Plan for the District is economically feasible and is in conformity with the Comprehensive Plan of the City.

I. INTRODUCTION

The Oak Creek Common Council has authorized formation of Tax Increment District #15 to facilitate new, high-quality retail development in a rapidly developing mixed-use corridor. TID #15, as proposed, encompasses four parcels totaling approximately 5.92 acres at the northeast corner of S. 6th Street and W. Drexel Avenue, immediately to the north of Drexel Town Square (TID #11).

The 2017 base value of the District is \$1,856,600. Within the District boundaries are a mix of existing businesses, including self-storage, the former facility for Metalspun, Roth Heating as well as various tenants on the Roth site. The proposed Phase 1 redevelopment of the two westernmost properties would create over 28,000 square feet of additional grocery and retail space (i.e. not including the two Roth properties). The developer has cited the following reasons from their TIF application for requesting that these properties be included in a tax increment district:

The current condition of these properties creates many hurdles for redevelopment, including:

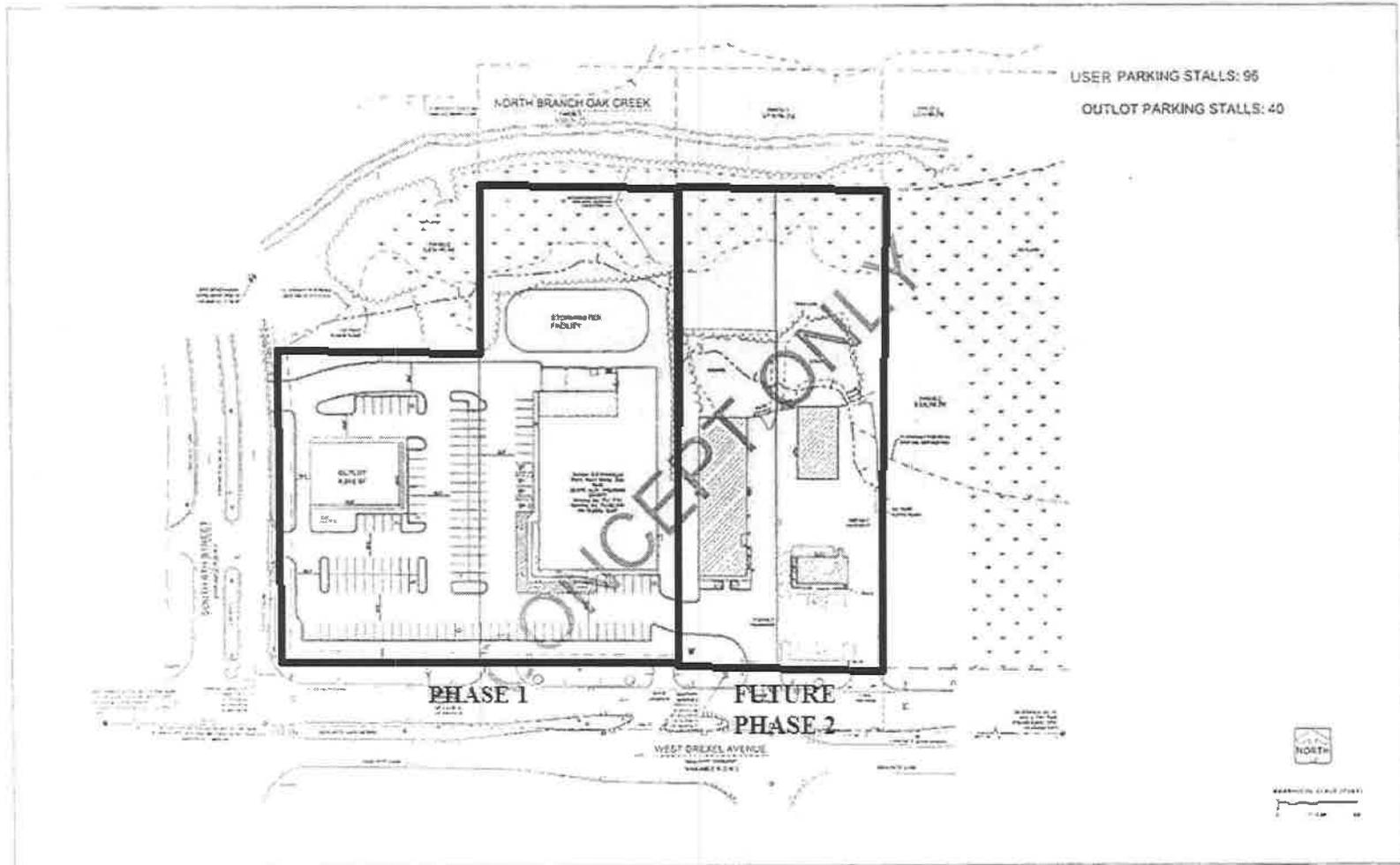
1. Each property is currently occupied by an ongoing business which must be relocated or purchased with the real estate, resulting in significantly inflated land acquisition costs.
2. Older buildings on site contain environmental hazards which increase cost of demolition.
3. Several environmental contaminants have been identified on the property and must be remediated prior to redevelopment.
4. Costs related to site utilities and grading are above average for this property due to multiple parcels being combined for redevelopment.

Redevelopment Concept

The Redevelopment Concept map on the following page depicts the proposed Phase 1 development that is expected to occur under the terms of a term sheet between a developer and the City of Oak Creek, including an approximately 22,000 square foot grocery store and 6,000 square feet of additional retail space. The City and its consultants estimate that the Roth properties, should they be made available for future redevelopment (shown as Phase 2), could reasonably accommodate up to an additional 15,000 square feet of inline retail space.

The Redevelopment Concept presented here is purely illustrative and subject to change under the terms of a valid development agreement that shall provide the necessary basis for any cash grants or other development incentives to be provided to developers pursuant to Wis. Stat. §66.1105(2)(f)2.d.

REDEVELOPMENT CONCEPT



- DREXEL AVE.
PINNACLE ENGINEERING GROUP

PH50 W. DREXEL AVE. (D. ROAD) | SUITE 200 | OAK CREEK, WI 53005 | WWW.PINNACLE-ENG.COM

PLAN | DESIGN | DELIVER

07/31/17
PEGJOB# 985.00

II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #15 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF OAK CREEK

Tax Increment District #15 has been created to promote the orderly redevelopment of several parcels in a rapidly evolving mixed-use corridor in the City of Oak Creek. The District primarily enables the City to provide economic development incentives to induce development of high-quality retail businesses that are consistent with the ongoing buildout of the nearby Drexel Town Square. The District will also help to finance critical road and utility improvements needed to service the site and surrounding area.

TID #15 is intended to provide assistance with the substantial acquisition, infrastructure and site preparation costs that often hinder the market viability of redevelopment projects. Accordingly, the creation of a TID #15 now allows the City to capture the incremental growth necessary to offset these kinds of costs, allowing several catalytic projects to move forward. Further, TID #15 provides a critical financing tool to further position the Drexel Avenue corridor as a prime (re)development location in the City, building on the momentum and excitement that the City is already experiencing through the Drexel Town Square project.

The multiple ownership structure of sites adjacent to Drexel Town Square in this location, coupled with the incompatible uses, condition of the buildings and possible environmental contamination, make this a challenging site to develop under current market conditions. Given the City's investment in the Drexel Town Square project to date, it is in the City's best interest to induce high quality, complementary development and to raise property values throughout the surrounding area.

The City has and will continue to work with private sector partners to recruit retail, commercial, manufacturing, and office development to the community for the purposes of providing jobs with living wages, increasing the tax base, and encouraging spin-off development and consumer spending within the community. Redevelopment in TID #15 is best served by a District that specifically allocates new increment to inducing new commercial uses that will complement the character of the area and are sustainable developments.

