



PLAN COMMISSION

October 26, 2021

6:00 P.M.

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

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
Donald Oldani
Chris Guzikowski
Matt Sullivan
Gregory Loreck
Fred Siepert
Christine Hanna
Michael Simmons – ex-officio
Kari Papelbon – ex-officio

The City's Vision

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

IMPORTANT NOTICE

This meeting will include an option for participation by video/phone conference. Persons wishing to participate in the video conference must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 5:55 PM to allow participants to log in.

Attendees who wish to participate by phone may do so by calling the City Hall, (414) 766-7000, before 4:00 PM on the day of the meeting (October 26, 2021) to obtain a meeting call-in number. To make a public comment, press *9 on your phone. The conference moderator will state when your line has been unmuted.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

Find more information on agenda items at oakcreek.zoninghub.com.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – October 12, 2021
4. Significant Common Council Actions – NONE
5. Board of Housing and Zoning Appeals Actions – NONE
6. Quarterly Parks and Recreation Commission Actions
7. Public Hearings
 - a. TID PROJECT PLAN AMENDMENTS – Hold a public hearing on proposed Project Plan
Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

amendments for Tax Incremental Financing Districts (TIDs) Nos. 7, 8, 10, 13, 16.

Twitter @OakCreekPC#OCPCAmendTIDs

- b. SIGN APPEAL - Hold a public hearing on a proposed sign appeal submitted by Glenn Brusky, Educators Credit Union, that would allow the applicant to install one (1) 7' 5/8" x 7' 10 3/8" wall sign on the east elevation of the building and one (1) 7' 5/8" x 7' 10 3/8" wall sign on the west elevation of the building on the property at 130 W. Town Square Way (Tax Key No. 813-9044-000).

ZoningHub: <https://s.zoninghub.com/7YJUPAB7LT>; Twitter @OakCreekPC#OCPCEducators

8. Old Business

- a. MASTER LANDSCAPE PLAN REVIEW - Review the proposed Master Landscape Plans submitted by David Decker, Decker Properties, Inc., for a multifamily residential development on the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, & 810-9013-001).

ZoningHub: <https://s.zoninghub.com/0QYTZMDSWI>; Twitter @OakCreekPC#OCPCDecker

- b. PLAN REVIEW - Review site, landscape, and related plans submitted by David Decker, Decker Properties, Inc., for a multifamily residential development on the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, & 810-9013-001).

ZoningHub: <https://s.zoninghub.com/0QYTZMDSWI>; Twitter @OakCreekPC#OCPCDecker

9. New Business

- a. TID PROJECT PLAN AMENDMENTS – Review and Consider Plan Commission Resolution No. 2021-01, adopting the Project Plan for Tax Incremental Financing District (TID) No. 7; Plan Commission Resolution No. 2021-02, adopting the Project Plan for Tax Incremental Financing District (TID) No. 8; Plan Commission Resolution No. 2021-03, adopting the Project Plan for Tax Incremental Financing District (TID) No. 10; Plan Commission Resolution No. 2021-04, adopting the Project Plan for Tax Incremental Financing District (TID) No. 13; and Plan Commission Resolution No. 2021-05, adopting the Project Plan for Tax Incremental Financing District (TID) No. 16.

Twitter @OakCreekPC#OCPCAmendTIDs

- b. SIGN APPEAL - Consider a request for a sign appeal submitted by Glenn Brusky, Educators Credit Union, that would allow the applicant to install one (1) 7' 5/8" x 7' 10 3/8" wall sign on the east elevation of the building and one (1) 7' 5/8" x 7' 10 3/8" wall sign on the west elevation of the building on the property at 130 W. Town Square Way (Tax Key No. 813-9044-000).

ZoningHub: <https://s.zoninghub.com/7YJUPAB7LT>; Twitter @OakCreekPC#OCPCEducators

- c. PLAN COMMISSION CONSULTATION – Discussion of a potential residential development concept submitted by CR Devco, LLC for the properties at 1933 & 2231 W. Puetz Rd., 8843R S. 13th St., and 8950 S. 20th St. (Tax Key Nos. 857-9993-000, 856-9999-001, 857-9992-000, 857-9991-000). **No action will be taken on this item.**

ZoningHub: <https://s.zoninghub.com/BORFZ7U3DI>; Twitter @OakCreekPC#OCPCPCConsult

Announcements & Adjournment.

Dated this 21st day of October, 2021

Posted 10/21/21 sd

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.

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 12, 2021**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Alderman Loreck was excused. Also present: Kari Papelbon, Planner; Laurie Miller, Zoning Administrator; and Mike Havey, Assistant Fire Chief.

Minutes of the September 28, 2021 meeting

Commissioner Siepert moved to approve the minutes of the September 28, 2021. Commissioner Oldani seconded. On roll call: On roll call: all voted aye. Motion carried.

BOARD OF HOUSING AND ZONING APPEALS ACTION

Zoning Administrator Miller provided an overview of the approved Appeal No. 21-0004 for the property at 6622 S. 27th Street (see report for details).

PUBLIC HEARING

SIGN APPEAL

**ZACH WENGER, LEMBERG ELECTRIC & SIGNS ON BEHALF OF FROEDTERT AND THE
MEDICAL COLLEGE OF WISCONSIN**

7901 W. DREXEL AVE.

TAX KEY NO. 813-9056-000

Zoning Administrator Miller read the public notice into record.

Mayor Bukiewicz made the first call for public comment.

Mayor Bukiewicz made the second call for public comment.

Mayor Bukiewicz made the third, and final call for public comment. Seeing none, he closed the public hearing.

Zoning Administrator Laurie Miller provided a recommendation to hold this agenda item until the November 9, 2021 meeting due to discrepancies between the public notice, staff report, and sign plan.

Alderman Guzikowski moved that the Plan Commission hold this item until the November 9, 2021 Plan Commission meeting.

Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

SIGN APPEAL

**MICHAEL MCDONALD, LEMBERG ELECTRIC & SIGNS ON BEHALF OF THE OAK CREEK-
FRANKLIN JOINT SCHOOL DISTRICT**

340 E. PUETZ RD

TAX KEY NO. 827-9028-000

Zoning Administrator Miller read the public notice into record.

Mayor Bukiewicz made the first call for public comment.

Mayor Bukiewicz made the second call for public comment.

Mayor Bukiewicz made the third, and final call for public comment. Seeing none, he closed the public hearing.

SIGN APPEAL

MICHAEL MCDONALD, LEMBERG ELECTRIC & SIGNS ON BEHALF OF THE OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT

340 E. PUETZ RD

TAX KEY NO. 827-9028-000

Zoning Administrator Laurie Miller provided an overview of a request for variances from Section 17.0708, which would allow the applicant to install a 9' 7" x 11' 6" monument sign on the property located at 340 E. Puetz Road, (see staff report for details).

Andrew Chromy, Oak Creek-Franklin Joint School District, 7630 S. 10th St.:

"The sign being proposed is similar to the sign on Howell and Puetz for the 9th grade center, and is 200 yards east of the Oak Creek City High School for the Oak Creek Performing Arts Center. It is a massive building and anything smaller would be drowned out. Key components of the sign are the same materials that was used to build the Oak Creek Performing Arts Center. The sign will be made from leftover bricks from the PAC, so it will fit nicely into the structure of the PAC for the color stand point and from a physical brick stand point. We are requesting this variance to stay in line with the other signs, and to really add a piece that will enhance the Oak Creek Education Center."

Commissioner Hanna asked if it's the square footage that is in question for the variance.

Mr. Chromy responded in the affirmative.

Commissioner Chandler asked if she could see what is going to be on the display part of the sign.

Mr. Chromy referred to the submitted drawings. The digital display underneath will display upcoming events, all school-related and performing arts series. The sign that is being put in will be from a \$300,000 donation from the Martin Law Offices, so there will be some recognition of this law firm on the sign.

Mayor Bukiewicz asked if they are looking at about a foot-and-one-half over the length.

Mr. Chromy responded in the affirmative.

Mayor Bukiewicz stated that he had some concerns about the size of the signs, and asked for the size of the current Oak Creek High School sign. He stated that his concern for the variance is that they already have signage, and there are two (2) monument signs that are probably only a ½ block from one another. He questioned why the sign needs to be larger.

Zoning Administrator Miller provided the size of the current 9th grade sign, and confirmed the monument would be two (2) feet taller than the high school sign.

Mr. Chromy responded that the sign is in proportion to the building. The High School will not be promoting the Performing Arts Center. They will treat the Performing Arts Center as a separate public entity, and it needs its own monument sign for any kind of promotions.

Commissioner Hanna stated that this size will be more appealing to the public since it is proportioned to the size of the building. This is just a small variance.

Commissioner Guzikowski stated that the variance size should not be compared to the school sign. There are two (2) different purposes for the signs: one for the school and one for the Performing Arts building. The Performing Arts Center sign is proportioned to the building.

Mayor Bukiewicz suggested that this should be part of the Zoning Code updates - to consider a sign's size based on the building size and not on other details. He stated his concern that if this is approved, then the next multipurpose building would request a 12-foot sign because of the size of the building.

Planner Papelbon suggested that this conversation would be good to have at the next Zoning Code update discussion meeting. She stated that she believes within the Code update there are multiple sizes of monument signs that will be allowed, and appropriateness is something that needs to be defined.

Commissioner Chandler asked if the brick is included in the size of the monument sign. Are there smaller options for this monument sign, like if they make the brick portion smaller?

Mr. McDonald, Lemberg Electric & Sign, 4085 N. 124 Street, Brookfield, WI, stated that they are utilizing the existing bricks from the building for the base of the sign. If they made the tower portion smaller, it would not be in proportion to the overall monument sign.

Commissioner Chandler stated that this Performing Arts Center's monument sign is two (2) feet taller than the High School monument sign.

Zoning Administrator Miller stated that the base is similar to the base of the High School monument sign. The Performing Arts Center monument sign is taller and longer than the High School monument sign, so that increases the square footage.

Mr. McDonald stated that if they reduce the tower, they would have to reduce the brick and this would not be aesthetically-balanced with the building.

Mayor Bukiewicz stated that the school system put a lot of effort and money into improving the crosswalk for the intersection near the school. He asked whether Engineering identified any issues with the placement of this sign.

Commissioner Sullivan responded that the crosswalk is on the eastern side of the driveway, and they have good line-of-sight for anyone coming out of the driveway and using the crosswalk. Engineering is comfortable with the placement of this sign.

Commissioner Chandler requested confirmation of the size of the sign in comparison to the building for both the High School and the Performing Arts Center.

Andrew Chromy stated that the High School in square footage is larger than the Performing Arts Center. If they put both buildings as the same level, the Performing Arts Center would be exceeding the height of the High School.

Commissioner Siefert moved that the Plan Commission approves the sign variance allowing the installation of one 9' 7" x 11' 6" monument sign to be located at 340 E. Puetz Road.

Commissioner Hanna seconded. On roll call: all voted aye except Mayor Bukiewicz and Commissioner Chandler voted no. Motion carried.

CONDITIONS AND RESTRICTIONS
BRAD MCCLAIN, UNIVERSITY OF WISCONSIN CREDIT UNION
7902 S. MAIN ST.
TAX KEY NOS. 813-9049-000

Planner Papelbon provided an overview of the draft Conditions and Restrictions for the Conditional Use Permit for a financial institution with drive-through facility on the property at 7902 S. Main St. (see staff report for details).

Mr. Ewanowski, Kee Architecture, 906 Hampshire Place, Madison, WI, stated that they reviewed the Condition & Restrictions, and with some consultation with staff, they think they have an understanding. He stated that Cheryl Weisensel, Facilities Director of UW Credit Union, was present to answer any of operational questions.

Commissioner Chandler confirmed that there are four (4) ITMs.

Mr. Ewanowski responded that there are proposing 3 drive-up ITMs and 1 walk-up ATM that is in or adjacent to the front entrance of the building. They are looking for other locations for that ATM within the building. It is dependent on how the rest of the plans work out, the elevations along Main Street, and the common or community use to the south.

Commissioner Chandler asked if the ITM and ATM have canopies over them.

Mr. Ewanowski stated that these machines are for exterior use, but do better if the canopies are provided to protect from the elements. They do understand the limitations and the intent to keep those minimal. This is part of the conditions.

Commissioner Chandler asked Planner Papelbon if there are any alternatives for canopies.

Planner Papelbon responded that they will have to look at the language, but the intent is to not allow one large canopy to cover all of the ITMs. Individual covers for each ITM could be considered. The Common Council has the ultimate approval over the Conditions & Restrictions, as well as the Conditional Use Permit. We can amend the language to make it clearer.

Commissioner Siefert stated that he was interested in more details about the green space to the north side of the building next to the sidewalk.

Planner Papelbon stated that there are no requirements in terms of width or space. Outlined is the Utility Easement, and there are landscape planting restrictions within that Utility Easement. As these plans progress, we would be looking for some type of community feature integrated

within a Landscape Plan. There would be particular attention paid to this area since it is the entrance to Drexel Town Square.

Commissioner Oldani asked if the design of the UW Credit Union shows covered ITMs. Is this canopy over just the ITMs, or are they over the machines and cars?

Mr. Ewanowski responded that the ITMs are new to the industry and to UW Credit Union. Traditionally, you have the canopy and a teller window. This technology being remote allows communication between a member and a teller that is remote. The tellers do not have to be in the building. This type of technology would not be under a large canopy, and they are working on a few other projects that have a small canopy over the machine. It is big enough so that when you are completing a transaction, you are covered to protect you from the elements. They would be happy to supply more information on the types of canopies that have been used.

Commissioner Oldani stated that this would be a proposal at a different time, and that he is in favor of some type of covering so people can avoid the elements. If the lane is not covered, he stated that he is concerned that the snow would just pile up and not protect where the cars approach.

Planner Papelbon responded that canopies would be part of the Site and Building Plan review. They would be looking for architectural components to the canopies. She stated that she believes that the canopies are six (6) feet from the back of the machines, and should provide enough protection from the elements.

Commissioner Carrillo requested an explanation of the traffic pattern when using the ITMs, and asked whether there is enough room to stack waiting vehicles.

Mr. Ewanowski stated that the current plan has oriented the ITM traffic to move from south to north. After the person finishes with the ITM, but needs to go into the building, they could turn left, park and go into the building. If they do not need to go into the building, the person would turn right and exit. The plan takes into consideration the stacking of the vehicles, and they have allowed for this so that these vehicles would not be in the way of traffic. They do need to look at the geometry, but they understand that there has to be enough room to stack four (4) vehicles.

Commissioner Carrillo stated that her recent experience at her bank was 6-8 [vehicles] deep. If this would be the case here, that would put them into the traffic pattern.

Mr. Ewanowski stated that is why they have proposed three (3) ITMs in addition the walk-up ATM and the traditional teller banking.

Commissioner Hanna questioned why the building was put in the middle of the lot. From a traffic flow sense, it seems it would have been better on the one side so that the traffic would be limited to that area.

Mr. Ewanowski stated that early on they had the building farther north, and there was concern for the vision triangle. They considered south, and the feedback was that the building would be too close to Drexel Avenue and that was not considered desirable.

Commissioner Hanna clarified that she was concerned about the ITMs in the middle of traffic. To reduce the amount of conflict, wouldn't a corner be a better place for this?

Mr. Ewanowski responded that they did look at other places and felt that this was the best balance, but they could review this and come up with other options.

Commissioner Hanna stated that if it was off to the side there would be less crossover traffic and more room to queue. As is she stated that she does not think this will be a safe and effective ITM location.

Mayor Bukiewicz asked where the dumpsters will be located, and asked about trash pickup logistics.

Mr. Ewanowski stated that the garbage is within the building. In this plan, the refuse service is located in the southeast, in lower right corner of the building. It has gates that obscure the refuse area. They will have small dumpsters that will be wheeled out, and a refuse service truck will come either before or after hours and empty out the refuse.

Mayor Bukiewicz questioned if the entrance should be directed further to the east and closer to the ITM area to reduce the traffic impacts.

Mr. Ewanowski responded that they could consider this. This design was made for the ITMs to have a calming effect to try to slow down the traffic.

Mayor Bukiewicz confirmed that the glazing that will be done does have to meet the Drexel Town Square requirements.

Planner Papelbon responded in the affirmative, and provided the details of these requirements.

Mayor Bukiewicz questioned if Fire Department had any concerns.

Assistant Fire Chief Mike Havey stated that there were none.

Commissioner Siefert asked Commissioner Sullivan if there was enough space between the utility easement and the sidewalks. He stated that he thought there was a required amount to the pavement.