III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #15 are officially designated on the TID #15 Boundary Map (Map 1) and include the parcels listed in Table 1 on the following page. The District covers 5.92 acres over parcels at the northeast corner of S. 6th Street and W. Drexel Avenue. A full legal description of the District is included in Appendix B.

As of January 1, 2017, the real and personal property in TID #15 had an equalized assessed base value of \$1,859,600, and the City's total equalized value was \$3,318,333,100. TID #15 base value, plus \$142,887,300 in value increment in six existing TIF districts and the estimated base values of TIDs #13 (adopted May 16, 2017) and #14 (created simultaneous to this District) of \$5,126,800 equals \$149,873,700 or 4.52% of the City's total - see Table 2 for summary calculations. This is less than the 12% maximum currently permitted under the Tax Increment Law.

TABLE 1: PARCEL LIST AND ASSESSED VALUES

Map ID	Tax Key	Owner	Address	Acres	Assessed Land Value 2017	Assessed Improvement Value 2017	Assessed Total Value 2017
1	7829003000	DREXEL SELF STORAGE INC	500 W DREXEL AVE	1.46	\$209,700	\$404,300	\$614,000
2	7829014000	PALUSZYNSKI FAMILY TRUST U/I/D 10/29/92	410 W DREXEL AVE	2.19	\$179,700	\$372,100	\$551,800
3	7829017000	330 DREXEL LLC	400 W DREXEL AVE	1.10	\$141,700	\$242,800	\$384,500
4	7829018000	330 DREXEL LLC	330 W DREXEL AVE	1.17	\$151,600	\$157,700	\$309,300
TOTALS				5.92	\$682,700	\$1,176,900	\$1,859,600

TABLE 2: 12% TEST

Total City EAV (2017)		\$3,318,333,100
12% Test		\$398,199,972
Increment of Existing TIDs		
TID #6	0.53%	\$17,459,800
TID #7	0.47%	\$15,516,300
TID #8	0.82%	\$27,214,300
TID #10	0.43%	\$14,121,500
TID #11	2.07%	\$68,576,000
TID #12	0.00%	-\$600
Total Existing Increment	4.31%	\$142,887,300
Projected Base of TID #13	0.14%	\$4,487,200
Projected Base of TID #14	0.02%	\$639,600
Projected Base of TID #15	0.06%	\$1,859,600
Total Value Subject to 12% Test		\$149,873,700
Compliance	4.52%	PASS