Commission Sullivan stated that they do not have the dimensions in the notes, but from the drawing it looks like at least 8 - 10 feet from back of curb. The easement is the size of the easement, not the dimension to a paved surface.

Planner Papelbon stated that, on this drawing, this easement line is south of the easement area, so you have additional space going north. There are no setbacks to easements.

Commissioner Sullivan inquired as to what is proposed in this easement, and stated that Commissioner Siefert's concerns are probably for water and sewer.

Commissioner Siefert confirmed that is it water, sewer, electric among the others. If there are multiple things going through, they need more space.

Planner Papelbon responded that there are multiple easements in that area. They will have this information on later plans.

Commissioner Hanna moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a financial institution with drive-through facility on the property at 7902 S. Main St.

Commissioner Siefert seconded. On roll call: all voted aye except Alderman Guzikowski. Motion carried.

SIGN PLAN REVIEW
TIMM HAHN, HSA COMMERCIAL REAL ESTATE
610 W. RAWSON AVE
TAX KEY NO. 735-9046-000

Planner Papelbon provided an overview of a Master Sign Plan for the multitenant industrial building at 610 W. Rawson Ave. (see staff report for details).

Commissioner Oldani moved that the That the Plan Commission approves the Master Sign Plan submitted by Timm Hahn, HSA Commercial Real Estate, for the multitenant industrial building at 610 W. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Commissioner Siefert seconded. On roll call: all voted aye, Alderman Loreck was excused. Motion carried.

PLANNED UNIT DEVELOPMENT AMENDMENT
KEVIN KENNEDY, WALDEN OC, LLC
1998, 1997, 1900 AND 1880 W. CREESIDE CROSSING CIRCLE
TAX KEY NOS. 784-9037-000, 784-9040-000, 784-9038-000, 784-9039-000

Planner Papelbon provided an overview of the Amendment to the existing Planned Unit Development (PUD) (see staff report for details).

Commissioner Hanna asked for clarification that this request is for development signs while they are building.

Planner Papelbon responded that this is for a couple of signs: a monument sign advertising the development; entry signs that are similar to monument signs and will have one or two tenants on them; wayfinding signs that are larger than what Code allows; and a decorative sign that they call an obelisk in the center of the roundabout within the right-of-way, which are the ones for consideration for the Amendment.

Planner Papelbon provided an overview of the Conditions and Restrictions.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council approves the amendments to the existing Planned Unit Development for the properties at 1880, 1900, 1997, & 1998 W. Creekside Crossing Circle after a public hearing.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW
KEVIN KENNEDY, WALDEN OC, LLC
1998, 1997, 1900 AND 1880 W. CREESIDE CROSSING CIRCLE
TAX KEY NOS. 784-9037-000, 784-9040-000, 784-9038-000, 784-9039-000

Planner Papelbon provided an overview of a request to the proposed Master Sign Plan for the Creekside Crossing Marketplace development on the properties at 1880, 1900, 1997, & 1998 W. Creekside Crossing Circle, (see staff report for details).

Commissioner Chandler asked if the first sign meets the Code size dimensions.

Planner Papelbon advised that this sign was accommodated in the Conditions and Restrictions that they just reviewed.

Commissioner Hanna questioned if the obelisk piece would create a traffic pattern conflict, and whether this area will be used for snow storage.

Planner Papelbon stated that she did not see this area identified on the snow storage plan.

Commissioner Chandler asked to clarify where the street signs will be located.

Planner Papelbon responded that these signs are identified in two (2) locations - the entry points to the roundabout from the west, and from the south going north. These are future wayfinding signs dependent on how the development progresses.

Mayor Bukiewicz asked who was responsible for maintaining the landscaping in the roundabout at the monument sign. He stated that he thought that the landscaping fell with the developers around their signs.

Planner Papelbon said there was coordination for the street plantings to coincide with the development plan. She stated that she is not sure if the roundabout landscaping was addressed. Typically, it is the responsibility of the developer to maintain the landscaping around their signs. Tenant signs will be the responsibility of the tenants.

Commissioner Hanna stated that she thought this is a public road, and any public road should be part of the maintenance agreement.

Mayor Bukiewicz indicated that this would depend on what was put into the Development Agreement.

Planner Papelbon advised that they did not have these sign plans at the time of the Agreement. She deferred to Commissioner Sullivan for clarification.

Commissioner Sullivan stated that the maintenance during construction until acceptance is the responsibility of the developer. Once it is accepted by the City, the Development Agreement is closed out within a year. Nothing in the Development Agreement would have maintenance for any extended period of time. He stated that he believes it is handled under one document, and thought the it was worked out between the City and the developer.

Planner Papelbon stated that there were many discussions on where the signs were going, and what was going to be allowed. As far as the Landscaping Maintenance Agreement, she agreed with Commissioner Sullivan.

Commissioner Hanna moved that That the Plan Commission approves the Master Sign Plan submitted by Walden OC, LLC, for the Creekside Crossing Marketplace development on the properties at 1880, 1900, 1997, & 1998 W. Creekside Crossing Circle with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW

**LORRAINE SPENCER, SAI GROUP, ON BEHALF OF ELECTRIFY AMERICA
171 W. TOWN SQUARE WAY
TAX KEY NO. 813-9027-000**

Planner Papelbon provided an overview of a request to review site, landscape, and related plans for an electric vehicle charging station area on the property at 171 W. Town Square Way (see staff report for details).

Commissioner Siepert requested information on how they [chargers] work.

Planner Papelbon responded that these are rapid charging stations for non-Tesla vehicles.

Lorraine Spencer, SAI Group, 12 Industrial Way, Salem, NH, stated that it takes anywhere from 20-40 minutes to charge using these fast chargers.

Mayor Bukiewicz asked if the proposed LED light fixture to illuminate the area will match the others in Drexel Town Square.

Planner Papelbon responded in the affirmative.

Commissioner Siepert asked the Fire Department about safety hazards of these charging stations and batteries.

Assistant Chief Havey responded that they have no issues. If they have issues, it would be from the vehicles. With the lithium-ion batteries there have been issues throughout the country, and the department are forecasting what those issues are, and tactically addressing them. There is nothing specific to the charging stations.

Planner Papelbon read the Zoom Chat comments from Lorraine Spencer: these are DC rapid chargers. There is no fire hazard from their end. The equipment is designed to shut off at the source in the event of problems during charging.

Alderman Guzikowski questioned if there are other types of charging stations, and whether we could receive more requests like this one.

Planner Papelbon responded that it is possible we will see more requests for charging stations, or if the technology improves, we could see more requests for any alternative methods of transportation.

Mayor Bukiewicz stated his opinion that we will be seeing more of this because we need to build up the infrastructure. It's part of the American Rescue Plan Act of 2021 money, and the movement is going to green fuel sources to reduce the carbon footprint.

Alderman Guzikowski moved that the Plan Commission approves the site, building, and landscape plans submitted by Lorraine Spencer, SAI, for the Electrify America electric vehicle charging stations on the property at 171 W. Town Square Way with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all mechanical equipment, transformers, and utility boxes shall be screened from view.
3. That the landscape plans are revised to include heights of all screening plants at installation and maturity per Code requirements.
4. That all detailed, revised, and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

LANDSCAPE PLAN REVIEW

DAVID DECKER, DECKER PROPERTIES, INC

8100 & 8146 S. 27TH ST., 8100 S. ORCHARD WAY

TAX KEY NOS. 810-9012-001, 810-9005-000 & 810-9013-000

Planner Papelbon stated that Plan Commissioners may recall that as part of the Planned Unit Development there was a requirement for the submission of a Master Landscape Plan for the Planned Unit Development to be submitted for review and approval by the Plan Commission prior to the review of any project within the Planned Unit Development which is why the Landscape Plan is a separate item on the agenda from the rest of the plans for the Site and Building Plan review. There are several concerns with regard to what was proposed and we have been in discussions with the applicant and their consultants so we are in the middle of addressing these concerns. Specifically screening of parking from 27th Street appears to be inadequate as is just the general landscape treatment along 27th Street. We are showing as part of the plans that there's landscaping shown in the buffer area on the east. That is supposed to be a tree preservation buffer, it is a buffer to the park area immediately to the east but in plans for the Colonial Woods Development of which this used to be a part there was a retention of landscaping in that 50-foot buffer. So, there are some concerns for just removing every part of the vegetation and then replacing it with a few trees. That's probably a little bit unfair to the plans themselves, since we are up discussion about them and making some you know revisions to them, but that buffer area is slightly concerning as well. Street trees have been provided a long Orchard Way but they are insufficient with regards to the requirement's for public street trees we are missing some requirements to comply with the Code. In terms of the details for the landscape plans, height of the plant installation and maturity, minimum caliper for the trees, those kinds of requirements you know, basic things like labeling each of the plants. Staff was not in a position to propose a recommendation. For approval of the Landscape Plan is presented with these

concerns, which is why are recommending that the proposed Landscape Plan which is on the screen right now actually be held to allow the consultants to address some of the concerns raised by stall allow those discussions to continue and bring that back before the Plan Commission on October 26th. If you wanted to get into the nuts and bolts of the landscape plan, I do have it broken out into quadrants for the west which is essentially from the intersection of the public and private road to 27th Street and also east which is the public road area. Then mostly for the C5 and then two (2) of the A4 buildings. But the suggested motion again is to hold action on the proposed Master Landscape Plan until the October 26th meeting.

Mayor Bukiewicz stated that I think Planner Papelbon kind of laid that out pretty well. Any questions from the commissioners.

Planner Papelbon stated there was an email that was received late this afternoon and was forwarded on to the Plan Commission. It is at each of your stations. There is a request that the subsequent plans which are next on the agenda for review be considered for Conditional Approval. The condition being that the landscape plan is revised and approved by staff. Staff cannot approve the landscape plan for the Planned Unit Development. It must be approved by the Plan Commission so there is that distinction there. However, as we will discuss in the next agenda item the Plan Commission does have a couple of options.

Mayor Bukiewicz respond by thanking Planner Papelbon for the alert. You know in light of the incomplete plans, I would fall on the side of consistency and again bring it back on the 26th. Would be my thought pattern. Commissioners, you each are entitled to your own opinion but that'll come out in the votes.

Commission Hanna stated I agree.

Mayor Bukiewicz asked if somebody like to hold the motion to hold, I think it's appropriate.

Commissioner Guzikowski started to read the motion and then someone from the audience asked to speak.

Mayor Bukiewicz apologized and asked if they would like to come up.

Eric Drazkwoski, 100 Camelot Dr., Excel Engineering. Thanks for taking the time this evening to hear the plans out. I guess I would like to just comment on a couple things here. First, if we are going come back for the October 26th deadline when will be plans be due.

Planner Papelbon advised that they would need the plans no later than the 19th.

Mr. Drazkwoski responded, Okay, I guess what we would love to see is to keep moving the project forward. Conditional Approval on this Landscape Plan, I believe the revisions are minor in nature. Okay. So, I would love to have Conditional Approval of these plans. With staff's approval of the review of the plans at a later date. I mean I think all were talking about is beefing up the landscaping along 27th Street which is pretty simple, right. The buffer yard, I just would like to address that, in that 50-foot buffer yard on the east side there's no existing trees in that buffer yard currently. It was my understanding that was like a root zone protection area there, so and plus we have a whole wood there, so I believe that gives a beautiful buffer to east to the north. We talked about screening on the north of which we did screening of the parking lot from 27th Street. I would argue most of those existing buildings are the screening, and if you recall we had to extend the masonry down along the edges there as well. So, but again, we can easily work

with staff I firmly believe to beef up the landscaping along 27th Street, along Orchard Way and I mean it's pretty simple to me.

Mayor Bukiewicz responded with were pretty explicate, we didn't want the plans come back here in the first round of it to come through this plan.

Mr. Drazkwoski: So, do excuse me, so will, Plan Commission actually be reviewing the planting materials and the layouts.

Mayor Bukiewicz responded that they'll look at the overall plan.

Planner Papelbon stated to answer your question, yes, the Plan Commission will be reviewing the landscaping for the conformance from the Code and this includes the materials the and the specifications for the landscape plan.

Commission Hanna stated I have a question, defined simple. Your saying it's pretty simple to address what does that mean.

Mr. Drazkwoski responded you guys have the time I would love to go through the Code requirements then, since you'll be the one approving. Is that something that's feasible.

Mayor Bukiewicz replied I guess the answer me this, if we go ahead for the purpose of the moving this through and keep the project going and I think were all in favor of that. And the landscape plan never materializes to what it should, and it remains what's on paper, which were not an approval of, what course do we have then.

Planner Papelbon answered, well then, we get into a series of do we issue Building Permits, do we issue Occupancy Permits, is gets into Conditions of Approval.

Mayor Bukiewicz stated why don't we just go with consistency and follow our processes.

Planner Papelbon responded, well that's part of why we recommended holding the items so that we still can have those conversations with the consultants and get you a landscape plan that staff is comfortable presenting to the Plan Commission and not only does it meet the Code but it also achieves the goals for the Development that we are all on board with which is to create a development that everybody is proud of, is successful, is presenting the luxury apartment product that everybody is reviewing tonight. So, we don't feel that the landscape plan should be something that we design on the fly.

Mayor Bukiewicz responded I agree.

Planner Papelbon stated I think that there are conversations that can need to continue to have happen and staff cannot approve the landscape plans for the Planned Unit Development that needs to come before the Plan Commission. I do think that the discussion needs to continue and I think that we can get to a point where the landscape plans are revised in a way that the Plan Commission, and staff, and the applicant are all on board with.

Mr. Drazkwoski response was I guess the way I see the Code is to answer your question before about simple. So, if I follow your Landscaping Ordinance, as a site, as a whole. It talks about one (1) ornamental tree every 35 lineal feet. Oaky so, to me that 's simple. We will pick ornamental trees, we'll put them every 35 feet along Orchard Way and along 27th Street. So, to me that's

simple. Things that are not simple, for example, this is parking lot screening. So, it talks about if there parking areas abutting the Residential District line or the Public-right-of-way, so the parking areas and then you would follow underneath that and that's where it talks about landscaping screening along the streets. So, we really only have five (5) parking stalls along 27th Street, you know. So, there's some interpretation I'm going need help with. So, hopefully I guess, that why I'm almost asking the Plan Commission since they have to approve it.

Commissioner Hanna responded to kind of answer your question, if it was that simple, why was it not incorporated the plan the landscaping plan. That's number one (1). Number two (2), is and Planner Papelbon, you correct me if I'm wrong. We're asking for maybe maximum of two (2) weeks. I don't think two (2) weeks will really hold the project that much. Things take time for it to be designed and scheduled. So, it's not going to really put your milestone in a very bad situation. So that would be appropriate. Now the comment about the parking stalls as screening, as Planner Papelbon mentioned, this is the entrance to Oak Creek, so, any parking it need to be shield because you don't know whose going put a car out there so being screened by landscaping, you still have an inviting and the luxurious feel of that neighborhood. I agree with that, so that is my input on this.

Mayor Bukiewicz: Any other comments.

Commissioner Sullivan stated I have one comment, I guess this is more just of a thought process. The next item is Plan Review. We're not going to stop our Plan Review because the landscaping is put on hold. For my understanding, correct.

Planner Papelbon answered that would be part of the multi-step options that the Plan Commission can consider. In this case, we do not feel comfortable with landscape plans that were proposed. Which is why we are recommending the hold. The wording in the Planned Unit Development, is such that there has to be a Landscape Plan presented for Plan Commission approval prior to the subsequent Development Plans. I think we're comfortable enough, moving forward with the review of the other plans with the condition that the Master Landscape Plan is brought back for Plan Commission review, at a date certain, that's I think absolutely acceptable.

Commissioner Sullivan responded was I think that's a good compromise at this point. I mean were going to hold this item as least were giving the option of moving forward still with the project and review the plan the subsequent of them returning with the Master Landscaping in two (2) weeks. I don't think that's going slow your project up, Eric, I think it's a good compromise at this point if the Commission is willing to consider that. I'm in favor of considering it, obviously.

Planner Papelbon responded that, now the other option is for the Plan Commission to hold, which is what the recommendation and the staff report was, but were not at that item yet.

Commission Guzikowski responded to hold both of them.

Planner Papelbon said that was the recommendation was to hold both until these plans can be presented to the Plan Commission in a form that everybody's comfortable with presenting to the Plan Commission for approval. There is the option that the Plan Commission could Conditionally Approve the rest of the plans.

Mayor Bukiewicz stated I myself, and I did this earlier in the school sign, I went with consistency. That was the deal and I'm going to stick to consistency on this. That's my opinion but your going to each your own.