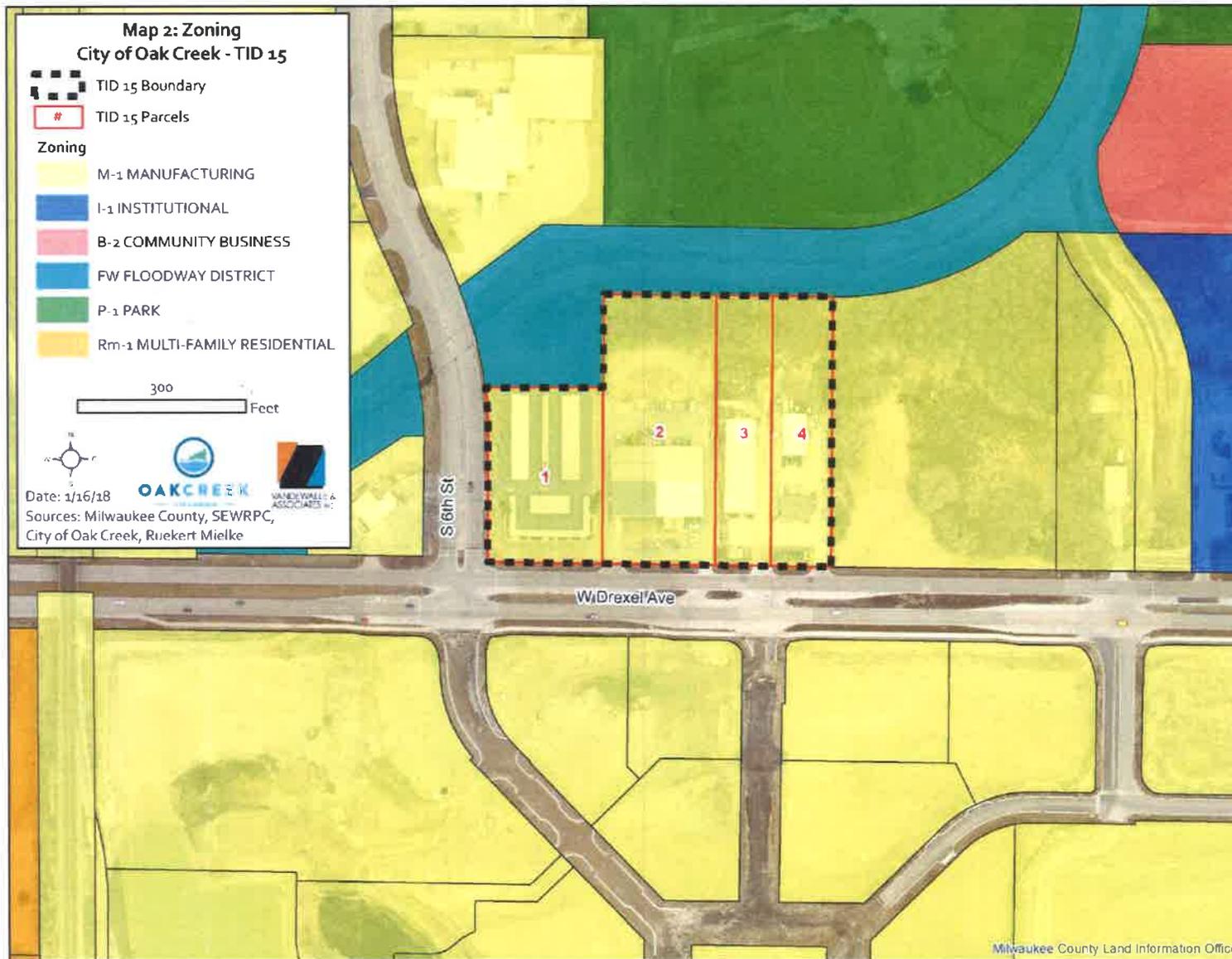


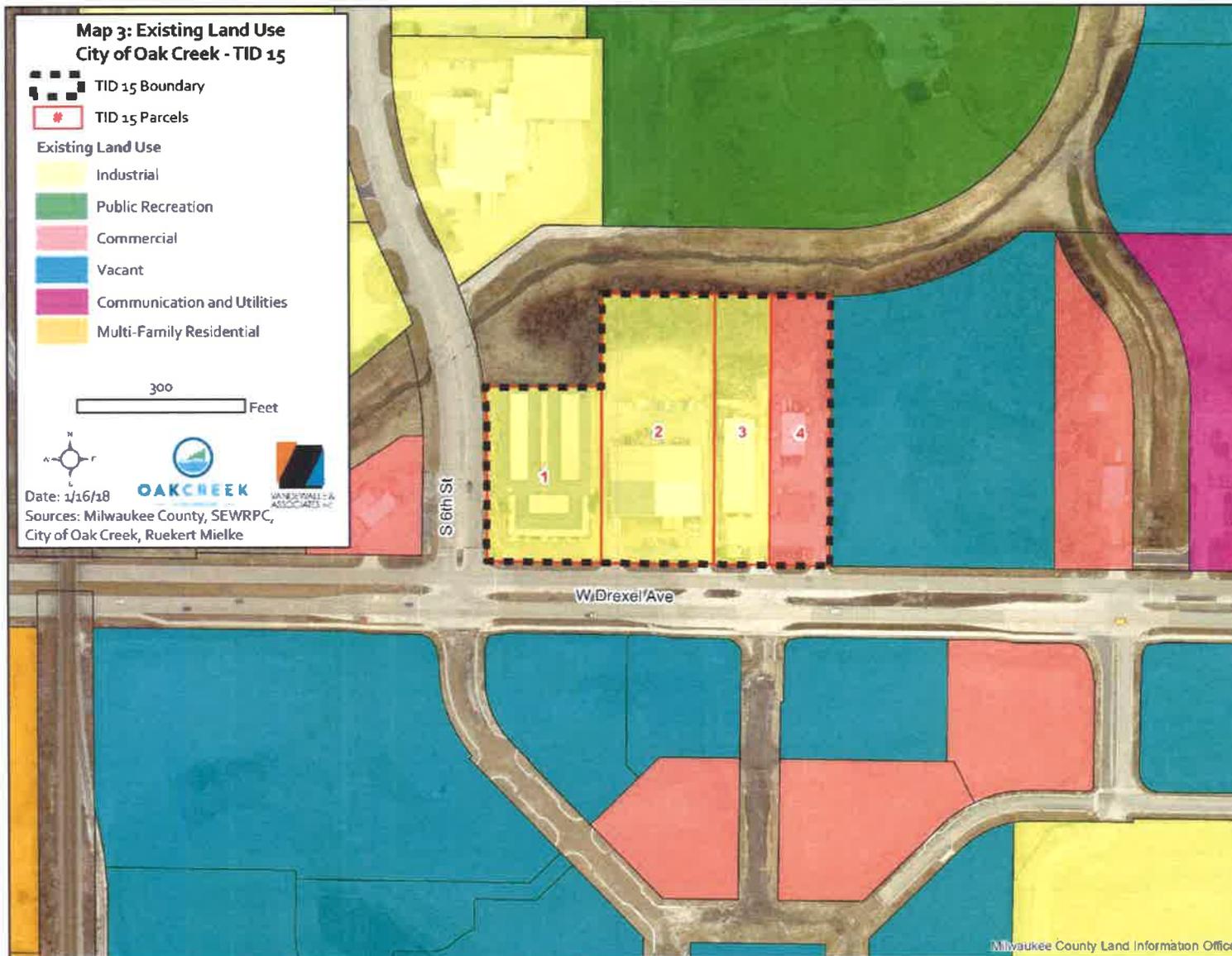
IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

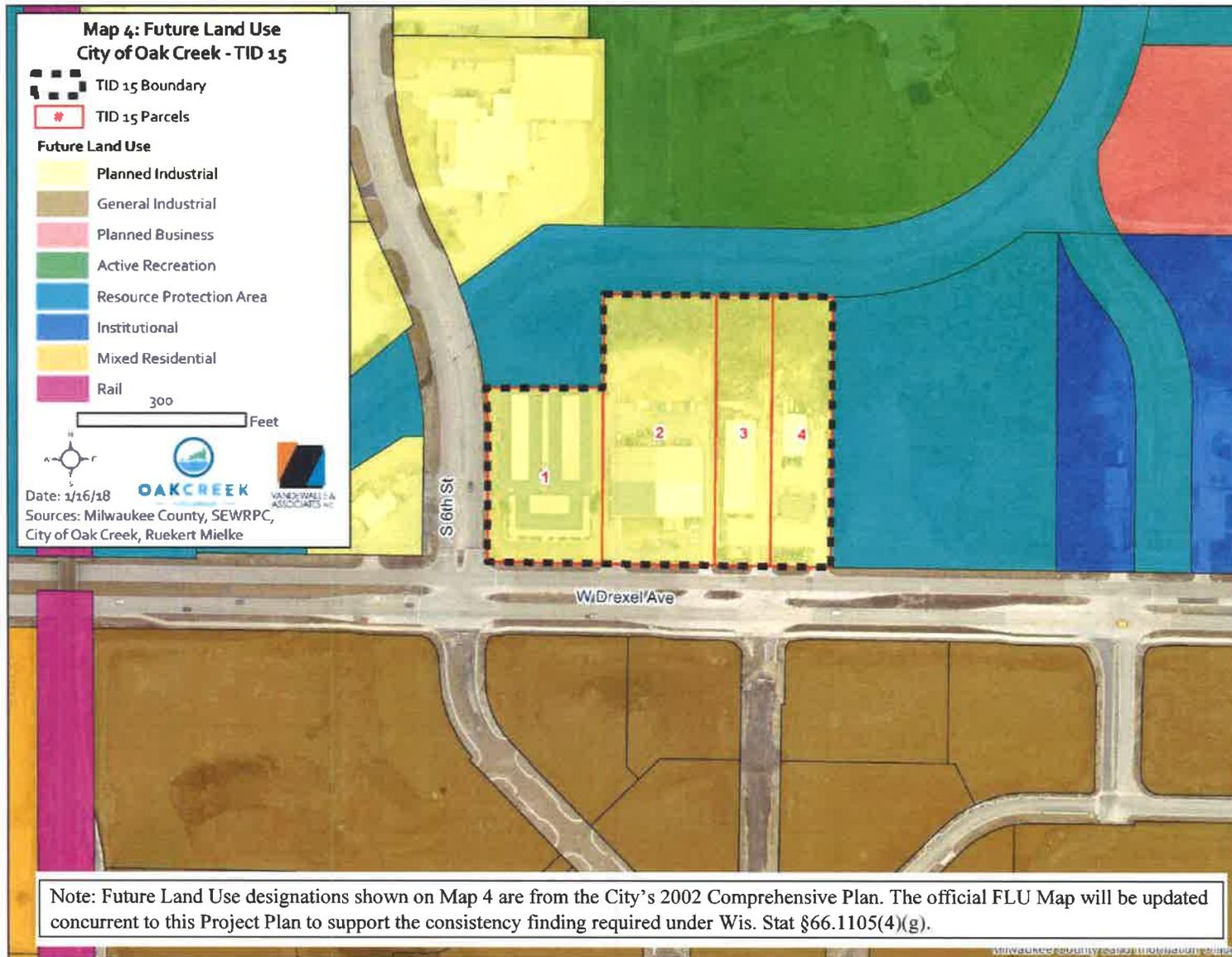
The Zoning Map (Map 2) reflects current zoning designations in TID #15 and immediate surroundings. Each of the four parcels is currently zoned M-1 Manufacturing, but will be rezoned for commercial/retail uses as redevelopment occurs. The *2002 Oak Creek Comprehensive Plan* allows the City to rezone property when and if demand for rezoning takes place in order to maintain compatibility with the Future Land Use Map. The future land use designations for the District and surrounding area from the Comprehensive Plan are shown on Map 4.

The Existing Land Use Map (Map 3) depicts existing land uses for the District. Lands within the District are predominantly used for general commercial and industrial purposes. At least one parcel is currently vacant, and others house a mix of storage, HVAC and other business types.

More than 50%, by area, of the real property within the District (5.92 acres, 100%) is determined to be blighted, as defined in Wis. Stat. § 66.1331(3)(a). A parcel-by-parcel assessment of conditions meeting statutory criteria is shown in Appendix A.







V. PROPOSED PUBLIC WORKS AND OTHER PROJECTS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #15 Project Plan, the total level of authorized spending on direct project costs for TID #15 will be \$885,000 exclusive of interest and finance charges, to facilitate growth and development over the District's 27-year life. As shown on Tables 5a, 5b and 6 in Section VII, the City does not anticipate any additional interest and finance charges.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas or those in need of rehabilitation or conservation work. In addition to a general description, each category contains a list of specific types of proposed expenditures. These project expenditures are listed in Table 3.

Note that the following list is not exhaustive, and includes TIF-eligible items that the developer, on the City's behalf, may undertake as a condition of the development incentives to be provided under a valid development agreement, funded solely from the projected tax increments to be received from the anticipated redevelopment projects described in Section VII.