Commissioner Siepert moved that the Plan Commission holds action on the proposed Master Landscape Plan submitted by David Decker, Decker Properties, for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way.

Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW

DAVID DECKER, DECKER PROPERTIES, INC

8100 & 8146 S. 27TH ST., 8100 S. ORCHARD WAY

TAX KEY NOS. 810-9012-001, 810-9005-000 & 810-9013-000

Planner Papelbon stated that this is all part of the same development which is currently zoned RM-1 Planned Unit Development and the proposal is for 218 apartment units in 10 multi-family residential buildings, including a clubhouse and outdoor pool. We did have a Certified Survey Map that kind of reconfigured the properties and re-divided them along with showing that reconfigured Orchard Way, the public portion on a Certified Survey Map that has yet to be recorded. That will be required to be recorded before any building permits are submitted for review, and of course the proposal is subject to the Planned Unit Development that we've been discussing. Including those conditions for Plan Commission approval of the Landscape Plans. So, on the screen right now is the proposed Site Plan. The color coding is just to identify the buildings. So, each of the red buildings are the 44-unit buildings, the blue buildings is the B1 10-unit townhouse style building, the two (2) yellow C buildings are the eight (8)-units, the two (2)- green are the six (6)-units and the purple is the four (4)-unit building and the orange square is the clubhouse and the pool next to it. We also have the large wetland area with a 10-foot buffer that has been shown. That 10-foot buffer basically says that you can't drain your hard surfaces there. On the screen right now are the proposed parking counts so for each of the A building those large 44-unit buildings there will be one underground space per unit. And then on the surface lots and this is not including any of the on-street parking for either the private or the public road. The surface units have been kind of identified to be assigned to each of the buildings. So, for the A1 building there are 20 surface stalls that have assigned according to these plans. For the A2 building an additional 16 stalls, for the A3 an additional 31 and then A4 an additional 43. Again, excluding any numbers that may have been assigned for on-street parking on the private portion. B1 buildings, each will have its attached garage, so there is 20 stalls. And then an additional eight (8) surface stalls. The C1 and C2 buildings they will have 16 stalls in the attached garages per building and then the C1 building has an additional eight (8) surface stalls. C2 has there for the surface three (3) stalls and the C3 and C4 building has 20 surface stalls in their attached garages per building and then four (4) surface for the C3 and 19 for the C4 the C5 building the attached garage can accommodate eight (8) and then there ten surface stalls. Now we did talk with applicant's consultant regarding the clubhouse because originally there weren't any stalls that were assigned to it so we want to thank you for identifying 10 surface stalls and then there will be an additional three (3) or so will be provided on the private street portion. All told 106 on 176 underground, 84 attached and 172 surface stalls and parking your recall is based on the number of bedrooms for multi-family. So, studio and efficiency and one (1) bedroom units require one (1) and a half (1/2) parking stall per units, two (2) bedroom require two (2) stalls per unit. And three (3) bedroom and above have two (2) and a half (1/2) parking stalls per unit so that would equate to 401 for the development and the development actually exceed that minimum number. These are the elevations for each of the buildings /m not going to go through each of these but I do want to call your attention to the percentages that were incorporated because while we did have the change in the materials, whenever we were talking about the Planned Unit Development, the percentages are still per Code and that it requires a three-quarter majority approval for the use of

fiber cement and also a minimum 65 percent of the total exterior wall area of multi-family residential building must be brick or decorative masonry so like other apartment complexes that don't technically meet the letter of the Code with regard to brick or masonry. It requires the Plan Commission to make a determination as to whether or not the proposed material are acceptable and acceptable in the percentages that are proposed. So, these are the A1 through A4 buildings, I'm just going to go rapidly through these. The elevations for the B1 building, the C1 and C2 buildings you will note that there is an old elevation in here. These should be shingles on the roofs. C3 and C4 buildings, C5 building, and were seen the clubhouse previously. And were also seen renderings this is what would be seen from 27th Street, kind of from southwest. And this is the entrance, the clubhouse, and the different view of the clubhouse. So, the monument sign was only incorporated for reference. The proposed location looks like its outside of all Utility Easements and the dimensions meet the Code requirements, so it doesn't actually need Plan Commission approval, just needs a Sign Permit. They're no trash enclosures however, they would not be allowed in the front or street yards. That's for any of roll offs or bins or what have you. So, there are 2 options. One is to hold the entirety until the landscape plan is approved at the 26th meeting in which case the Plan Commission could consider the rest of these at that meeting. That's what was recommended in the report there was a discrepancy in the last paragraph and that was saying that we work with the applicants and their consultants to address any of their remaining issues. That would be something that we would incorporate into a suggested motion that would recommend approval and there's a typo here so let me fix that real quick. That would be brought back for Plan Commission review, at the October 26th meeting. So, you have two (2) options. You can hold it and review everything on the October 26th meeting, or you can approve the plans conditionally as normal with the exception that the Master Landscape Plan has to be brought back to the Plan Commission for review and approval at the October 26th meeting, before anything further can happen.

Mayor Bukiewicz stated that this was discussed a little bit. Commissioner Sullivan thought that compromise going forward with this. So again, nothing with these buildings are going to change. In reference to the landscape as Planner Papelbon stated just to be clear. Building permits wouldn't be committed to until the Master Landscape Plans is complete, and through here in the 26th so, guys do you want a worked before we go to commission or.

Dave Decker, Decker Properties, 250 N. Sunny Slope Road, Suite 290, Brookfield, WI.
Thank you for the opportunity to be heard. You know the process is little bit of a mystery to me. And I want to make sure that I share this idea with all proper respect. I don't mean to certainly complain or throw a dart, but we've had a landscape plan on file since February. We haven't made any changes to it of any substance, we haven't taken anything out or added anything in or moved anything so it seemed like there was a lot of opportunity to comment on this prior to now. Then when we did receive some comments that were expressing concern about the landscaping plan. That was actually Wednesday of last week, got an email, I was actually out of town and was out of state. We convened a conference call with the team right away, to address those we submitted some drawings. So, regardless of timing, we wanted we had a positive relationship with staff we've worked with them whenever there was a concern throughout this process. I think we can continue to do so in a good faith manner. I definitely hope we can move forward with the 2nd option in terms of the suggested motion.

Mayor Bukiewicz stated that wherever there was a concern throughout this process and I think we can continue to that now in a good faith manner so I definitely hope that we can move forward with the second option here in terms of suggested motion. I do appreciate that and again maybe it is lack of communication but where've run across this on other phases of this plan as well with

the vinyl siding and things of that nature, so you know I really want to stick to consistency and process.

Planner Papelbon wanted to clarify that until a landscape plan is presented to the Plan Commission as part of the Site Building and Landscape Plan review, they are considered conceptual. So, we can only give general information regarding landscape plans that are considered conceptual. We expect that landscape plans will change and be revised several times before they get submitted for a formal review. And landscape plans are never actually submitted as part of any other review for an approval unless, it's part of a separate Landscape Plan review or Site Building Plan review so during the Planned Unit Development, we don't approve a landscape plan. During a Certified Survey Map, we don't approve a landscape plan. Its only at these 2 options where we have the detailed plans to present for review and approval. So maybe that's a little bit of a clarification point but that's why there weren't specific comments until we received these plans. They're conceptual.

Mayor Bukiewicz comment was "Understood". Like our signs meaning conceptualized monument.

Planner Papelbon stated unless they presented for specific approval at that night they are considered for reference until there either fully designed and vetted or until at some point of sign appeal is required, or a Master Sign Plan is required. Its pretty much the same thing.

Mayor Bukiewicz opened it up to commissioners.

Commissioner Hanna responded that I would go with the consistency and I would go for option one.

Commissioner Sullivan stated that if you want to stay with consistency which I always support, and I would support option one.

Commissioner Carrillo responded that she doesn't have any other questions in regard to the rest of the plans we've seen them a couple of times already, I'd be willing to go, option two (2).

Alderman Guzikowski state that he would option one (1) to hold

Mayor Bukiewicz interjected is that well you know I mean or if you have questions on the plans.

Commissioner Guzikowski responded that no my questions have bend answered ok.

Commissioner Oldani stated that this is just weird because this is like déjà vu with the vinyl. Staff has a problem with the vinyl, they claim we had no idea there was a problem, and this exactly what's going on here. So, I don't know what's going on but we have two (2) holds and I'm not sure why there getting this far but were just sitting here talking about a hold, and maybe at another time we can get educated on you why these holds just come here instead of pushing it back and having come back in two (2) weeks with you know, getting it banged out before this. But clearly seems to be some miscommunication. It seems like you know a staff hasn't had this amount of miscommunication with an applicant to be quitter honest and there seems to be a lot of it with this one so I am going to go along with staff on this but I hope going forward we can get this figured out before we get to this point, a third time.

Planner Papelbon stated she can understand that and part of the challenge is that the applicant has the right to request review by the Plan Commission regardless of whether or not staff supports

it. So, while we try in every make every effort to present plans that we can provide our recommendation for that we feel comfortable presenting to the plan commission there are just certain times when staff and the consultants don't necessarily see yet to eye, and the plan commission has to make that ultimate determination.

Commissioner Oldani understood and thanked planner Papelbon for the explanation, that I was wondering if that was part of it. Like nope were going anyway, and we certainly voted against recommendations by the staff before, several times there usually not to happy about it or and but we also trust them a lot when they're working so hard so many hours behind the scenes, and I would just say you know work together and come up with something you know come to us with something other than a hold, they do a lot of work. And we trust their judgement and I don't like seeing these holds coming up here, recommendations for holds that means some things not going on correctly in the background that we don't see, and I would like to see a little more a of the work done and not say you should do all the work but it's a little more lets say applicant, staff being on the page a lot more that they have been, before I can vote. I'm against, what staff is going against. So, in this case, I'm going to side with option one (1).

Commissioner Siepert stated I did a lot of talking (inaudible), but I do support the staff and I appreciate the effort they put into it and what happens. So, I'm going to go with option one (1).

Commissioner Chandler stated she has questions for the Applicant. In regard to the building, it was noted that there's a high percentage of what's the verbiage Planner Papelbon. stated that her question is in regards to, can you provide a little more information in regards to sometimes there is a very high percentage of the cement board verse the Code. Over that 65 percent.

Planner Papelbon advised that the requirement in Code is that its 65 percent of the building the total exterior building should be brick or decorative masonry. There is the option for the Plan Commission to consider other materials and the Plan Commission does require three-quarter approval of the Plan Commission to use fiber cement. So, with the percentage that are presented for each these elevations it would up to the Plan Commission to determine if you are comfortable with that. The reason I ask for elevations is because we don't want lopsided buildings so you don't want to put 65 percent of the total exterior of the building on the front, we always require it by elevation.

Mr. Decker asked for clarification on the question.

Commissioner Chandler stated that goal is to get close to the 65% for the cement of board. And the plans seem to be much greater than 65 percent.

Mr. Decker responded that I think that in working with staff we tried to come up with something that was workable and consistent with what other projects that had been improved and my understanding was this was a good approximation of that. I think that what we've come up this is a you very attractive building. I'm a lay person, I can't get into the details of you the percentage of different building material look. I just from a big picture perspective, I think that we've come up with an attractive design. That is certainly attractive in its own right, but also consistent with other developments in the City.

Commissioner Chandler had another question in regard to traffic flow. Can you provide some information on how the traffic will flow in the area?

Mr. Decker, suggested that Eric Drazkwoski would be the right person to answer these questions.

Mr. Drazkwoski: So, the intent is as you know we extended Orchard Way on the east side, worked with Department of Transportation to give the cul-de-sac in their ideal location. Then we have a right-out, right-in only at 27th Street of which we just responded to Department of Transportation last comment last week. So, were expecting approval from them shortly, but reality is we expect most traffic to be using that main entrance there. They're going to have to come from the south to enter. I believe you in theory the adjacent traffic to the south could cycle through the site. We're expecting all our trips, to most of our trips, to come off 27th Street. We looked at, if we can fit semi-truck there, so we did look at that and made sure we can have those through there.

Commissioner Chandler asked that, so are these one (1)-way streets.

Mr. Drazkwoski: These are two (2)-way street.

Commissioner Chandler responded okay and then is there any specific signage in regards to this area.

Mr. Drazkwoski state we have a stop signs at the intersection there. That are just inside. And the Department of Transportation looked at that and requested a stripe in there for that so they have commented on that and we pushed that intersection back even further than the original design per their recommendations. So yeah, here its sign its location. There'll be stop signs at the other location as well.

Commissioner Chandler thanked Mr. Drazkwoski and had just another question for Planner Papelbon, so if I understood this correctly, with the discussion with Planning that's where the percentages came from for the building materials. So, that is has been reviewed by planning yet.

Planner Papelbon I don't think staff has made any particular recommendations for the use of fiber cement and bring masonry or what have you. we present something to Plan Commission because if it doesn't meet that 65 percent, the Plan Commission can make the determination as to whether or not acceptable. And we've seen fiber cement used on other building before this just a matter of are these percentage acceptable to the Plan Commission, staff can't make that determination. We can only guide and provide as much encouragement to meet that 65 percent as possible. But ultimately the applicant has the right to ask.

Mayor Bukiewicz as far the proposed Site Plan fiber cements the whole thing I think we've been through this. I think we got what we wanted, when we talked about the vinyl and went over the shingles versus the metal roof and all that. Regardless of whether the option is to hold or put it through tonight, bottom line is nothings going to happen until 26th with that Master Landscape Plan. So, I mean you would see this again on the 26th or you'd approve it and it would sit idle and it would leave a stop next time through. Kind of the compromise that Commissioner Sullivan put forward. So, I mean you know to just stop a lot of debate I don't have a lot of issue, as Mr. Decker said I do think it's a nice-looking concept and a nice mix of cement fiber board and brick materials out there so. Either way again I just every time we step out of consistency when we do have Planned Unit Developments or when we violate, you know, our own Codes for that matter what it does is it allows the next applicant to come through and go well it happened over there. You did it for this guy, and then we debate the merits of our we holding it up or are we not holding it up or there's a sign big enough and again going into proportion of the buildings if that's the case then we should put up a drive-in sign down at Amazon. You know they can make if were going to go that route so that's why we work on the Zoning Code and things like that. So again, I know I'm

kind of on a soap box here about consistency, but we run across this quite a bit. So, whichever way you guys want to go because this isn't going anywhere and to it until the Planned Unit Development is satisfied and that calls for the Master Landscape Plan. So, I just want to make that clear.

Commissioner Chandler had just one additional comment so if I'm understanding this correctly to put this on hold as was the other item, then they would be come back.

Mayor Bukiewicz stated that they would come back you would see the exact same thing back here following the Master Landscape Plan just as it was presented tonight and items h and I whatever it was. You see the exact same thing whereas it this goes tonight, you'll see the landscape plan. Am I correct in that, Planner Papelbon.

Planner Papelbon responded yes, is if you hold the item then the decision would have to be made at the 26th meeting following approval of the mater landscape plan on the 26th meeting after the Master Landscape Plan review.

Mayor Bukiewicz responded then we would we ask all the questions of just what we went through with this.

Planner Papelbon interjected that you don't have to. You'd have a second opportunity to asks questions.

Mayor Bukiewicz stated either way this item gets voted on if not tonight then the 26th.

Commissioner Oldani just going to say if they both get hold, hopefully the minutes reflect a lot of those questions and myself included, look over those minutes good, so were not asking the same questions over again. I know I will, I can't remember day to day some my activities so two (2) weeks can be a long time.

Planner Papelbon responded that we'll ask that the minutes be as close to verbatim as possible.

Commissioner Oldani moved that the Plan Commission holds action on the site, building, and related plans submitted by David Decker, Decker Properties, for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:17 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

10-12-21

Date



Parks and Recreation Commission Actions

ITEM: 6

DATE: October 26, 2021

- The Parks and Recreation Commission made the recommendation to the Common Council to hire Plunkett Raysich Architects, LLP to oversee the design process of the Abendschein Biergarten Project.
- The next meeting will be held on October 28, 2021 at 6:00 PM in the multi-purpose room.

A handwritten signature in cursive script that reads "Laurie Miller".

Laurie Miller
Zoning Administrator



PLAN COMMISSION REPORT

Proposal: Project Plan Amendments for TID Nos. 7, 8, 10, 13, 16

Description: Proposed amendments to the Project Plans of Tax Increment Financing Districts Nos. 7, 8, 10 13, & 16.

Applicant(s): City of Oak Creek

Address(es): Multiple

Suggested Motion: (Separate motions) That Plan Commission adopts

1. Resolution No. 2021-01, adopting the Project Plan for Tax Incremental Financing District (TID) No. 7.
2. Plan Commission Resolution No. 2021-02, adopting the Project Plan for Tax Incremental Financing District (TID) No. 8.
3. Plan Commission Resolution No. 2021-03, adopting the Project Plan for Tax Incremental Financing District (TID) No. 10.
4. Plan Commission Resolution No. 2021-04, adopting the Project Plan for Tax Incremental Financing District (TID) No. 13.
5. Plan Commission Resolution No. 2021-05, adopting the Project Plan for Tax Incremental Financing District (TID) No. 16.

Owner(s): Multiple

Tax Key(s): Multiple

Lot Size(s): Various

Current Zoning District(s): ALL

Overlay District(s): ALL

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Multiple

Background:

The City is proposing several amendments to the Project Plans for several Tax Incremental Districts (TIDs) as summarized below. No boundary amendments are proposed with these TID Project Plan amendments.

TID	AMENDMENT PURPOSE
7	Add project costs with no increase in the total level of spending
8	Increase the total level of spending and add project costs and donation to TID #13
10	Add donation to TID #13 with no increase in the total level of spending
13	Increase the total level of spending and add project costs
16	Increase the total level of spending and add project costs and donation to TID #13

TID No. 7 was created April 17, 2007, and includes multiple properties along S. 27th St. The intention of the proposed amendment is to add two (2) projects for street and park improvements within a ½-mile radius of the TID boundaries.

TID No. 8 was created September 15, 2009, and includes all properties within OakView Business Park, and three (3) industrial properties along Opus Drive north of Oakwood Road. The intentions of the proposed amendment are to authorize donations to TID No. 13 in support of specific projects, and to acquire two (2) properties for inclusion with authorized projects within TID No. 8.

TID No. 10 was created September 7, 2010, and includes properties on the east side of Howell Avenue between College Avenue and Rawson Avenue. Initially created to support the reuse and redevelopment of the former Midwest Airlines facility and surrounding area, the District’s purpose was fulfilled with the attraction of MasterLock. The intention of the proposed amendment is to utilize a majority of the existing fund balance surplus as a donation to TID No. 13, and to donate an additional \$2.6 million in projected surplus tax increment to be generated prior to the District’s statutory end in 2030.

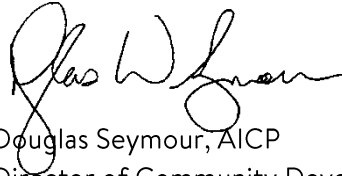
TID No. 13 was created May 16, 2017 as a blighted district, and includes 356 acres along the lakefront between the MMSD Wastewater Treatment Plan and Oakwood Road. Due to the historical uses in the area consisting of heavy industrial manufacturing, significant public investment is required for bluff stabilization, remediation, site acquisition, and public access improvements. Therefore, donations from other TIDs as mentioned in this report in support of project costs for TID 13 are proposed as part of this amendment.

TID No. 16 was created August 21, 2018, and includes properties along Ryan Road and S. 13th St. within and adjacent to Ryan Business Park. With the development of a significant portion of the area with the Amazon Fulfillment Center, the District is projected to generate significant surpluses. The intention of the proposed amendment is to donate up to \$12 million in projected surplus tax increment to TID No. 13. Plan Commissioners should note that the donation would not affect the ability of TID No. 16 to close early if necessary.

Included in your packets are copies of the amended Project Plans which were reviewed by the Joint Review Board at a public meeting on October 20, 2021. Please refer to the Project Plans for specific details on each TID Amendment. Should the Plan Commission adopt the Resolutions for the TID Amendments, the proposed amendments will go before the Common Council for approval on November 16, 2021. Final review by the Joint Review Board will occur following Council approval.

Options/Alternatives: Disapproval of the proposed TID Amendments would likely result in underutilized and vacant properties to remain in their current state, and may have negative impacts on anticipated development and infrastructure projects.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

Hearing Notice

TID Review and Amendments Presentation Slides (17 pages)

Project Plans

TID 7, Amendment No. 1 (8 pages)

TID 8, Amendment No. 1 (9 pages)

TID 10, Amendment No. 1 (6 pages)

TID 13, Amendment No. 1 (11 pages)

TID 16, Amendment No. 1 (6 pages)

PC Resolutions

2021-01, Approving TID 7, Amendment No. 1

2021-02, Approving TID 8, Amendment No. 1

2021-03, Approving TID 10, Amendment No. 1

2021-04, Approving TID 13, Amendment No. 1

2021-05, Approving TID 16, Amendment No. 1

Publish 10/13/21

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
CITY OF OAK CREEK, WISCONSIN
PLAN COMMISSION**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 6:00 p.m. or thereafter on October 26, 2021 in the Common Council Chambers of the Oak Creek Civic Center (City Hall), 8040 S. 6th Street, Oak Creek, Wisconsin 53154, by the City of Oak Creek Plan Commission. The purpose of the hearing is to review and consider proposed Project Plan amendments to five tax increment districts (TIDs) as outlined below:

TID #7 – Amendment to add \$950,000 in new capital improvements located within one-half mile of the district boundary with no increase in the previously-authorized level of total district expenditures.

TID #8 – Amendment to increase the overall level of district expenditures by \$25,829,400 for capital improvements, land acquisition, and cash grants that may be provided by the City to owners, lessees or developers of property within proposed TID #8, as well to donate up to \$6,800,000 to TID #13.

TID #10 – Amendment to donate up to \$3,600,000 to TID #13 with no increase in the previously-authorized level of total district expenditures.

TID #13 – Amendment to increase the overall level of district expenditures by \$81,037,600, and add project costs for capital improvements, including those within a half-mile of the district, as well as cash grants that may be provided by the City to owners, lessees or developers of property within proposed TID #13.

TID #16 – Amendment to increase the overall level of expenditures by \$22,940,700, and add project costs for capital improvements and cash grants that may be provided by the City to owners, lessees or developers of property within proposed TID #16, as well as to donate up to \$12,000,000 to TID #13. Interested parties will be afforded a reasonable opportunity to express their views on the proposed amendments at the Public Hearing.

Copies of the proposed Project Plans are available on the City's website at <https://www.oakcreekwi.gov/government/departments/city-administrator/tax-incremental-financing>, and will be provided upon request at the offices of the City Clerk at the Oak Creek Civic Center (City Hall), 8040 S. 6th Street, Oak Creek, Wisconsin, Monday – Friday between the hours of 7:30 a.m. and 4:00 p.m. Any person(s) with questions regarding the proposed Project Plans may call the Planning Department at (414) 766-7000.

Dated this 6th day of October, 2021.

Catherine A Roeske
City Clerk
City of Oak Creek

Publish in Oak Creek Now

Publication date: October 13, 2021

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.



Annual Tax Increment District Review

October 20, 2021

Presentation Outline

- Overview/Understanding of Tax Increment Financing (TIF)
- The 12% Test
- Status of Oak Creek's TIDs
- Questions & Answers

TIF v. TID

- TIF (Tax Increment Financing)
 - An economic development tool available for municipalities to expand its property tax base, where the development would not occur without public assistance
- TID (Tax Increment District)
 - The contiguous geographical area within a municipality identified for development using TIF
 - A TID consists of whole units of property assessed for general property tax purposes not including railroad right of ways, rivers or highways, or wetlands



TIDs by the Numbers

- As of April 16, 2021, Wisconsin has 1,352 active TIDs
- There are 129 active TIDs in Milwaukee County
 - EVERY city has at least 1 TID
 - Three villages – Bayside, Fox Point, River Hills – do not have a TID
- As of January 1, 2021, the equalized value of all active TIDs in Wisconsin was \$44.0 billion
- The ONLY meaningful tool available to Wisconsin municipalities to engage in economic development



Common Misconceptions

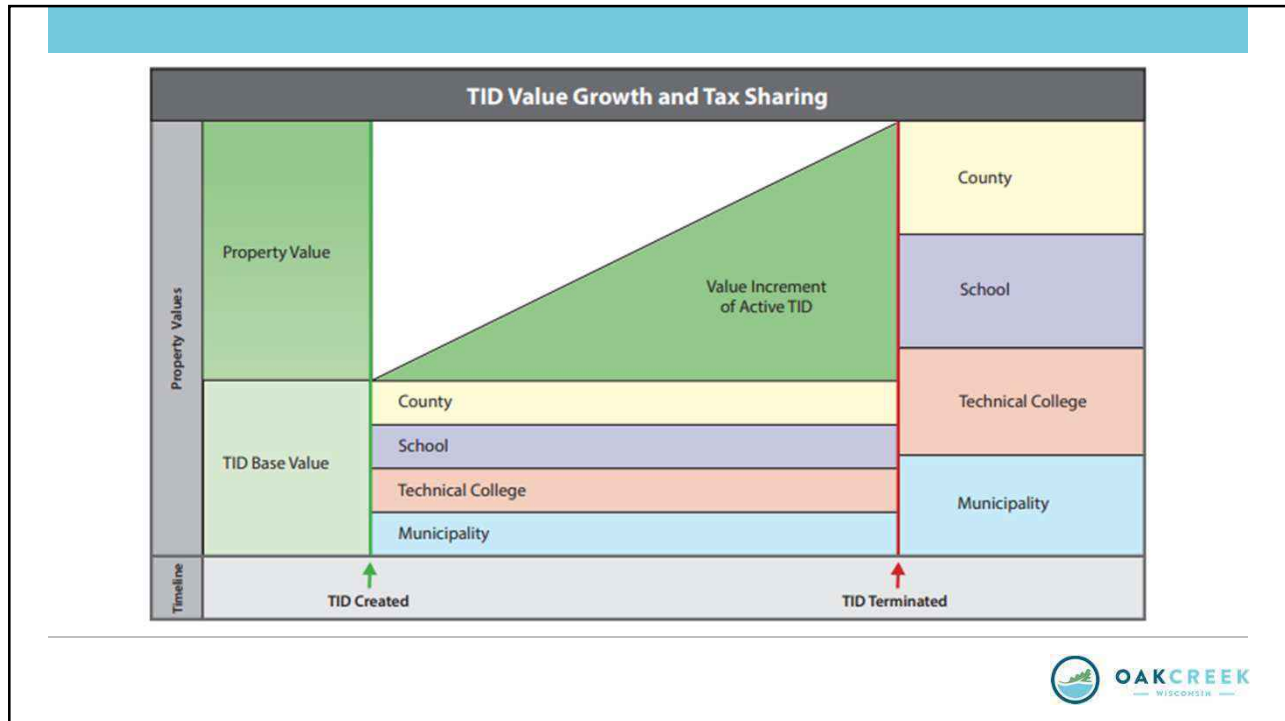
1. Creating TIDs will increase taxes
2. A Developer's "get-rich-quick-scheme"
3. Developer's do not pay their taxes; the City gives out "free money"
4. General taxpayers of the City are negative impacted financially by a TID



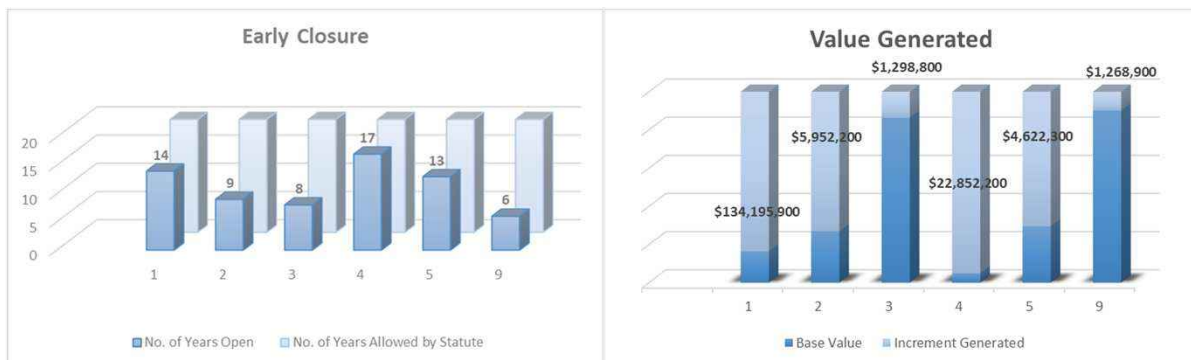
TIF: Understanding the Financing Mechanism

- Base value = the equalized value of the real and personal property located within the TID as of the valuation date
- Increment value = the difference in equalized value between the base value and the current value of the TID
- Ex: on a \$15,000,000 property, full tax revenue is \$326,100. The City's portion it keeps for City operations/finances is \$94,950
- If this property was in a TID, the TID keeps the full tax revenue vs. just the City portion of taxes to repay TID expenses
- When the TID "terminates" all taxing jurisdictions get the higher tax revenues generated by development in the TID

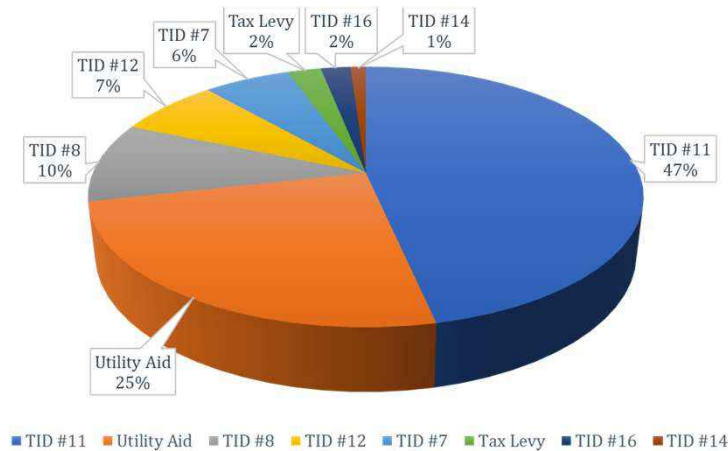




History of Early TID Closure & New Tax Base Generated



G.O. Debt by Funding Source



12% Test Calculation

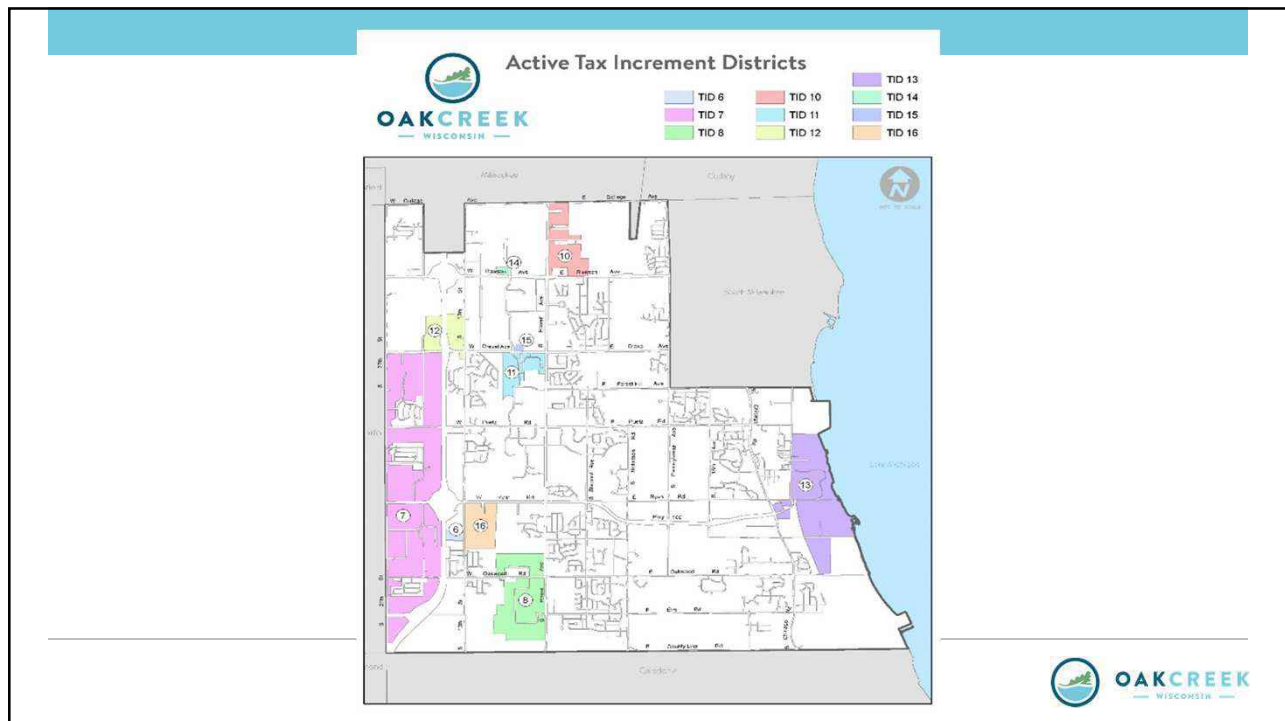
- The equalized value of the new or amended TID, plus the value increment of all existing TIDs cannot exceed 12% of the total equalized value within the municipality

Impact: City cannot create a new TID or add territory to an existing TID until it meets the 12% test again.