Expenditures within a half-mile are those priority projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District and City. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Consistent with the goals and purposes of the District as articulated in this Project Plan, all project expenditures are intended to promote orderly development, stimulate commercial revitalization, create jobs, enhance the value of property, and broaden the property tax base of the City of Oak Creek and the overlying taxing jurisdictions. Below are descriptions of those projects that are considered necessary and standard costs for promoting redevelopment within the District. In addition to a general description of eligible costs, some project categories contain a list of priority projects the City intends - but is not required - to undertake based on the projected tax increments to be received from property in the District.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this Plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the Plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 3 are preliminary estimates provided by City staff and its consultants that may be adjusted and refined. The adjustments and refinements may include

changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan. Other adjustments to this Project Plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the Common Council.

1. Capital Costs*

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such project may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Streetscaping - These costs may include, but are not limited to the planning and the actual costs of the construction of public works or improvements. These streetscaping elements may improve the aesthetics and functionality of the public streetscape and public domain adjacent to private development including landscaping, screening and beautification of facilities, installation of street furniture, trash receptacles, planters, public art, wayfinding signage, and any other streetscape elements that adds to character of the District and surrounding area, enhances existing and planned amenities, and enhances integration of public and private space. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Public Parking Improvements – These costs may include, but are not limited to the planning, design, and the actual costs of the construction of public works or improvements to public parking facilities in and near the District. Public parking improvements under this category include repairs, aesthetic improvements, design, organization, configuration, wayfinding, access to, amenities on, and integration with the street and businesses at all public parking facilities. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Public Facility and Structure Improvements – These project costs may include, but are not limited to the planning, design, and the actual costs of the construction of public facilities and structures or the improvement of existing public facilities and structures. Potential projects under this category include, but are not limited to the construction of roadways and

improvements in public use spaces. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Utility Upgrades and Improvements – These project costs may include, but are not limited to the planning, design, and the actual costs of the construction of utility upgrades and improvements. As redevelopment and investment occurs at catalytic sites, utilities may need to be relocated, upgraded, and improved. This category may include but is not limited to projects such as undergrounding above ground powerlines, upgrading and improving subsurface infrastructure in public rights-of-way as well as on private development sites, and any other utility upgrades or improvements that contribute to the orderly development within the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Miscellaneous Capital Costs – This category covers any additional projects that may be identified by the City in the future which may not be listed within the body of this document. As additional development occurs within the District the City will identify specific capital improvement projects necessary to continue advancing investment and development. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Project

Railroad Bridge Improvements* – This project involves rehabilitation and beautification of the Canadian Pacific rail bridge over Drexel Avenue immediately southwest of the District, including rust removal, repainting, public art installations, and other “gateway” features that provide an attractive entrance to the District and surrounding area.

2. Demolition, Remediation, and Site Preparation*

TID #15 is a blighted TID area with blighted existing structures on these properties which are not likely to be reused as part of future redevelopment activities, whether on City-owned or private land, during the life of the District. Surveys for asbestos and other potential contaminants have not been conducted in any of these structures, but the age and construction types suggest that such contaminants may be present. Further, significant post-demolition regrading and other site preparation activities also are anticipated. Accordingly, expenditures of this type may occur anywhere in the District in addition to the three project areas listed below.

3. Property Acquisition and Relocation*

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property within the District or within one-half mile for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City acquiring property within the District.

4. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement

approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time. Economic Development Incentive payments may be provided to land owners, businesses or lessees anywhere within the District.

Due to the industrial history and land use in the District, economic development incentives may be a crucial tool to bridge resource gaps and make redevelopment economically feasible. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this Plan and other City plans and policies.

5. Administration and Professional Services

Project costs include, but are not limited to, costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan.

Other services covered in this general category may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City’s partner agencies or professional consultants. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District’s development as well as the completion of required annual reports, forms and audits, and similar efforts.

6. Miscellaneous Redevelopment Funding

Active project management will be required for successful implementation of the TID #15 Project Plan. It is the intent of the Oak Creek Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District’s development. In addition, implementation of this Plan may include the following general tasks, which City staff, contractors or partner organizations may reasonably undertake at the City’s discretion:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

7. Finance Charges and Capitalized Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

8. Donations to Other Districts

Allocations of surplus increment to other qualifying tax increment Districts within the City are authorized in accordance with Wis. Stat. §66.1105(6)(f). While no such donations are anticipated under this Plan, once all other obligations of the District have been met on an annual basis, and subject to available increment, the City may elect to allocate increment from TID #15 to other qualifying Districts by amending the list of eligible project costs in this Plan pursuant to Wis. Stat. §66.1105(4)(h).

TABLE 3: PRIORITY PROJECTS AND ESTIMATED COSTS

Expenditure Year	Capital Costs	Econ. Dev. Incentives	Admin./ Professional Services	Total Expenses by Year
1 2018				\$0
2 2019				\$0
3 2020				\$0
4 2021		\$67,995	\$7,500	\$75,495
5 2022		\$67,995	\$7,500	\$75,495
6 2023		\$100,350	\$7,500	\$107,850
7 2024		\$100,350	\$7,500	\$107,850
8 2025		\$100,350	\$7,500	\$107,850
9 2026		\$100,350	\$7,500	\$107,850
10 2027		\$100,350	\$7,500	\$107,850
11 2028		\$81,390	\$7,500	\$88,890
12 2029	\$75,000	\$30,870		\$105,870
Totals	\$ 75,000	\$ 750,000	\$ 60,000	\$ 885,000

VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. The City does not expect to incur any non-project costs in the implementation of this Plan.

VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City intends to incur project costs as incremental revenues allow and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 3: Priority Projects and Estimated Costs (Section V), lists provides an estimated cost for each expenditure category for each year of the District's estimated life. Soft costs for discretionary payments, administration and professional services represent ongoing expenses, while capital costs for railroad bridge improvements are expected to be incurred in a single phase. All costs are shown in 2018 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs. Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the Common Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Phase 1 development of the proposed grocery and retail projects will yield a minimum of \$3.5 million in new value increment by 2020, with several speculative projects expected to occur beginning in 2022 and yielding an estimated \$1.5 million in additional value increment. Table 4: Tax Increment Projections, estimates the tax increment to be generated from this new construction within the District. Note that there is a one-year lag until the value of new construction is added to the tax roll and a two-year lag until the project generates tax increment. Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield total tax increment revenues of \$2,739,390 (in 2018 dollars) over its 27-year life.

Financing for priority projects listed in Table 3 will be made on a case-by-case basis. While the City anticipates funding all project costs on a pay-as-you-go basis based on actual annual tax receipts, it may elect to borrow funds for other projects/costs to be added through amendment(s) to this Project Plan. Such borrowing could be a mix of General Obligation, Revenue Bonds, and Special Assessment B Bonds in order to keep borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.) Tables 5a and 5b show example payback schedules for two municipal revenue obligations (MROs) to be issued based on a phased approach to estimated development within the District, with payments beginning in 2021 and 2023, respectively. These notes carry zero interest and therefore all tax increment from the projects, minus a fixed administrative fee, is applied to each respective MRO in the order of issuance. All financial calculations assume an effective mill rate of \$21.57 and are exclusive of inflation given the brief repayment schedules expected (eight and seven years, respectively).

As shown on Table 6: Cash Flow Projection, TID #15 is expected to close on time, as soon as late 2029, with a projected positive cash balance of \$20,940, with up to \$1,854,390 available at the end of its statutory life (the final collection year of 2046). The \$750,000 cost estimate for total principal debt service for the two MROs shown in Tables 5a and 5b is intended to be exclusive of additional finance related costs; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" is

included in Section VIII.

- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. Tables 5a and 5b provides a projection of the financing method for each phase (municipal revenue obligations) and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is shown in Tables 5a and 5b. However, public debt and expenditures should be made at the pace of private development to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- **If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.**

TABLE 4: 27-YEAR TAX INCREMENT PROJECTIONS

TIF Creation Year	2018	Inflation Rate	0.00%
Total Years of Collection	27	Base Tax Rate	0.021570
Total Spending Years	22	Base Value	\$1,859,600
TIF Expiration Year	2045	Value Increment Potential	\$5,000,000
Tax Exempt Discount Rate	3.50%	Projected Closure Year*	2029
Taxable Discount Rate	5.00%		

Calendar Year	Value Increment	Cumulative Value Added	Total TID Value	Annual Tax Increment	Cumulative Tax Increment	Cumulative Tax Exempt NPV	Cumulative Taxable NPV
2018		\$0	\$1,859,600	\$0	\$0	\$0	\$0
2019		\$0	\$1,859,600	\$0	\$0	\$0	\$0
2020	\$3,500,000	\$3,500,000	\$5,359,600	\$0	\$0	\$0	\$0
2021		\$3,500,000	\$5,359,600	\$75,495	\$75,495	\$68,092	\$65,215
2022	\$1,500,000	\$5,000,000	\$6,859,600	\$75,495	\$150,990	\$133,882	\$127,325
2023		\$5,000,000	\$6,859,600	\$107,850	\$258,840	\$224,689	\$211,829
2024		\$5,000,000	\$6,859,600	\$107,850	\$366,690	\$312,425	\$292,308
2025		\$5,000,000	\$6,859,600	\$107,850	\$474,540	\$397,194	\$368,955
2026		\$5,000,000	\$6,859,600	\$107,850	\$582,390	\$479,096	\$441,952
2027		\$5,000,000	\$6,859,600	\$107,850	\$690,240	\$558,229	\$511,473
2028		\$5,000,000	\$6,859,600	\$107,850	\$798,090	\$634,686	\$577,684
2029		\$5,000,000	\$6,859,600	\$107,850	\$905,940	\$708,557	\$640,741
2030		\$5,000,000	\$6,859,600	\$107,850	\$1,013,790	\$779,931	\$700,796
2031		\$5,000,000	\$6,859,600	\$107,850	\$1,121,640	\$848,890	\$757,991
2032		\$5,000,000	\$6,859,600	\$107,850	\$1,229,490	\$915,518	\$812,463
2033		\$5,000,000	\$6,859,600	\$107,850	\$1,337,340	\$979,893	\$864,341
2034		\$5,000,000	\$6,859,600	\$107,850	\$1,445,190	\$1,042,091	\$913,748
2035		\$5,000,000	\$6,859,600	\$107,850	\$1,553,040	\$1,102,185	\$960,803
2036		\$5,000,000	\$6,859,600	\$107,850	\$1,660,890	\$1,160,247	\$1,005,617
2037		\$5,000,000	\$6,859,600	\$107,850	\$1,768,740	\$1,216,346	\$1,048,296
2038		\$5,000,000	\$6,859,600	\$107,850	\$1,876,590	\$1,270,548	\$1,088,944
2039		\$5,000,000	\$6,859,600	\$107,850	\$1,984,440	\$1,322,917	\$1,127,656
2040		\$5,000,000	\$6,859,600	\$107,850	\$2,092,290	\$1,373,515	\$1,164,524
2041		\$5,000,000	\$6,859,600	\$107,850	\$2,200,140	\$1,422,401	\$1,199,637
2042		\$5,000,000	\$6,859,600	\$107,850	\$2,307,990	\$1,469,635	\$1,233,078
2043		\$5,000,000	\$6,859,600	\$107,850	\$2,415,840	\$1,515,271	\$1,264,927
2044		\$5,000,000	\$6,859,600	\$107,850	\$2,523,690	\$1,559,365	\$1,295,258
2045		\$5,000,000	\$6,859,600	\$107,850	\$2,631,540	\$1,601,967	\$1,324,146
2046		\$5,000,000	\$6,859,600	\$107,850	\$2,739,390	\$1,643,128	\$1,351,658
TOTALS	\$5,000,000				\$2,739,390		

*Given the scope and estimated timing of project costs contemplated in this Project Plan, TID #15 may close as soon as 2029.

TABLE 5A: ESTIMATED DEBT SERVICE FINANCING PLAN (PHASE 1)

Calendar Year	Annual Value Added	Total Value	Total Inflation Value	Value Increment	Total Taxes	Projected Tax Increment	Admin. Fee to City	Total Available for Incentives	Interest	Principal	Remaining Principal
2018	\$0	\$1,165,800	\$1,165,800	\$0	\$25,146	\$0	\$0	\$0	\$0	\$0	\$525,000
2019	\$0	\$1,165,800	\$1,165,800	\$0	\$25,146	\$0	\$0	\$0	\$0	\$0	\$525,000
2020	\$3,500,000	\$4,665,800	\$4,665,800	\$3,500,000	\$25,146	\$0	\$0	\$0	\$0	\$0	\$525,000
2021	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$457,005
2022	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$389,010
2023	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$321,015
2024	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$253,020
2025	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$185,025
2026	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$117,030
2027	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$49,035
2028	\$0	\$4,665,800	\$4,665,800	\$3,500,000	\$100,641	\$75,495	\$7,500	\$67,995	\$0	\$49,035	\$0
TOTAL	\$3,500,000				\$880,569	\$603,960	\$60,000	\$543,960	\$0	\$525,000	

Debt financing assumptions provided by: Hutchinson, Shockey, Erley, & Co.

TABLE 5B: ESTIMATED DEBT SERVICE FINANCING PLAN (PHASE 2)

Calendar Year	Annual Value Added	Total Value	Total Inflation Value	Value Increment	Total Taxes	Projected Tax Increment	Admin. Fee to City	Total Available for Incentives	Interest	Principal	Remaining Principal
2018	\$0	\$693,800	\$693,800	\$0	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$693,800	\$693,800	\$0	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$693,800	\$693,800	\$0	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$693,800	\$693,800	\$0	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$1,500,000	\$2,193,800	\$2,193,800	\$1,500,000	\$14,965	\$0	\$0	\$0	\$0	\$0	\$225,000
2023	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$32,355	\$192,645
2024	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$32,355	\$160,290
2025	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$32,355	\$127,935
2026	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$32,355	\$95,580
2027	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$32,355	\$63,225
2028	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$32,355	\$30,870
2029	\$0	\$2,193,800	\$2,193,800	\$1,500,000	\$47,320	\$32,355	\$0	\$32,355	\$0	\$30,870	\$0
TOTAL	\$1,500,000				\$406,068	\$226,485	\$0	\$226,485	\$0	\$225,000	

Debt financing assumptions provided by: Hutchinson, Shockey, Erley, & Co.