City Equalized Value (1/1/21)	\$4,618,317,600
12% of City Equalized Value	\$554,198,112
TID No.	1/1/21 Increment
TID #6	\$18,271,700
TID #7	\$85,580,400
TID #8	\$103,140,500
TID #10	\$21,922,800
TID #11	\$183,954,200
TID #12	\$56,265,500
TID #13	\$765,800
TID #14	\$8,917,900
TID #15	\$4,474,900
TID #16	\$177,071,100
TOTAL	\$660,364,800

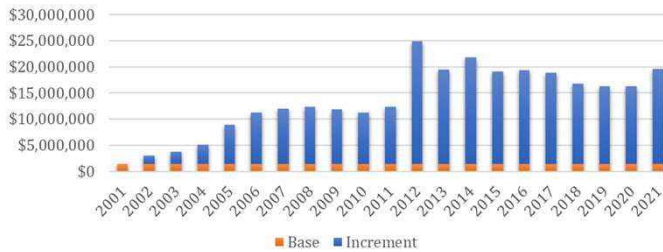


Status of Oak Creek's TIDs



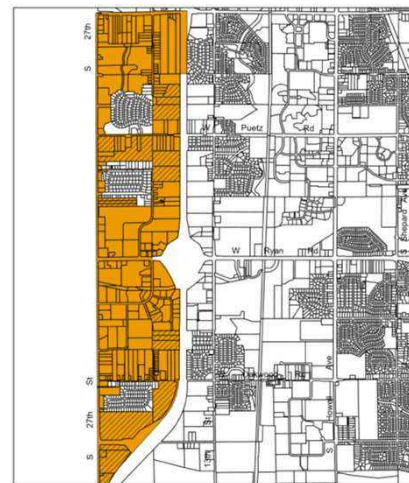
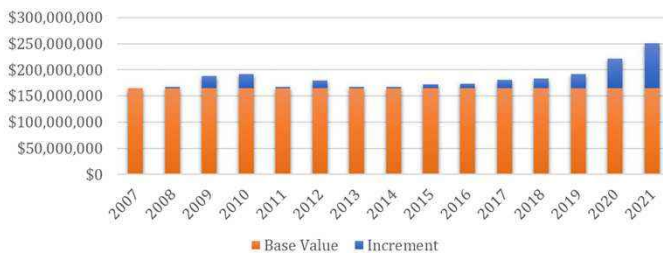
TID No. 6 – Creekside Corporate Park

- Creation Date = 10/17/2000
- Termination Date = 10/17/2023
- Type = Industrial
- Remaining acres = 11.4
- Increment (1/1/2021) = \$18,271,700
- Fund Balance (12/31/2020) = \$99,921
- Outstanding G.O. Debt = \$0
- Active FDAs = None



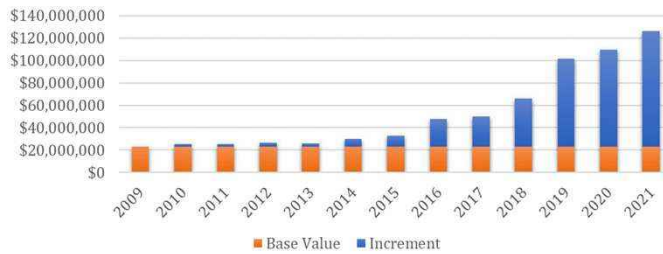
TID No. 7 – 27th Street Corridor

- Creation Date = 4/17/2007
- Termination Date = 4/17/2027
- Type = Mixed Use
- Remaining acres = 282
- Increment (1/1/2021) = \$85,580,400
- Fund Balance (12/31/2020) = \$46,550
- Outstanding G.O. Debt = \$5,750,000
- Active FDAs = One
 - Liberty Trust (PAYGO)



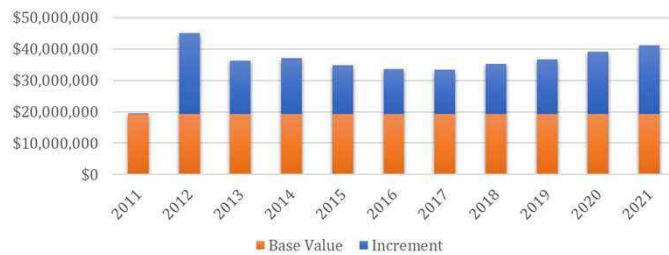
TID No. 8 – Oakview Business Park

- Creation Date = 1/1/2009
- Termination Date = 1/1/2029
- Type = Mixed Use
- Remaining acres = 52.1
- Increment (1/1/2021) = \$103,140,500
- Fund Balance (12/31/2020) = \$(817,619)
- Outstanding G.O. Debt = \$9,470,000
- Active FDAs = Two
 - Stella & Chewy's (PAYGO)



TID No. 10 – Master Lock

- Creation Date = 9/7/2010
- Termination Date = 9/7/2030
- Type = Mixed Use
- Remaining acres = 28
- Increment (1/1/2021) = \$21,922,800
- Fund Balance (12/31/2020) = \$938,824
- Outstanding G.O. Debt = \$0
- Active FDAs = One
 - Master Lock (PAYGO)



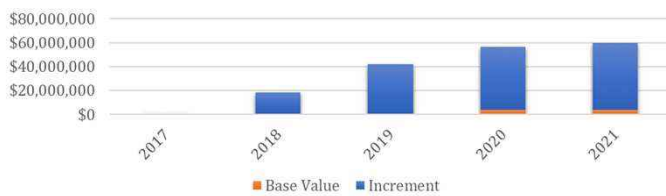
TID No. 11 – Drexel Town Square

- Creation Date = 4/3/2012
- Termination Date = 4/3/2032
- Type = Mixed Use
- Remaining acres = 11
- Increment (1/1/2021) = \$183,954,200
- Fund Balance (12/31/2020) = \$657,143
- Outstanding G.O. Debt = \$44,470,000
- Active FDAs = Seven



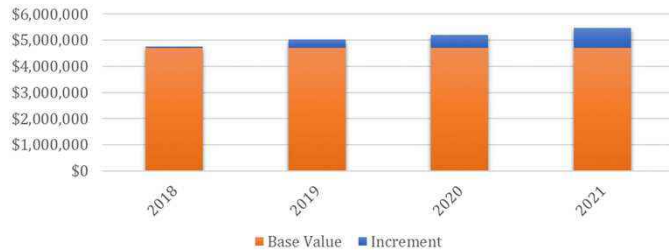
TID No. 12 – IKEA

- Creation Date = 7/20/2016
- Termination Date = 7/20/2036
- Type = Mixed Use
- Remaining acres = 46
- Increment (1/1/2021) = \$56,265,500
- Fund Balance (12/31/2020) = \$2,586,438
- Outstanding G.O. Debt = \$6,770,000
- Active FDAs = Three
 - IKEA (PAYGO)
 - Highgate (PAYGO)
 - Stand Rock Hospitality (Upfront + PAYGO)



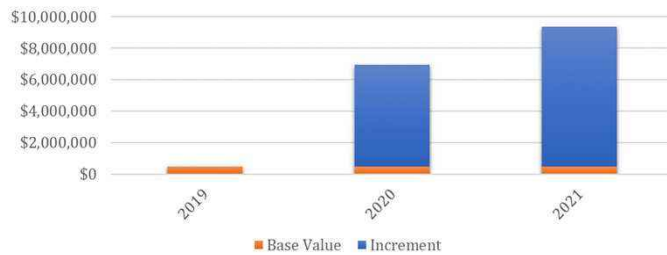
TID No. 13 – Lakefront

- Creation Date = 5/16/2017
- Termination Date = 5/16/2044
- Type = Blighted
- Remaining acres = 356
- Increment (1/1/2021) = \$765,800
- Fund Balance (12/31/2020) = \$240,875
- Outstanding G.O. Debt = \$0
- Active FDAs = One
 - F Street Group (Upfront + PAYGO)



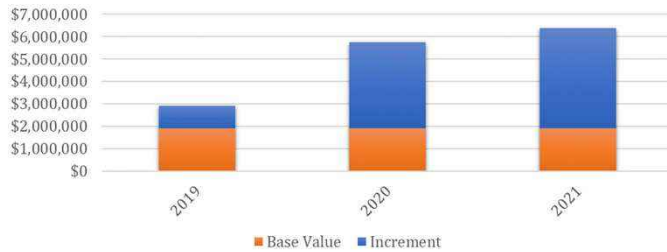
TID No. 14 – 6th St. & Rawson Ave.

- Creation Date = 4/13/2018
- Termination Date = 4/13/2046
- Type = Blighted
- Remaining acres = 0
- Increment (1/1/2021) = \$8,917,900
- Fund Balance (12/31/2020) = \$(21,257)
- Outstanding G.O. Debt = \$1,020,000
- Active FDAs = One
 - HSA Rawson (Upfront + PAYGO)



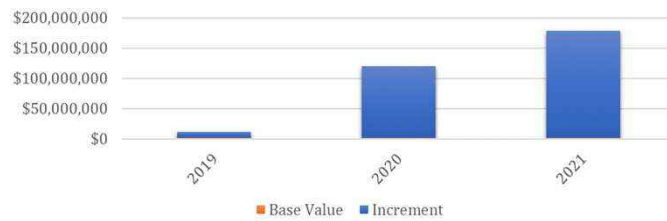
TID No. 15 – Drexel Ave. & 6th St.

- Creation Date = 4/13/2018
- Termination Date = 4/13/2046
- Type = Blighted
- Remaining acres = 0
- Increment (1/1/2021) = \$4,474,900
- Fund Balance (12/31/2020) = \$(16,246)
- Outstanding G.O. Debt = \$0
- Active FDAs = One
 - I-Kenosha (PAYGO)



TID No. 16 – Ryan Business Park

- Creation Date = 8/21/2018
- Termination Date = 8/21/2038
- Type = Mixed Use
- Remaining acres = 34.2
- Increment (1/1/2021) = \$177,071,100
- Fund Balance (12/31/2020) = \$109,713
- Outstanding G.O. Debt = \$1,970,000
- Active FDAs = Two
 - Ryan Business Park LLC (Upfront)
 - Commerce 94 Project (PAYGO)





Proposed TID Amendments

October 20, 2021

A stylized graphic on the left side of the slide, featuring a dark blue curved border. Inside the border, there is a green silhouette of a tree and a light blue area representing water.

Summary of Proposed TID Amendments

1. Update the current and past project costs as are now known in several of the TIDs (update the financial record);
2. Identify and capture excess increment from overachieving TIDs as a funding source for the continued environmental, redevelopment, and public amenity development we envision for the lakefront;
3. Leave additional Project Plan capacity to partner on development opportunities as they present themselves in the future; and
4. Employ a TID donation strategy with an eye toward closing TIDs as early as possible.



Larger Projects Associated with Proposed TID Amendments

- Land Acquisition: ~46 acres on lakefront north bluff (TID 13), ~14 acres Oakview Lot 1 and ~25 acres for potential land partnership in Oakview (TID 8);
- Repave Apple Creek subdivision, add park amenity (TID 7);
- Handle continued environmental clean-up, land redevelopment, and public park development at lakefront (TID 13).



Map ID#	Proposed Improvements	Estimated Project Cost	Borrowing Year
A. Capital Costs: Mixed Use Gateway and Public Amenities (Including potential expenses within 1/2 mile)			
A1	Mixed Use Lakefront Gateway Ph.1 Infrastructure (incl. Lake Vista Blvd improvements)	\$14,620,000	2021
A2	Mixed Use Lakefront Gateway Ph.2 Infrastructure	\$8,400,000	2023
A3	Mixed Use Lakefront Gateway Ph.3 Infrastructure	\$7,100,000	2026
A4	5th Avenue Corridor Improvements	\$1,500,000	2023
A5	Public Lakefront Access Promenade; Park-like amenities	\$2,500,000	2023
A6	Economic Development Incentives	\$5,500,000	
SUBTOTAL		\$39,620,000	
B. Capital Costs: South Single Family Residential and Public Amenities (Including potential expenses within 1/2 mile)			
B1	Oakwood to Ryan Road Sewer Service Extension	\$4,250,000	2022
B2	Bender Park Upper Lot Paving	\$200,000	2022
B3	Fish Cleaning Station	\$75,000	2022
B4	Bender Park Access Road Resurfacing	\$195,000	2022
B5	Bender Park Pathway Extension	\$275,000	2022
SUBTOTAL		\$4,995,000	
C. Capital Costs: Mixed Use North Property and Public Amenities (Including potential expenses within 1/2 mile)			
C1	North Bluff Remediation & Stabilization Project	\$10,500,000	2023
C2	Mixed Use North Property Demolition, Remediation, and Site Prep	\$5,000,000	2022
C3	Mixed Use North Property All-phases Infrastructure	\$12,000,000	2025
C4	Property Acquisition and Relocation	\$3,000,000	2025
C5	Economic Development Incentives	\$8,500,000	
SUBTOTAL		\$39,000,000	
Administration and Professional Consulting Services (Planning, Legal, TID creation/amendment, Environmental)		\$2,800,000	
Finance Charges (Issuance, Interest, and Finance Administration)		\$31,000,000	
Total Estimated Project Costs		\$117,415,000	



TID No. 7 – 27th Street Corridor

- Add \$950,000 in new capital improvements located within one-half mile of the district boundary
- No increase in the previously-authorized level of total district expenditures



TID No. 8 – Oakview Business Park

- Increase the overall level of district expenditures by \$25,829,400 for capital improvements, land acquisition, and cash grants
- Donate up to \$6,800,000 to TID No. 13



TID No. 10 – Master Lock

- No increase in the previously-authorized level of total district expenditures
- Donate up to \$3,600,000 to TID No. 13



TID No. 13 - Lakefront

- Increase the overall level of district expenditures by \$81,037,600 and add project costs for capital improvements, including those within a half-mile of the district, as well as cash grants



Map ID#	Proposed Improvements	Estimated Project Cost	Borrowing Year
A. Capital Costs: Mixed Use Gateway and Public Amenities (Including potential expenses within 1/2 mile)			
A1	Mixed Use Lakefront Gateway Ph.1 Infrastructure (incl. Lake Vista Blvd improvements)	\$14,620,000	2021
A2	Mixed Use Lakefront Gateway Ph.2 Infrastructure	\$8,400,000	2023
A3	Mixed Use Lakefront Gateway Ph.3 Infrastructure	\$7,100,000	2026
A4	5th avenue Corridor Improvements	\$1,500,000	2023
A5	Public Lakefront Access Promenade; Park-like amenities	\$2,500,000	2023
A6	Economic Development Incentives	\$5,500,000	
SUBTOTAL		\$39,620,000	
B. Capital Costs: South Single Family Residential and Public Amenities (Including potential expenses within 1/2 mile)			
B1	Oakwood to Ryan Road Sewer Service Extension	\$4,250,000	2022
B2	Bender Park Upper Lot Paving	\$200,000	2022
B3	Fish Cleaning Station	\$75,000	2022
B4	Bender Park Access Road Resurfacing	\$195,000	2022
B5	Bender Park Pathway Extension	\$275,000	2022
SUBTOTAL		\$4,995,000	
C. Capital Costs: Mixed Use North Property and Public Amenities (Including potential expenses within 1/2 mile)			
C1	North Bluff Remediation & Stabilization Project	\$10,500,000	2023
C2	Mixed Use North Property Demolition, Remediation, and Site Prep	\$5,000,000	2022
C3	Mixed Use North Property All-phases Infrastructure	\$12,000,000	2025
C4	Property Acquisition and Relocation	\$3,000,000	2025
C5	Economic Development Incentives	\$8,500,000	
SUBTOTAL		\$39,000,000	
Administration and Professional Consulting Services (Planning, Legal, TID creation/amendment, Environmental)		\$2,800,000	
Finance Charges (Issuance, Interest, and Finance Administration)		\$31,000,000	
Total Estimated Project Costs		\$117,415,000	



TID No. 16 – Amazon

- Increase the overall level of expenditures by \$22,940,700 and add project costs for capital improvements and cash grants
- Donate up to \$12,000,000 to TID No. 13



Process Schedule

October 20	Initial Joint Review Board Meeting
October 26	Plan Commission Public Hearing
November 16	Common Council Action
November 17*	Joint Review Board Final Action

* To be confirmed





CITY OF OAK CREEK

TAX INCREMENTAL DISTRICT #7

Amendment No. 2

Plan Commission Hearing and Approval:
City Council Action:
Joint Review Board Approval:

Prepared by:
VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

TABLE OF CONTENTS

INTRODUCTION 2
 Background..... 2
 Summary of Findings 2
SECTION I: EXISTING CONDITIONS AND USES 3
SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND
 IMPROVEMENTS 3
SECTION III – PROPOSED IMPROVEMENTS AND USE 3
SECTION IV – ESTIMATED PROJECT COSTS 3
SECTION V – ECONOMIC FEASIBILITY 3
SECTION VI – FINANCING METHODS..... 4
SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN..... 4
SECTION VIII – NON-PROJECT COSTS..... 4
SECTION IX - RELOCATION 4
SECTION X – ORDERLY DEVELOPMENT OF THE CITY..... 4
SECTION XI – LEGAL OPINION 4
 Table 1. Cash Flow Projection 5
 Map 1 Location of Improvements 6
 Table 2. Analysis of Impact on Overlying Taxing Jurisdictions..... 7

INTRODUCTION

Background

This is the second amendment to the Project Plan for the City of Oak Creek Tax Increment District #7 (TID #7, the “27th Street Corridor TID”). This mixed-use District was originally created on April 17, 2007. TID #7 has a base value of \$165,053,100 and a 2021 value increment of \$250,633,500 that generates approximately \$1.3 million in annual tax increment.