TABLE 6: SUMMARY OF SOURCES & USES (CASH FLOW ANALYSIS)

Assumptions			
TIF Creation Year	2018	Est. Incentive Term (Years)	0
Total Years of Spending Life	22	Interest Rate	0.00%
Total Years of Collections	27	PAYGO 1 Principal	\$525,000
Expected Closure Year	2029	PAYGO 2 Principal	\$225,000
		Inflation Rate	0.00%
		Base Tax Rate	0.02157
		Base Value	\$1,859,600
		Total Value Increment	\$5,000,000

Calendar Year	Annual Value Added	Total Value	Total TID Value	Value Increment	Total Taxes	Projected Tax Increment	Admin. Fee to City	Total Available for Incentives	MRO Payments			Admin. and Capital Costs	Annual Balance to City	Cumulative Balance to City
									Interest	Principal	Remaining Principal			
2018	\$0	\$1,859,600	\$1,859,600	\$0	\$40,112	\$0	\$0	\$0	\$0	\$0	\$525,000	\$0	\$0	\$0
2019	\$0	\$1,859,600	\$1,859,600	\$0	\$40,112	\$0	\$0	\$0	\$0	\$0	\$525,000	\$0	\$0	\$0
2020	\$3,500,000	\$5,359,600	\$5,359,600	\$3,500,000	\$40,112	\$0	\$0	\$0	\$0	\$0	\$525,000	\$0	\$0	\$0
2021	\$0	\$5,359,600	\$5,359,600	\$3,500,000	\$115,607	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$457,005	\$7,500	\$0	\$0
2022	\$1,500,000	\$6,859,600	\$6,859,600	\$5,000,000	\$115,607	\$75,495	\$7,500	\$67,995	\$0	\$67,995	\$614,010	\$7,500	\$0	\$0
2023	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$7,500	\$100,350	\$0	\$100,350	\$513,660	\$7,500	\$0	\$0
2024	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$7,500	\$100,350	\$0	\$100,350	\$413,310	\$7,500	\$0	\$0
2025	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$7,500	\$100,350	\$0	\$100,350	\$312,960	\$7,500	\$0	\$0
2026	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$7,500	\$100,350	\$0	\$100,350	\$212,610	\$7,500	\$0	\$0
2027	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$7,500	\$100,350	\$0	\$100,350	\$112,260	\$7,500	\$0	\$0
2028	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$7,500	\$100,350	\$0	\$81,390	\$30,870	\$7,500	\$18,960	\$18,960
2029	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$30,870	\$0	\$75,000	\$1,980	\$20,940
2030	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$128,790
2031	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$236,640
2032	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$344,490
2033	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$452,340
2034	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$560,190
2035	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$668,040
2036	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$775,890
2037	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$883,740
2038	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$991,590
2039	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,099,440
2040	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,207,290
2041	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,315,140
2042	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,422,990
2043	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,530,840
2044	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,638,690
2045	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,746,540
2046	\$0	\$6,859,600	\$6,859,600	\$5,000,000	\$147,962	\$107,850	\$0	\$107,850	\$0	\$0	\$0	\$0	\$107,850	\$1,854,390
TOTAL	\$5,000,000				\$3,902,626	\$2,739,390	\$60,000	\$2,679,390	\$0	\$750,000		\$135,000	\$1,854,390	

*Given the scope and estimated timing of project costs contemplated in this Project Plan, TID #15 may close as soon as 2029.

VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of the date of this Plan, the City has a G.O. debt limit of \$165,916,655, or 5% of its total 2017 EAV, of which approximately \$53.1 million is currently unused and could be made available to finance project costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by its Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #15 WITH THE CITY ZONING ORDINANCE, COMPREHENSIVE PLAN, AND OTHER DEVELOPMENT ORDINANCES

The anticipated uses of all parcels within TID #15 are generally consistent with the future land uses shown in the *City of Oak Creek Comprehensive Plan (2002)*.

TID #15 is being created under the “blighted area” definition of Wis. Stat. §66.1105(2)(ae)1., providing the City the flexibility of choosing to rezone those parcels shown on the Future Land Use Map as suitable for planned mixed-use to other types of zoning if and when demand for rezoning takes place. Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project-by-project basis.

X. ANNEXED PROPERTY

Pursuant to Wis. Stat. §66.1105(4)(gm)1., there are no lands proposed for inclusion within the District that were annexed by the City within three years prior to the adoption of this Project Plan.

XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

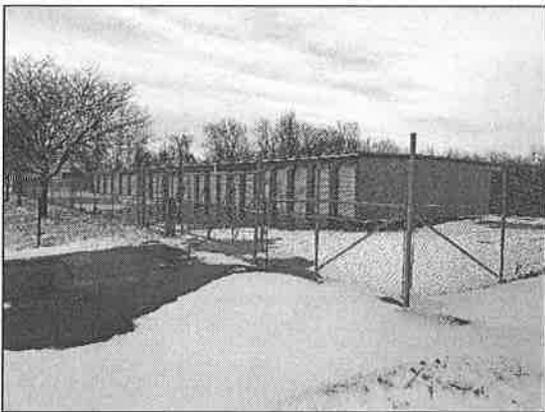
Pursuant to Wis. Stat. § 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that more than 50% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

XII. STATEMENT ON RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stats. Chapter 32.

APPENDIX A BLIGHT STUDY AND PHOTO CATALOG

Map ID	Tax ID	Parcel Address	Acres	Existing Use	Blighted TID Categories									Blighted Acres
					Dilapidated - Serious Building Deficiencies	Age/Obsolescence/No longer suits purpose built for	Faulty street or lot layout	Unsafe conditions	Obsolete platting	Diversity of ownership	Deterioration of structure	Deterioration of site improvement	Impairs sound growth	
1	7829013000	500 W Drexel Ave	1.46	Mini Storage		X						X	X	1.46
2	7829014000	410 W Drexel Ave	2.19	Vacant Ind.		X		X			X	X	X	2.19
3	7829017000	400 W Drexel Ave	1.10	Industrial							X	X		1.10
4	7829018000	330 W Drexel Ave	1.17	Industrial							X	X		1.17
Totals			5.92											5.92



Parcel 1



Parcel 2



Parcel 3



Parcel 4

APPENDIX B LEGAL DESCRIPTION

APPENDIX C IMPACT ON OVERLYING TAXING JURISDICTIONS

Base Value: \$1,859,600 (January 1, 2017)
 Projected Value Increment: \$5,000,000 (At district closure)
 Projected Total Tax Increment \$2,739,390 (From creation to closure)

Taxing Jurisdiction	2017 Tax Rate ¹	% of Mill Rate by Jurisdiction	Collected on Base Value by Jurisdiction	Increment Collected by the TID Over Life of the District	Collected After TID Closure by Jurisdiction ²	Annual Taxes Collected After TID Closure by Jurisdiction
City of Oak Creek	6.0638907	28.11%	\$11,276	\$770,038	\$41,596	\$30,319
MATC	1.1950060	5.54%	\$2,222	\$151,751	\$8,197	\$5,975
Milwaukee County	5.9611575	27.63%	\$11,085	\$756,992	\$40,891	\$29,806
MMSD	1.6399858	7.60%	\$3,050	\$208,258	\$11,250	\$8,200
Oak Creek School District	6.7121019	31.11%	\$12,482	\$852,352	\$46,042	\$33,561
Total	21.572142	100.00%	\$40,116	\$2,739,390	\$147,976	\$107,861

1. Net millage rates including school and county sales tax credits.
2. Value increment for the estimated year of District closure shall be applied to each jurisdiction's levy limit under the terms of Wis. Stat §66.06023.

APPENDIX D	TAXING JURISDICTION CORRESPONDENCE
APPENDIX E	PROPERTY OWNER CORRESPONDENCE
APPENDIX F	PROOF OF PUBLICATION JRB MEETING AND PUBLIC HEARING
APPENDIX G	JOINT REVIEW BOARD MINUTES
APPENDIX H	PLAN COMMISSION RESOLUTION AND PUBLIC HEARING MINUTES
APPENDIX I	CITY COUNCIL RESOLUTION CREATING TAX INCREMENT DISTRICT #15
APPENDIX J	JOINT REVIEW BOARD RESOLUTION APPROVING THE PROJECT PLAN
APPENDIX K	CITY ATTORNEY LEGAL OPINION

COMMON COUNCIL REPORT

Item: Comprehensive Plan Amendment - HSI Properties, LLC - 8300, 8304, 8310, and 8380 S. 27th Street, and 8370 S. Orchard Way.

Recommendation: That the Council adopts Ordinance No. 2898, an ordinance adopting an amendment to the Comprehensive Plan for the properties at 8300, 8304, 8310, and 8380 S. 27th Street, and 8370 S. Orchard Way.