This Amendment No. 2 is one of five concurrent and related amendments proposed for TIF Districts in the City:

<u>District</u>	<u>Amendment Purpose</u>
TID #7	Add Project Cost
TID #8	Add Project Cost and Donation to TID #13
TID #10	Add Donation to TID #13
TID #13	Add Project Costs
TID #16	Donation to TID 13#

As noted above, this amendment is independent of the others and simply seeks to add two projects within a half-mile radius of the TID #7 boundary.

TID #7 is generally bounded by Drexel Avenue, I-94, 27th Street, and the Milwaukee County Line, and consists of a variety of land uses including offices, manufacturing, commercial and residential. Growth in the District has been slower than anticipated, but the TID has a positive fund balance and is expected to generate surplus increment over its remaining life. In lieu of some of the initial planned capital improvement projects, the City is seeking authorization to make street and park improvements within a half-mile of the district boundary.

This amendment has been prepared in compliance with Wis. Stat. § 66.1105, and it is intended to work in conjunction with the original TID #7 Project Plan and prior amendment. It is to be adopted by resolution of the Common Council upon receipt of a resolution of an affirmative recommendation from the City Plan Commission. Following Council adoption, it will be forwarded to the Joint Review Board for action on a resolution affirming the Board’s approval.

As required by Wis. Stat. § 66.1105(5), a copy of this amended Project Plan will be submitted to the Department of Revenue and used as the basis for their certification of Tax Increment District #7, Amendment No. 2 in the City of Oak Creek.

This amended Project Plan follows the same layout and section order as the original Project Plan. Sections where no changes are proposed are indicated as such, and sections with amendments are identified accordingly.

Summary of Findings

As required by Wis. Stat. §66.1105(4)(i), the following information is to be provided to the Joint Review Board in their consideration of a project plan amendment:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
 - *The amended project costs to authorize donations and an updated projection of increment is provided in Section V of this amendment.*
2. The amount of the value increment when the authorized project costs are paid in full and the tax incremental district is terminated.
 - *Table 1 on page 5 of this amendment provides the projected value increment at the time of the District’s closure.*

3. The reasons why the authorized project costs may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.
 - *The rationale for the project costs is provided in Section V of this amendment.*
4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
 - *Table 2 on page 7 of this amendment provides an updated share of projected increments.*
5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.
 - *The benefits to be received are described in the original TID #7 Project Plan and have not changed.*

SECTION I: EXISTING CONDITIONS AND USES

There are no changes to this section.

SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS

Please see Section IV of this amendment.

SECTION III – PROPOSED IMPROVEMENTS AND USE

There are no changes to this section.

SECTION IV – ESTIMATED PROJECT COSTS

The City proposes to use increment to fund the following project costs:

Apple Creek subdivision street improvements	\$650,000
Neighborhood park improvements	\$300,000

Both of these projects are within a half-mile of the TID #7 boundary, and improvements to them will improve the appearance of the District and surrounding area, improve access, and assist in attracting additional development to the District (see Map 1 on page 6).

These projects are in addition to all other project costs included in the original project plan; however, it is unlikely the City will undertake all of the previously-approved projects, so no increase in the total level of authorized spending is necessary or requested.

SECTION V – ECONOMIC FEASIBILITY

As shown in Table 1 on page 5, total TID #7 expenditures were \$8.6 million as of December 31, 2020. Future expenses primarily include payments under outstanding pay-as-you-go obligations and bonds, administrative costs, and the two capital improvements being added with this amendment. Together, these total another \$4.7 million in expenditures.

Per the original project plan, \$41 million in total District expenditures have been authorized. However, as shown on Table 1, the City anticipates total costs of only \$13.3 million over the life of the TID. A large apartment complex and truck dealership are under construction and, together, are expected to add another \$26 million in new value over the next four years. The additional tax increment, coupled with the fact that the City is unlikely to undertake some of the larger capital improvement projects included in the original project plan, results in a projected surplus at the end of the District life and the financial feasibility of including the two new projects. Further, the City has the option to call some of the outstanding debt early. Should the increment be able to do so, TID #7 could close two to three years early.

Taxing Districts overlying TID # 7 include Milwaukee County, the Oak Creek-Franklin Joint School District, Milwaukee Area Technical College, and the Milwaukee Metropolitan Sewerage District. The impact on the overlying taxing districts as shown in Table 2 on page 7 is based on the current tax rates and no increase in District value.

SECTION VI – FINANCING METHODS

There are no changes to this section.

SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN

There are no changes to this section.

SECTION VIII – NON-PROJECT COSTS

There are no changes to this section.

SECTION IX - RELOCATION

There are no changes to this section.

SECTION X – ORDERLY DEVELOPMENT OF THE CITY

There are no changes to this section.

SECTION XI – LEGAL OPINION

See Appendix A.

Table 1. Cash Flow Projection

	Actual	Projected							Projected	Projected
	2007-2020	2021	2022	2023	2024	2025	2026	2027	2021-2027	2007-2027
SOURCES										
Tax Increments		\$1,267,946	\$1,919,440	\$1,975,653	\$2,279,142	\$2,451,094	\$2,624,767	\$2,800,176	\$15,318,217	
Omitted Taxes		-	-	-	-	-	-	-	\$-	
Computer Exemption Increment		\$17,764	\$17,764	\$17,764	\$17,764	\$17,764	\$17,764	\$17,764	\$124,346	
Personal Property Exemption Increment		\$193,873	\$99,027	\$99,027	\$99,027	\$99,027	\$99,027	\$99,027	\$788,033	
Interest		-	-	-	-	-	-	-	\$-	
Total Revenue	\$ 3,969,038	\$1,479,583	\$2,036,230	\$2,092,443	\$2,395,932	\$2,567,884	\$2,741,557	\$2,916,966	\$16,230,596	\$20,199,634
Proceeds of Long-Term Debt	\$4,641,578	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,641,578
TOTAL SOURCES	\$8,610,616	\$1,479,583	\$2,036,230	\$2,092,443	\$2,395,932	\$2,567,884	\$2,741,557	\$2,916,966	\$16,230,596	\$24,841,212
USES										
Capital Expenditures (incl. PAYGO Incentives)		\$362,348	\$373,218	\$384,415	\$395,947	\$-	\$-	\$-	\$1,515,929	
Apple Creek Street and Park Improvements*			\$650,000	\$300,000					\$950,000	
Administrative Costs		\$12,650	\$12,650	\$12,650	\$12,650	\$12,650	\$12,650	\$12,650	\$88,550	
Tax Assessment Refunds		-	-	-	-	-	-	-	-	
Issuance Exp on Debt Issues		-	-	-	-	-	-	-	-	
Interfund Borrowing Interest Exp		-	-	-	-	-	-	-	-	
Transfer to Debt Service Fund		\$454,995	-	-	-	-	-	-	\$454,995	
Transfer to CDA		-	\$314,900	-	-	-	-	-	\$314,900	
Interest on Long-Term Debt		\$209,969	\$193,219	\$176,719	\$159,719	\$142,219	\$124,219	\$359,110	\$1,365,174	
Total Project Costs		\$209,969	\$193,219	\$176,719	\$159,719	\$142,219	\$124,219	\$359,110	\$1,365,174	
Principal on Long-Term Debt	-	\$425,000	\$450,000	\$450,000	\$475,000	\$475,000	\$500,000	\$3,400,000	\$6,175,000	\$6,175,000
TOTAL USES	\$8,564,066	\$1,464,962	\$1,993,987	\$1,323,784	\$1,043,316	\$629,869	\$636,869	\$3,771,760	\$10,864,548	\$19,428,614
Net Change in Fund Balance - December 31		\$14,621	\$42,243	\$768,659	\$1,352,615	\$1,938,015	\$2,104,688	\$(854,794)	\$5,366,048	
FUND BALANCE - DECEMBER 31	\$46,550	\$61,171	\$103,414	\$872,073	\$2,224,688	\$4,162,704	\$6,267,392	\$5,412,598		\$5,412,598

Notes:

* Costs in bold are new expenditures added with amendment.

Map 1 Location of Improvements

To be inserted in next draft.

Table 2. Analysis of Impact on Overlying Taxing Jurisdictions

Taxing Jurisdiction	% of Mill Rate	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closes	Increase in Annual Tax Collections After TID Closes
City of Oak Creek	26.2%	\$1,044,786	\$1,853,431	\$808,645
Oak Creek-Franklin School Dist.	38.0%	\$1,513,537	\$2,684,986	\$1,171,449
Milwaukee Area Tech College	4.9%	\$194,763	\$345,505	\$150,743
Milwaukee County	24.1%	\$960,609	\$1,704,102	\$743,493
Milwaukee Metro Sewer Dist.	6.8%	\$269,037	\$477,266	\$208,229
TOTAL	100.0%	\$3,982,731	\$7,065,291	\$3,082,559

*Does not include tax credits.



CITY OF OAK CREEK

TAX INCREMENTAL

DISTRICT #8

Amendment No. 1

Plan Commission Hearing and Approval:
City Council Action:
Joint Review Board Approval:

Prepared by:
VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

TABLE OF CONTENTS

INTRODUCTION 2
 Background..... 2
 Summary of Findings 3
SECTION I: EXISTING CONDITIONS AND USES 3
SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND
 IMPROVEMENTS 3
SECTION III – PROPOSED IMPROVEMENTS AND USE 4
SECTION IV – ESTIMATED PROJECT COSTS 4
SECTION V – ECONOMIC FEASIBILITY 4
SECTION VI – FINANCING METHODS..... 4
SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN..... 4
SECTION VIII – NON-PROJECT COSTS..... 4
SECTION IX - RELOCATION 4
SECTION X – ORDERLY DEVELOPMENT OF THE CITY..... 5
SECTION XI – LEGAL OPINION 5
 Table 1. Cash Flow Projection 6
 Table 2. Analysis of Impact on Overlying Taxing Jurisdictions..... 7

INTRODUCTION

Background

This is the first amendment to the Project Plan for the City of Oak Creek Tax Increment District #8 (TID #8, the “Oakview Business Park TID”). This mixed-use District was originally created on September 15, 2009. TID #8 has a base value of \$23,056,600 and a 2021 value increment of \$126,197,100 that generates nearly \$2 million in annual tax increment.

This Amendment No. 1 is one of five concurrent and related amendments proposed for TIF Districts in the City:

<u>District</u>	<u>Amendment Purpose</u>
TID #7	Add Project Cost
TID #8	Add Project Cost and Donation to TID #13
TID #10	Add Donation to TID #13
TID #13	Add Project Costs
TID #16	Donation to TID 13#

As noted above, this amendment is one of three that would authorize donations to TID #13 (the “Lakefront TID”) as authorized in Wis. Stat. § 66.105(6)(f). Created in 2017, the Lakefront TID is a “blighted” district comprised of 356 acres generally located between 5th Avenue and the Lake Michigan shoreline from just south of the City’s wastewater treatment plant to Oakwood Road. This area has a history of heavy industrial manufacturing uses and is defined predominantly by the existence of legacy environmental complexities along the lakefront. As a result, significant public investment will be required to stabilize the shoreline bluff, remediate soil and groundwater contamination, acquire sites, and improve public access in order to make lands available for private reuse and public space. While TID #13 has the potential to support high value redevelopment, the costs to address the existing conditions and provide the supporting public facilities are front-loaded and require assistance from TID #8 and other districts to get things moving. Specific projects to be funded with donated revenues are described further in the TID #13 amended project plan.

TID #8 is located in the general vicinity of South Howell Avenue and West Oakwood Road and was created to support the development of the Oakview Business Park. Since its inception, the District has experienced a dramatic five-fold increase in value with significant development potential remaining. To further stimulate additional growth, the City is considering the purchase of two parcels and is adding them to the list of authorized projects via this amendment.

Given the District’s excellent performance, the City is seeking to donate surplus increment to TID #13. Although the total level of spending will be greater than that authorized in the original project plan, the District is projected to have a positive fund balance and to begin generating annual surpluses, most of which would be donated in addition to funding land acquisition.

This amendment has been prepared in compliance with Wis. Stat. § 66.1105, and it is intended to work in conjunction with the original TID #8 Project Plan. It is to be adopted by resolution of the Common Council upon receipt of a resolution of an affirmative recommendation from the City Plan Commission. Following Council adoption, it will be forwarded to the Joint Review Board for action on a resolution affirming the Board’s approval.

As required by Wis. Stat. § 66.1105(5), a copy of this amended Project Plan will be submitted to the Department of Revenue and used as the basis for their certification of Tax Increment District #8, Amendment No. 1 in the City of Oak Creek.

This amended Project Plan follows the same layout and section order as the original Project Plan. Sections where no changes are proposed are indicated as such, and sections with amendments are identified accordingly.

Summary of Findings

As required by Wis. Stat. §66.1105(6)(f), the proposed donation of increments from TID #8 to TID #13 meets all of the following criteria:

- TID #8 and TID #13 have the same overlying taxing jurisdictions.
- The donation of tax increments shall be made only as approved by the Joint Review Board.
- TID #13 was created upon a finding that not less than 50 percent, by area, of the real property within the district is blighted.
- The allocation of positive tax increments from TID #8 shall be made only after the District has first satisfied all of its current-year debt service and project cost obligations.

As required by Wis. Stat. §66.1105(4)(i), the following information is to be provided to the Joint Review Board in their consideration of a project plan amendment:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
 - *The amended project costs to authorize donations and an updated projection of increment is provided in Section V of this amendment.*
2. The amount of the value increment when the authorized project costs are paid in full and the tax incremental district is terminated.
 - *Table 1 on page 6 of this amendment provides the projected value increment at the time of the District's closure.*
3. The reasons why the authorized project costs may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.
 - *The rationale for the project costs is provided in the original TID #8 Project and has not changed. The need for the donated funds in TID #13 is provided in that district's original project plan and its amendment proposed concurrently with this TID #8 amendment.*
4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
 - *Table 2 on page 7 of this amendment provides an updated share of projected increments.*
5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.
 - *The benefits to be received are described in the original TID #8 Project Plan and have not changed.*

SECTION I: EXISTING CONDITIONS AND USES

There are no changes to this section.

SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS

Please see Section IV of this amendment.

SECTION III – PROPOSED IMPROVEMENTS AND USE

There are no changes to this section.

SECTION IV – ESTIMATED PROJECT COSTS

The City is considering the acquisition of two properties in TID #8 totaling \$4.6 million. The parcels to be purchased will be those that hold significant development potential, and their acquisition will permit the City to aggressively market them to accelerate the attraction of additional development to the District. Several parcels meet this criterion, so these acquisitions may occur anywhere within TID #8.

This amendment also includes donations of up to \$6.8 million to TID #13 using surplus increment to be collected over the remaining life of the District as described in Section V.

Both of these new project costs are in addition to those included in the original project plan.

SECTION V – ECONOMIC FEASIBILITY

As shown in Table 1 on page 6, total TID #8 expenditures were approximately \$23.6 million as of December 31, 2020. The five-fold increase in valuation has exceeded all expectations, but the level of assistance to attract the new businesses also has exceeded the level of spending authorized in the original project plan. Absent the donations and land purchases included in the amendment, projected expenses over the remaining life of the District are mostly outstanding obligations under pay-as-you agreements and interest on bonds totaling another \$4 million.

Several properties in TID #8 have redevelopment potential, but there are no pending projects at the time this amendment is being prepared. Accordingly, Table 1 provides a conservative projection of District finances that assumes tax increment only from existing projects, those already under development, and slight inflationary growth over the remaining life of the District. Nevertheless, the projected increment in Table 1 is more than sufficient to fund the proposed property purchases and donations and demonstrates the financial feasibility of the amendment.

Per the original project plan, \$13.175 million in total District project costs have been authorized. Previous capital expenditures, pay-as-you-go and debt service obligations, planned acquisitions, and donation expenses shown on Table 1 require an increase of \$25.83 million in total authorized expenditures. However, even with these additional project costs, Table 1 demonstrates the financial feasibility of the amendment and that the District should be able to close six or more years early.

Taxing Districts overlying TID # 8 include Milwaukee County, the Oak Creek-Franklin Joint School District, Milwaukee Area Technical College, and the Milwaukee Metropolitan Sewerage District. The impact on the overlying taxing districts as shown in Table 2 on page 7 is based on the current tax rates and no increase in District value.

SECTION VI – FINANCING METHODS

There are no changes to this section.

SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN

There are no changes to this section.

SECTION VIII – NON-PROJECT COSTS

There are no changes to this section.

SECTION IX - RELOCATION

There are no changes to this section.

SECTION X – ORDERLY DEVELOPMENT OF THE CITY

There are no changes to this section.

SECTION XI – LEGAL OPINION

Please see Appendix A.

Table 1. Cash Flow Projection

	Actual	Projected									Projected	Projected
	2009-2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2021-2029	2010-2029
SOURCES												
Tax Increments	\$4,620,814	\$1,939,657	\$2,313,287	\$2,453,734	\$2,941,605	\$3,311,420	\$3,349,705	\$3,388,374	\$3,427,429	\$3,466,874	\$26,592,086	\$31,212,900
Computer Exemption Increment	80,300	12,155	12,155	12,155	12,155	12,155	12,155	12,155	12,155	12,155	109,397	189,697
Personal Property Exemption Increment	22,005	22,017	14,674	14,674	14,674	14,674	14,674	14,674	14,674	14,674	139,409	161,414
Sale of Property	7,000,000	-	-	-	-	-	-	-	-	-	-	7,000,000
Interest	9,259	-	-	-	-	-	-	-	-	-	-	9,259
Grants	800,000	-	-	-	-	-	-	-	-	-	-	800,000
Misc. Income	279,567	-	-	-	-	-	-	-	-	-	-	279,567
Transfer In	180,611	-	-	-	-	-	-	-	-	-	-	180,611
Total Revenue	\$12,992,556	\$1,973,830	\$2,340,116	\$2,480,563	\$2,968,435	\$3,338,249	\$3,376,535	\$3,415,204	\$3,454,258	\$3,493,703	\$26,840,892	\$39,833,448
Proceeds of Long-Term Debt	\$31,749,095	\$2,165,000	\$-	\$2,636,000	\$-	\$-	\$-	\$-	\$-	\$-	\$4,801,000	\$36,550,095
TOTAL SOURCES	\$44,741,651	\$4,138,830	\$2,340,116	\$5,116,563	\$2,968,435	\$3,338,249	\$3,376,535	\$3,415,204	\$3,454,258	\$3,493,703	\$31,641,892	\$76,383,543
USES												
Capital Expenditures (incl. PAYGO Incentives)	\$21,265,482	\$235,267	\$330,588	\$435,083	\$205,810	\$211,985	\$218,344	\$224,895	\$231,641	\$124,637	\$2,218,251	\$23,483,733
Land Acquisition*		\$2,085,000		\$2,500,000							\$4,585,000	\$4,585,000
Administrative Costs	366,965	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	23,850	390,815
Tax Assessment Refunds	41,538	-	-	-	-	-	-	-	-	-	-	41,538
Interfund Borrowing Interest Exp	4,031	-	-	-	-	-	-	-	-	-	-	4,031
Interest on Long-Term Debt	1,906,252	319,475	321,821	355,262	299,560	235,715	162,469	79,962	18,785	-	1,793,047	3,699,300
Donations to TID #13*	-	-	120,000	440,000	470,000	565,000	540,000	560,000	1,365,000	2,740,000	6,800,000	6,800,000
Total Project Costs	\$23,584,268	\$2,642,392	\$775,059	\$3,732,995	\$978,020	\$1,015,349	\$923,463	\$867,506	\$1,618,076	\$2,867,287	\$15,420,149	\$39,004,417
Principal on Long-Term Debt	\$21,975,000	\$1,000,000	\$1,235,000	\$1,385,000	\$1,991,000	\$2,323,000	\$2,450,000	\$2,553,000	\$1,834,000	\$-	\$14,771,000	\$36,746,000
TOTAL USES	\$45,559,268	\$3,642,392	\$2,010,059	\$5,117,995	\$2,969,020	\$3,338,349	\$3,373,463	\$3,420,506	\$3,452,076	\$2,867,287	\$30,191,149	\$75,750,417
Net Change in Fund Balance - December 31		\$496,437	\$330,057	\$(1,432)	\$(586)	\$(100)	\$3,071	\$(5,303)	\$2,182	\$626,416	\$1,450,743	
FUND BALANCE - DECEMBER 31	\$(817,617)	\$(321,180)	\$8,877	\$7,445	\$6,860	\$6,759	\$9,831	\$4,528	\$6,710	\$633,126		\$633,126

Notes:

* Costs in bold are new expenditures added with amendment.

Table 2. Analysis of Impact on Overlying Taxing Jurisdictions

Taxing Jurisdiction	% of Mill Rate	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closes	Increase in Annual Tax Collections After TID Closes
City of Oak Creek	26.2%	\$145,948	\$1,135,649	\$989,701
Oak Creek-Franklin School Dist.	38.0%	\$211,429	\$1,645,166	\$1,433,737
Milwaukee Area Tech College	4.9%	\$27,207	\$211,701	\$184,494
Milwaukee County	24.1%	\$134,189	\$1,044,151	\$909,962
Milwaukee Metro Sewer Dist.	6.8%	\$37,582	\$292,434	\$254,852
TOTAL	100.0%	\$556,356	\$4,329,101	\$3,772,745

*Does not include tax credits.



CITY OF OAK CREEK

TAX INCREMENTAL

DISTRICT #10

Amendment No. 1

Plan Commission Hearing and Approval:
City Council Action:
Joint Review Board Approval:

Prepared by:
VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

TABLE OF CONTENTS

INTRODUCTION 2
 Background..... 2
 Summary of Findings 3
SECTION 1: EXISTING CONDITIONS AND USES..... 3
SECTION 2. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND
 IMPROVEMENTS 3
SECTION III – PROPOSED IMPROVEMENTS AND USE 4
SECTION IV – ESTIMATED PROJECT COSTS 4
SECTION V – ECONOMIC FEASIBILITY..... 4
SECTION VI – FINANCING METHODS..... 4
SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN..... 4
SECTION VIII – NON-PROJECT COSTS..... 4
SECTION IX - RELOCATION 4
SECTION X – ORDERLY DEVELOPMENT OF THE CITY..... 4
SECTION XI – LEGAL OPINION 4
 Table 1. Cash Flow Projection 5
 Table 2. Analysis of Impact on Overlying Taxing Jurisdictions..... 5

INTRODUCTION

Background

This is the first amendment to the Project Plan for the City of Oak Creek Tax Increment District #10 (TID #10, the “Master Lock TID”). This mixed-use District was originally created on September 7, 2010. (Note that a previous process to amend the District spending plan was never completed.) TID #10 has a base value of \$19,223,700 and a 2021 value increment of \$20,619,200 that generates approximately \$450,000 in annual tax increment.

This Amendment No. 1 is one of five concurrent and related amendments proposed for TIF Districts in the City:

<u>District</u>	<u>Amendment Purpose</u>
TID #7	Add Project Cost
TID #8	Add Project Cost and Donation to TID #13
TID #10	Add Donation to TID #13
TID #13	Add Project Costs
TID #16	Donation to TID 13#

As noted above, this amendment is one of three that would authorize donations to TID #13 (the “Lakefront TID”) as authorized in Wis. Stat. § 66.105(6)(f). Created in 2017, the Lakefront TID is a “blighted” district comprised of 356 acres generally located between 5th Avenue and the Lake Michigan shoreline from just south of the City’s wastewater treatment plant to Oakwood Road. This area has a history of heavy industrial manufacturing uses and is defined predominantly by the existence of legacy environmental complexities along the lakefront. As a result, significant public investment will be required to stabilize the shoreline bluff, remediate soil and groundwater contamination, acquire sites, and improve public access in order to make lands available for private reuse and public space. While TID #13 has the potential to support high value redevelopment, the costs to address the existing conditions and provide the supporting public facilities are front-loaded and require assistance from TID #10 and other districts to get things moving. Specific projects to be funded with donated revenues are described further in the TID #13 amended project plan.

TID #10 is an area to the east of South Howell Avenue (STH 38) between Rawson Avenue (CTH BB) and College Avenue (CTH ZZ) and is an important gateway to the City of Oak Creek. The District was created primarily to support the reuse and redevelopment of a large facility vacated by Midwest Airlines and the surrounding area. Through the strategic use of TIF resources, the City was able to attract Master Lock to the facility, and their investment accounts for the bulk of the value that has been added to the District. At the same time, expenditures have been limited to select capital improvements and assistance to Master Lock as necessary to make the project financially feasible.

Since its inception, TID #10 has accumulated a fund balance of nearly \$1 million and is generating a significant annual surplus. As a result, the City proposes to immediately donate most of the existing fund balance to TID #13 and to donate an additional \$2.6 million in surplus tax increment projected to be generated prior to the end of the District’s statutory life in 2030.

This amendment has been prepared in compliance with Wis. Stat. § 66.1105, and it is intended to work in conjunction with the original TID #10 Project Plan. It is to be adopted by resolution of the Common Council upon receipt of a resolution of an affirmative recommendation from the City Plan Commission. Following Council adoption, it will be forwarded to the Joint Review Board for action on a resolution affirming the Board’s approval.

As required by Wis. Stat. § 66.1105(5), a copy of this amended Project Plan will be submitted to the Department of Revenue and used as the basis for their certification of Tax Increment District #10, Amendment No. 1 in the City of Oak Creek.

This amended Project Plan follows the same layout and section order as the original Project Plan. Sections where no changes are proposed are indicated as such, and sections with amendments are identified accordingly.

Summary of Findings

As required by Wis. Stat. §66.1105(6)(f), the proposed donation of increments from TID #10 to TID #13 meets all of the following criteria:

- TID #10 and TID #13 have the same overlying taxing jurisdictions.
- The donation of tax increments shall be made only as approved by the Joint Review Board.
- TID #13 was created upon a finding that not less than 50 percent, by area, of the real property within the district is blighted.
- The allocation of positive tax increments from TID #10 shall be made only after the District has first satisfied all of its current-year debt service and project cost obligations.

As required by Wis. Stat. §66.1105(4)(i), the following information is to be provided to the Joint Review Board in their consideration of a project plan amendment:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
 - *The amended project costs to authorize donations and an updated projection of increment is provided in Section V of this amendment.*
2. The amount of the value increment when the authorized project costs are paid in full and the tax incremental district is terminated.
 - *Table 1 on page 5 of this amendment provides the projected value increment at the time of the District's closure.*
3. The reasons why the authorized project costs may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.
 - *The rationale for the project costs is provided in the original TID #10 Project and has not changed. The need for the donated funds in TID #13 is provided in that district's original project plan and its amendment proposed concurrently with this TID #10 amendment.*
4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
 - *Table 2 on page 5 of this amendment provides an updated share of projected increments.*
5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.
 - *The benefits to be received are described in the original TID #10 Project Plan and have not changed.*

SECTION I: EXISTING CONDITIONS AND USES

There are no changes to this section.

SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS

There are no changes to this section.

SECTION III – PROPOSED IMPROVEMENTS AND USE

There are no changes to this section.

SECTION IV – ESTIMATED PROJECT COSTS

The City proposes to donate up to \$3.6 million to TID #13. This includes a one-time transfer of approximately \$1.1 million from the TID #10 fund balance with the remainder being surplus increment to be collected over the remaining life of the District as described in Section V.

The donations are in addition to all other project costs included in the original project plan.

SECTION V – ECONOMIC FEASIBILITY

As shown in Table 1 on page 5, total TID #10 expenditures were \$2.66 million as of December 31, 2020. Future expenses, other than donations, include payments under outstanding pay-as-you-go obligations, administrative costs and nominal capital improvements as authorized in the original project plan, which are projected to total another \$1.15 million. With donations totaling \$3.6 million, total expenditures over the life of the District are projected to be \$7.41 million.

Per the original project plan, \$11.83 million in total District expenditures have been authorized, and no change is proposed to this limit. While property in the District has redevelopment potential, there are no pending projects at the time this amendment is being prepared. Accordingly, Table 1 provides a conservative projection of District finances that assumes no additional increment and only minimal additional project costs, but still demonstrates the financial feasibility of the proposed donation. However, the City retains the right to take on additional projects provided the total of all TID #10 expenditures does not exceed the limit authorized in the original project plan and sufficient increment is available to fund the projects. Absent additional project costs, the District may be able to close two to three years early.

Taxing Districts overlying TID # 10 include Milwaukee County, the Oak Creek-Franklin Joint School District, Milwaukee Area Technical College, and the Milwaukee Metropolitan Sewerage District. The impact on the overlying taxing districts as shown in Table 2 on page 5 is based on the current tax rates and no increase in District value.

SECTION VI – FINANCING METHODS

There are no changes to this section.

SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN

There are no changes to this section.

SECTION VIII – NON-PROJECT COSTS

There are no changes to this section.

SECTION IX - RELOCATION

There are no changes to this section.

SECTION X – ORDERLY DEVELOPMENT OF THE CITY

There are no changes to this section.

SECTION XI – LEGAL OPINION

Please see Appendix A.

Table 1. Cash Flow Projection

	Actual	Projected										Total	Total
	2010-2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2021-2030	2010-2030
SOURCES													
Tax Increment		\$449,063	\$462,458	\$462,458	\$462,458	\$462,458	\$462,458	\$462,458	\$462,458	\$462,458	\$462,458	\$4,611,183	
Computer Exemption Increment		18,906	18,906	18,906	18,906	18,906	18,906	18,906	18,906	18,906	18,906	\$189,056	
Personal Property Exemption Increment		38,795	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300	\$230,492	
Interest		-	-	-	-	-	-	-	-	-	-	\$-	
TOTAL SOURCES	\$3,642,900	\$506,764	\$502,663	\$502,663	\$502,663	\$502,663	\$502,663	\$502,663	\$502,663	\$502,663	\$502,663	\$5,030,730	\$8,673,630
USES													
Capital Expenditures (incl. PAYGO Incentives)		\$288,581	\$297,661	\$297,661	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$883,903	
Administrative Costs		26,699	26,699	26,699	26,699	26,699	26,699	26,699	26,699	26,699	26,699	266,993	
Donations to TID #13*		1,100,000	250,000	180,000	475,000	475,000	475,000	475,000	170,000			3,600,000	
TOTAL USES	\$2,704,076	\$1,415,280	\$574,360	\$504,360	\$501,699	\$501,699	\$501,699	\$501,699	\$196,699	\$26,699	\$26,699	\$4,750,896	\$7,454,972
Net Change in Fund Balance - December 31		\$(908,516)	\$(71,697)	\$(1,697)	\$964	\$964	\$964	\$964	\$305,964	\$475,964	\$475,964	\$279,834	
FUND BALANCE - DECEMBER 31	\$938,824	\$30,308	\$(41,389)	\$(43,087)	\$(42,123)	\$(41,160)	\$(40,196)	\$(39,232)	\$266,731	\$742,695	\$1,218,658		\$1,218,658

Notes:

* New expenditure added with amendment.