Fiscal Impact: The amendment to the Comprehensive Plan would give the Council the discretion to approve land uses at these locations that may enhance the tax base. Impact fees and permit application fees from the redevelopment of the properties would provide additional positive fiscal impact for the City. These properties are part of TID 7.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: HSI Properties, LLC is requesting that the Planned Land Use category and map in the Comprehensive Plan for the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way are updated from “Planned Business” and “Single Family Residential” to “Mixed Residential” in consideration of future multifamily residential redevelopment plans for the properties. Future rezoning to Rm-1, Multifamily Residential would also be required should the Comprehensive Plan Amendment be approved.

Parcels in the area of the subject parcels in this request are currently identified in the Comprehensive Plan as “Planned Business,” “Single Family Residential,” “Mixed Residential,” and “Two Family/Townhouse Residential.” Single-family and multifamily dwellings are located north and southeast of the parcels, the Villa Healthcare nursing home is planned for construction to the south, and parkland is identified immediately east of the properties. Mixed Residential would allow for the development of a variety of housing types consistent with the existing residences in the neighborhood.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the comprehensive plan. Approval of these changes to the Comprehensive Plan would bring the Comprehensive Plan in line with the intent and goals for future development of the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way.

On February 27, 2018, following a duly-noticed public hearing, the Plan Commission adopted Resolution 2018-04, amending the Comprehensive Plan and Planned Land Use map for the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way to reflect the change in land use from "Planned Business" and "Single Family Residential" to "Mixed Residential." Approval of these changes to the Comprehensive Plan would bring the Comprehensive Plan in line with the intent and goals for future development of the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way.

Options/Alternatives: Amendment to the Comprehensive Plan is the first step in the process for redevelopment of these properties. Rezoning the properties to allow for a mix of residential uses is dependent upon this crucial step. Without the Amendment, the properties may remain in their current underutilized and vacant conditions, or be developed into uses that, while consistent with the current land use and zoning would be inconsistent with the future development goals for the neighborhood and 27th Street corridor. The zoning will remain Rs-3, Single Family Residential; B-2, Community Business; and B-4, Highway Business pending further application and action to rezone.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



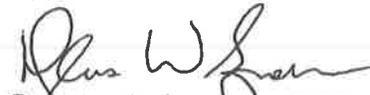
Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Ordinance 2898

Location Map

Hearing Notice

Applicant Narrative

Drexel Ridge Sample Graphic

Plan Commission Resolution 2018-04

ORDINANCE NO. 2898

BY: _____

AN ORDINANCE ADOPTING AN AMENDMENT TO THE COMPREHENSIVE
PLAN FOR THE CITY OF OAK CREEK, WISCONSIN

8300, 8304, 8310, and 8380 S. 27th St., and
8370 S. Orchard Way

(2nd Aldermanic District)

The Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Oak Creek is authorized to prepare and adopt a comprehensive plan and an amendment to a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2: The Common Council, by the enactment of Ordinance No. 2090, formally adopted the document titled "A Comprehensive Plan for the City of Oak Creek" on April 1, 2002.

SECTION 3: The City of Oak Creek published a Class 1 public notice on January 24, 2018, and held a public hearing before the Plan Commission on February 27, 2018.

SECTION 4: The Plan Commission, by a majority vote of the entire Commission at a meeting held on February 27, 2018, adopted Resolution No. 2018-04, amending the adopted Comprehensive Plan for the City of Oak Creek from "Planned Business" and "Single Family Residential" to "Mixed Residential" for the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way, and recommending that the Common Council adopt the amendment to the Comprehensive Plan by ordinance.

SECTION 5: The Common Council hereby adopts the proposed amendment to the Comprehensive Plan for the City of Oak Creek from "Planned Business" and "Single Family Residential" to "Mixed Residential" for the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way.

SECTION 6: Except as herein modified, the Comprehensive Plan dated April 1, 2002 shall remain in full force and effect.

SECTION 7: The City Clerk is directed to send a copy of this ordinance and the Comprehensive Plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

SECTION 8: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this _____ day of _____, 2018.

Passed and adopted this _____ day of _____, 2018.

President, Common Council

Approved this _____ day of _____, 2018.

Mayor

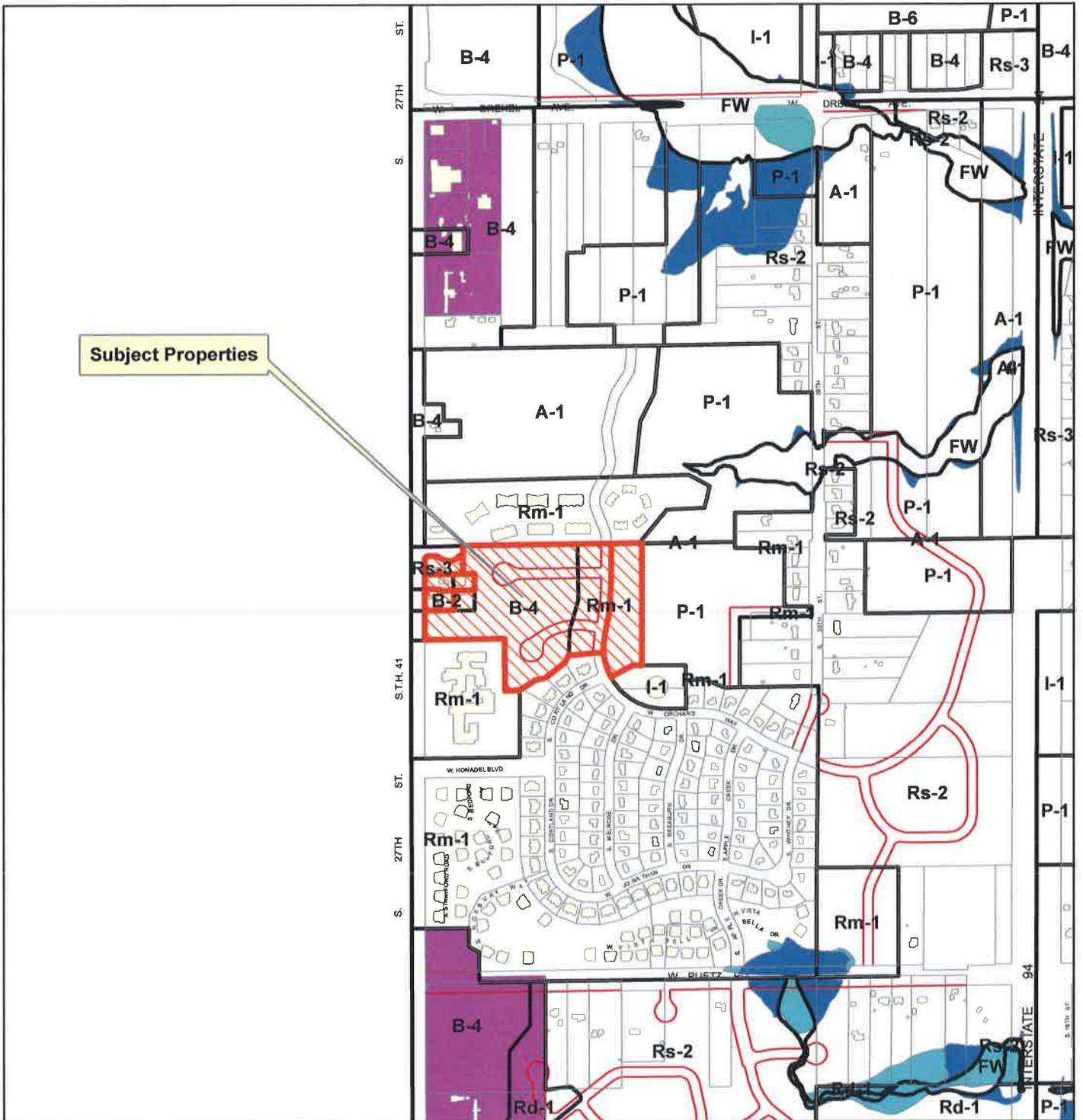
ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

Location Map

8370, 8304, 8310, 8432 S. 27th St. & 8370 S. Orchard Way



Subject Properties

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



Legend	
	8370 S. Orchard Way
	8432 S. 27th St.
	8310 S. 27th St.
	8304 S. 27th St.
	8300 S. 27th St.
	FF-Flood Fringe
	Lakefront Overlay
	NIO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail
Zoning Overlays	
	G-1-Shoreside Wetland

Department of Community Development

CLASS 1 NOTICE TO BE PUBLISHED JANUARY 24, 2018

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
BEFORE THE OAK CREEK PLAN COMMISSION**

PURPOSE: The purpose of this public hearing is to consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" as it relates to the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way.

Hearing Date: Tuesday, February 27, 2018
Time: 6:00 PM
Place: Oak Creek City Hall
8040 South 6th St.
Oak Creek, WI 53154
Common Council Chambers

Proposal: The proposed amendment would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Business" and "Single Family Residential" to "Mixed Residential" for the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way.

The Plan Commission may schedule other public meeting items/public hearings for February 27, 2018. This hearing may begin at 6:00 PM or as soon as possible following the conclusion of any other public meeting items/public hearings.

Any person(s) with questions regarding the proposed change(s) may call the Department of Community Development at (414) 766-7027 during regular business hours.

Date of Notice: January 18, 2017

CITY OF OAK CREEK PLAN COMMISSION

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, preferable a minimum of 48 hours. For additional information, or to request this service, contact the Oak Creek City Clerk at 766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, Oak Creek, Wisconsin 53154.

January 16, 2018

CITY OF OAK CREEK

Mrs. Kari Papelbon
City of Oak Creek
Planner
8040 S. 6th Street
Oak Creek, WI 53154

JAN 16 2018
RECEIVED

RE: Comprehensive Plan Amendment Request

Dear Mrs. Papelbon:

We are respectfully requesting an amendment to the Oak Creek Comprehensive Plan from Planned Business to Mixed Residential for the following properties:

- 8300 S. 27th Street – Parcel #8310310000
- 8304 S. 27th Street – Parcel #8319007000
- 8310 S. 27th Street – Parcel #8319009000
- 8432 S. 27th Street – Parcel #8319036000
- 8370 S. Orchard Way – Parcel #8319034000

HSI Properties is looking to continue its investment in the City of Oak Creek with its latest proposed development along the 27th Street corridor. The proposed plan consists of an assemblage of five properties as part of a high end, market rate multifamily development. HSI's vision for the subject property is similar to its other current development in the City of Oak Creek - Drexel Ridge. Enclosed for your reference you will find photographs of our Drexel Ridge development.

According to the Comprehensive Plan, a portion of Parcel #8319036000 and all of Parcel #8319034000 is already planned as Mixed Residential. A conceptual site plan is enclosed showing an overall count of 280 apartment homes across 14 buildings. This new development will be comparable to Drexel Ridge and will provide a condo type feel and appeal to those who prefer to live in a smaller scale building with private direct entries and an abundant amenity package.

The conceptual plan aligns with the goals of District 3 as noted in the South 27th Street Corridor Plan in the following ways:

- Provides for mixed-density residential in the area between Drexel and Puetz
- Provides for medium density residential for land uses fronting 27th Street
- Provides choices for high quality housing types, sizes and styles
- Provide for a high quality development within a corridor that has lacked significant development over the years

Enclosed with this letter, please find the following items relating to the above referenced submittal:

- Plan Commission Application for a Comprehensive Plan Amendment
- Application filing fee in the amount of \$1,000.00
- Conceptual site plan
- Photos of Drexel Ridge Development

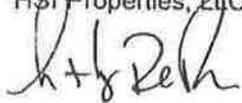
Please note that as part of the development of the above referenced properties, HSI has a contractual obligation in its offer to purchase the property that any approvals granted by the City of Oak Creek must be conditioned on HSI Properties, LLC, or its assigns, taking title to the property. Please incorporate this as part of all approvals related to the property.

This letter shall serve as our formal request to be placed on the February 27, 2018 Plan Commission agenda for an amendment to the City of Oak Creek Comprehensive Plan.

Should you have any comments or questions, I can be reached at (262) 439-8701 x101. I appreciate your assistance and look forward to speaking with you soon.

Regards,

HSI Properties, LLC



Anthony DeRosa

CITY OF OAK CREEK

JAN 16 2018

RECEIVED

JAN 16 2018

RECEIVED



Drexel Ridge
APARTMENTS

HSI PROPERTIES
PROFESSIONAL REAL ESTATE SERVICES
DEVELOPMENT • INVESTMENT • BROKERAGE • MANAGEMENT
www.hsi-properties.com



RESOLUTION NO. 2018-04

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE
ADOPTED COMPREHENSIVE PLAN FOR THE
CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN**

WHEREAS, Sections 62.23 and 66.1001 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to amend the Comprehensive Plan by resolution and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City of Oak Creek has proposed an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" designating the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way as "Mixed Residential," and

WHEREAS, the City has duly noticed a public hearing on the aforementioned amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" and the Plan Commission has held the public hearing following the procedures in Section 66.0295(4)(d), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts the amendment to the Comprehensive Plan designating the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way as "Mixed Residential," and recognizing that the Common Council must also adopt the amendment to the Comprehensive Plan for it to become effective; and

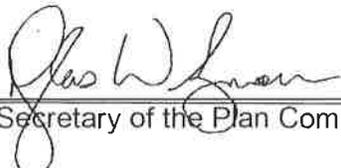
BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the amendment to the Common Council; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this 27th day of February, 2018.

Plan Commission Chair

Attest:



Secretary of the Plan Commission



COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 3/6/18 License Committee Report.

Fiscal Impact: License fees in the amount of \$1015.75 were collected.

- Critical Success Factor(s):
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The License Committee did not meet prior to the 3/6/18 council meeting. Tentative recommendations are as follows:

1. Grant an Operator's license to:
 - * Matthew A. Collier, 2548 N. 124th St., Wauwatosa (Kwik Trip)
 - * Kathryn M. Rielly, 10250 64th Ave., Pleasant Prairie (The Dish)
 - * Elizabeth A. Davis, 822 Sheridan Rd., Kenosha (Meijer)
 - * Scott J. Lisowski, 9219 S. Chicago Rd., Oak Creek (Kwik Trip)
 - * Dana L. Fischer, 607 Colony Trail, McHenry, IL (Meijer)
 - * Chad J. Gerbing, N8102 Woody Ln., Ixonia (Aldi)
2. Grant a Change of Agent to Willkomm Foods, LLC dba The Dish Restaurant, 9540 S. 27th St., from Val Secor to Laura K. Scott, N7347 Nine Indian Trail, Elkhorn (favorable background report and department approval received).
3. Grant a Change of Agent to Mega Marts, LLC dba Pick 'n Save #6387, 2320 W. Ryan Road, from Bradley J. Brunner to Joseph A. Reuter, 4518 S. Greenridge Cir., Greenfield (favorable background report and department approval received).
4. Grant a 2017-2018 Class A Combination license to Gurjapbir S. Kahlon, Agent, Rasleen Gas & Food Mart, Inc., dba B.P., 9502 S. Howell Ave., with issuance subject to applicant receiving final department approvals and occupancy permit.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Christa J. Miller, CMC/WCMC
Deputy City Clerk

Fiscal Review:



Bridget M. Souffrant
Finance Director/Comptroller

Attachments: None