Table 2. Analysis of Impact on Overlying Taxing Jurisdictions

Taxing Jurisdiction	% of Mill Rate	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closes	Increase in Annual Tax Collections After TID Closes
City of Oak Creek	26.2%	\$145,948	\$1,135,649	\$989,701
Oak Creek-Franklin School Dist.	38.0%	\$211,429	\$1,645,166	\$1,433,737
Milwaukee Area Tech College	4.9%	\$27,207	\$211,701	\$184,494
Milwaukee County	24.1%	\$134,189	\$1,044,151	\$909,962
Milwaukee Metro Sewer Dist.	6.8%	\$37,582	\$292,434	\$254,852
TOTAL	100.0%	\$556,356	\$4,329,101	\$3,772,745

*Does not include tax credits.



CITY OF OAK CREEK

TAX INCREMENTAL

DISTRICT #13

Amendment No. 1

Plan Commission Hearing and Approval:
City Council Action:
Joint Review Board Approval:



Prepared by:
VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

TABLE OF CONTENTS

INTRODUCTION 2
 Background..... 2
 Summary of Findings 2
SECTION I: EXISTING CONDITIONS AND USES 3
SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND
 IMPROVEMENTS 3
SECTION III – PROPOSED IMPROVEMENTS AND USE 3
SECTION IV – ESTIMATED PROJECT COSTS 3
SECTION V – ECONOMIC FEASIBILITY 4
SECTION VI – FINANCING METHODS..... 4
SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN..... 4
SECTION VIII – NON-PROJECT COSTS..... 4
SECTION IX - RELOCATION 4
SECTION X – ORDERLY DEVELOPMENT OF THE CITY..... 4
SECTION XI – LEGAL OPINION 5
 Table 1 Proposed Improvements and Estimated Costs..... 6
 Map 1 Location of Proposed Improvements 7
 Table 2 Projected Increment and Revenues..... 8
 Table 3 Financial Feasibility Analysis 9
 Table 4 Analysis of Impact on Overlying Taxing Jurisdictions..... 10

INTRODUCTION

Background

This is the first amendment to the Project Plan for the City of Oak Creek Tax Increment District #13 (TID #13, the “Lakefront TID”). This blighted District was originally created on May 16, 2017. TID #13 has a base value of \$4,703,500 and a 2021 value increment of \$4,065,800 that generates approximately \$600,000 in annual tax increment.

This Amendment No. 1 is one of five concurrent and related amendments proposed for TIF Districts in the City:

District	Amendment Purpose
TID #7	Add Project Cost
TID #8	Add Project Cost and Donation to TID #13
TID #10	Add Donation to TID #13
TID #13	Add Project Costs
TID #16	Donation to TID 13#

As noted above, three of the amendments are to include donations to TID #13 as authorized in Wis. Stat. § 66.105(6)(f). TID #13 is comprised of 356 acres generally located between 5th Avenue and the Lake Michigan shoreline from just south of the City’s wastewater treatment plant to Oakwood Road. This area has a history of heavy industrial manufacturing uses and is defined predominantly by the existence of legacy environmental complexities along the lakefront. As a result, significant public investment will be required to stabilize the shoreline bluff, remediate soil and groundwater contamination, acquire sites, and improve public access in order to make lands available for private reuse and public space. While TID #13 has the potential to support high value redevelopment, the costs to address the existing conditions and provide the supporting public facilities are front-loaded and require assistance from the other districts to get things moving. Specific projects to be funded with donated revenues are described further in Section IV of this amended project plan.

This amendment has been prepared in compliance with Wis. Stat. § 66.1105, and it is intended to work in conjunction with the original TID #13 Project Plan. It is to be adopted by resolution of the Common Council upon receipt of a resolution of an affirmative recommendation from the City Plan Commission. Following Council adoption, it will be forwarded to the Joint Review Board for action on a resolution affirming the Board’s approval.

As required by Wis. Stat. § 66.1105(5), a copy of this amended Project Plan will be submitted to the Department of Revenue and used as the basis for their certification of Tax Increment District #13, Amendment No. 1 in the City of Oak Creek.

This amended Project Plan follows the same layout and section order as the original Project Plan. Sections where no changes are proposed are indicated as such, and sections with amendments are identified accordingly.

Summary of Findings

As required by Wis. Stat. §66.1105(4)(i), the following information is to be provided to the Joint Review Board in their consideration of a project plan amendment:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
 - *The amended project costs to authorize donations and an updated projection of increment is provided in Section V of this amendment.*

2. The amount of the value increment when the authorized project costs are paid in full and the tax incremental district is terminated.
 - *Table 2 on page 8 of this amendment provides the projected value increment at the time of the District's closure.*
3. The reasons why the authorized project costs may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.
 - *Section IV of this amendment describes the need and justification for the proposed project costs.*
4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
 - *Table 4 on page 10 of this amendment provides an updated share of projected increments.*
5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.
 - *The benefits to be received are described in the original TID #13 Project Plan and have not changed.*

SECTION I: EXISTING CONDITIONS AND USES

There are no changes to this section.

SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS

Please see Section IV of this amendment.

SECTION III – PROPOSED IMPROVEMENTS AND USE

There are no changes to this section.

SECTION IV – ESTIMATED PROJECT COSTS

Table 1 on page 6 lists all of the proposed public works and improvements and their projected costs for TID #13 totaling \$117,415,000. Many of these were included in the original project but are shown again here to provide a complete picture of the extensive need for public investments in the District in order to make it ready for new development. As noted, some of these include expenditures within one-half mile of the District boundary as necessary to improve access (see Map 1 on page 7 for the locations of all proposed improvements).

These projects fall within the category descriptions included in the original project plan. Consistent with the goals and purposes of the District as articulated in the original 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.

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 amendment 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 amendment. Redistribution of project costs within the total spending estimate will not require an additional amendment provided that the expenditures meet the purpose and intent of the District as expressed in the original project 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 1 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 2021 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 another amendment to the project plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this amendment. Other adjustments to the TID project plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the Common Council.

SECTION V – ECONOMIC FEASIBILITY

As shown in Table 2 on page 8, the District has the potential to attract significant development over the next ten years totaling more than \$265 million in value, which would generate nearly \$6 million in annual increment.

The roughly \$22 million in donations from TID's #8, #10, #16 will be used to help in funding the substantial front-end borrowing for the needed public improvements. Table 3 on page 9 shows the potential for five borrowings over the next five years totaling \$73.72 million. Development in the District is off to a good start with several other projects in the pipeline, and the City anticipates rapid absorption as lands are remediated and reclaimed to produce the increment necessary to support this level of borrowing.

As of December 31, 2020, total TID #13 project costs were \$1.079 million. Table 3 shows total additional costs of \$106 million with a potential surplus at the close of the District of nearly \$19 million.

Per the original project plan, \$36,377,400 in total District project costs have been authorized. The revised list of project costs included in this amendment requires an increase of \$81,037,600 in total authorized expenditures. However, even with these additional project costs, Table 3 demonstrates the financial feasibility of the amendment and that the District should be able to close on time, earlier, and with a healthy fund balance.

Taxing Districts overlying TID #13 include Milwaukee County, the Oak Creek-Franklin Joint School District, Milwaukee Area Technical College, and the Milwaukee Metropolitan Sewerage District. The impact on the overlying taxing districts as shown in Table 4 on page 10 is based on the current tax rates and no increase in District value.

SECTION VI – FINANCING METHODS

There are no changes to this section.

SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN

There are no changes to this section.

SECTION VIII – NON-PROJECT COSTS

There are no changes to this section.

SECTION IX - RELOCATION

There are no changes to this section.

SECTION X – ORDERLY DEVELOPMENT OF THE CITY

There are no changes to this section.

SECTION XI – LEGAL OPINION

Please see Appendix A.

Table 1 Proposed Improvements and Estimated Costs

Map ID#	Proposed Improvements	Estimated Project Cost	Borrowing Year
A. Capital Costs: Mixed Use Gateway and Public Amenities (Including potential expenses within 1/2 mile)			
A1	Mixed Use Lakefront Gateway Ph.1 Infrastructure (incl. Lake Vista Blvd improvements)	\$14,620,000	2021
A2	Mixed Use Lakefront Gateway Ph.2 Infrastructure	\$8,400,000	2023
A3	Mixed Use Lakefront Gateway Ph.3 Infrastructure	\$7,100,000	2026
A4	5th avenue Corridor Improvements	\$1,500,000	2023
A5	Public Lakefront Access Promenade; Park-like amenities	\$2,500,000	2023
A6	Economic Development Incentives	\$5,500,000	
SUBTOTAL		\$39,620,000	
B. Capital Costs: South Single Family Residential and Public Amenities (Including potential expenses within 1/2 mile)			
B1	Oakwood to Ryan Road Sewer Service Extension	\$4,250,000	2022
B2	Bender Park Upper Lot Paving	\$200,000	2022
B3	Fish Cleaning Station	\$75,000	2022
B4	Bender Park Access Road Resurfacing	\$195,000	2022
B5	Bender Park Pathway Extension	\$275,000	2022
SUBTOTAL		\$4,995,000	
C. Capital Costs: Mixed Use North Property and Public Amenities (Including potential expenses within 1/2 mile)			
C1	North Bluff Remediation & Stabilization Project	\$10,500,000	2023
C2	Mixed Use North Property Demolition, Remediation, and Site Prep	\$5,000,000	2022
C3	Mixed Use North Property All-phases Infrastructure	\$12,000,000	2025
C4	Property Acquisition and Relocation	\$3,000,000	2025
C5	Economic Development Incentives	\$8,500,000	
SUBTOTAL		\$39,000,000	
Administration and Professional Consulting Services (Planning, Legal, TID creation/amendment, Environmental)		\$2,800,000	
Finance Charges (Issuance, Interest, and Finance Administration)		\$31,000,000	
Total Estimated Project Costs		\$117,415,000	

Map 1 Location of Proposed Improvements

To be inserted in next draft.

Table 2 Projected Increment and Revenues

Build Year	MU Lakefront Gateway Assessed Value	South SF Residential Assessed Value	MU North Assessed Value	Commercial Gateway Assessed Value	Total Annual Assessed Value	Cumulative Assessed Value	Increment Revenue	Park Impact Fees	TID Increment Donations	Total Annual Revenue	Collect Year
2019	\$-	\$-	\$-	\$-	\$507,900	\$507,900	\$11,391.44	\$-	\$1,500,000	\$1,511,391	2021
2020	\$-	\$-	\$-	\$-	\$257,900	\$765,800	\$17,175.75	\$328,560	\$793,361	\$1,139,096	2022
2021	\$3,300,000	\$-	\$-	\$-	\$3,300,000	\$4,065,800	\$91,190	\$164,280	\$704,269	\$959,738	2023
2022	\$22,715,000	\$-	\$-	\$-	\$22,715,000	\$26,780,800	\$600,653	\$218,407	\$1,034,004	\$1,853,065	2024
2023	\$22,715,000	\$-	\$-	\$-	\$22,715,000	\$49,495,800	\$1,110,117	\$218,407	\$1,130,730	\$2,459,254	2025
2024	\$22,715,000	\$5,000,000	\$-	\$-	\$27,715,000	\$77,210,800	\$1,731,722	\$118,330	\$1,110,153	\$2,960,206	2026
2025	\$22,715,000	\$5,000,000	\$8,568,250	\$-	\$36,283,250	\$113,494,050	\$2,545,501	\$118,330	\$1,123,044	\$3,786,875	2027
2026	\$22,751,000	\$5,000,000	\$8,568,250	\$5,284,500	\$41,603,750	\$155,097,800	\$3,478,611	\$21,500	\$5,089,588	\$8,589,699	2028
2027	\$22,715,000	\$5,000,000	\$8,568,250	\$5,284,500	\$41,567,750	\$196,665,550	\$4,410,913	\$21,500	\$4,234,776	\$8,667,189	2029
2028	\$22,715,000	\$5,000,000	\$8,568,250	\$5,284,500	\$41,567,750	\$238,233,300	\$5,343,216	\$21,500	\$4,277,729	\$9,642,444	2030
2029	\$-	\$5,000,000	\$8,568,250	\$5,284,500	\$18,852,750	\$257,086,050	\$5,766,054	\$-	\$-	\$5,766,054	2031
2030	\$-	\$-	\$8,568,250	\$-	\$8,568,250	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2032
2031	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2033
2032	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2034
2033	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2035
2034	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2036
2035	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2037
2036	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2038
2037	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2039
2038	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2040
2039	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2041
2040	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2042
2041	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2043
2042	\$-	\$-	\$-	\$-	\$-	\$265,654,300	\$5,958,227	\$-	\$-	\$5,958,227	2044
TOTALS	\$162,341,000	\$30,000,000	\$51,409,500	\$21,138,000	\$265,654,300	n/a	\$102,563,502	\$1,230,814	\$20,997,653	\$124,791,969	n/a

Table 3 Financial Feasibility Analysis

Year	Refund 2021 NANs \$16,220,000 G.O. Refunding Bonds Dated October 1, 2023			Refund 2022 NANs \$10,500,000 G.O. Refunding Bonds Dated October 1, 2024			Refund 2023 NANs \$24,000,000 G.O. Refunding Bonds Dated October 1, 2025			Refund 2025 NANs \$15,000,000 G.O. Refunding Bonds Dated October 1, 2027			Refund 2026 NANs \$8,000,000 G.O. Refunding Bonds Dated October 1, 2028			Net Revenues			
	Expenditures																		(s) Available After Debt Service & Admin Costs
	(a) Tax Revenue	(b) Principal <i>(10/1)</i>	(c) Interest <i>(4/1 & 10/1)</i> Rate= 4.00%	(d) Debt Service	(e) Principal <i>(10/1)</i>	(f) Interest <i>(4/1 & 10/1)</i> Rate= 4.00%	(g) Debt Service	(h) Principal <i>(10/1)</i>	(i) Interest <i>(4/1 & 10/1)</i> Rate= 4.00%	(j) Debt Service	(k) Principal <i>(10/1)</i>	(l) Interest <i>(4/1 & 10/1)</i> Rate= 4.00%	(m) Debt Service	(n) Principal <i>(10/1)</i>	(o) Interest <i>(4/1 & 10/1)</i> Rate= 4.00%	(p) Debt Service	(q) Less: Administrative Costs	(r) Combined Expenditures	
2021	\$1,511,391																\$50,000	\$50,000	\$1,461,391
2022	\$1,139,096																\$50,000	\$50,000	\$1,089,096
2023	\$959,738																\$50,000	\$50,000	\$909,738
2024	\$1,853,065	\$425,000	\$648,800	\$1,073,800													\$50,000	\$1,123,800	\$729,265
2025	\$2,459,254	\$625,000	\$631,800	\$1,256,800		\$420,000	\$420,000										\$50,000	\$1,726,800	\$732,454
2026	\$2,960,206	\$195,000	\$606,800	\$801,800					\$960,000	\$960,000							\$50,000	\$2,231,800	\$728,406
2027	\$3,786,875	\$630,000	\$599,000	\$1,229,000	\$395,000	\$420,000	\$815,000										\$50,000	\$3,054,000	\$732,875
2028	\$8,589,699	\$655,000	\$573,800	\$1,228,800	\$425,000	\$404,200	\$829,200	\$3,555,000	\$960,000	\$4,515,000	\$635,000	\$600,000	\$1,235,000				\$50,000	\$7,858,000	\$731,699
2029	\$8,667,189	\$685,000	\$547,600	\$1,232,600	\$445,000	\$387,200	\$832,200	\$3,085,000	\$817,800	\$3,902,800	\$660,000	\$574,600	\$1,234,600	\$365,000	\$320,000	\$685,000	\$50,000	\$7,937,200	\$729,989
2030	\$9,642,444	\$710,000	\$520,200	\$1,230,200	\$460,000	\$369,400	\$829,400	\$4,190,000	\$694,400	\$4,884,400	\$685,000	\$548,200	\$1,233,200	\$380,000	\$305,400	\$685,400	\$50,000	\$8,912,600	\$729,844
2031	\$5,766,054	\$740,000	\$491,800	\$1,231,800	\$480,000	\$351,000	\$831,000	\$480,000	\$526,800	\$1,006,800	\$710,000	\$520,800	\$1,230,800	\$395,000	\$290,200	\$685,200	\$50,000	\$5,035,600	\$730,454
2032	\$5,958,227	\$770,000	\$462,200	\$1,232,200	\$500,000	\$331,800	\$831,800	\$685,000	\$507,600	\$1,192,600	\$740,000	\$492,400	\$1,232,400	\$415,000	\$274,400	\$689,400	\$50,000	\$5,228,400	\$729,827
2033	\$5,958,227	\$800,000	\$431,400	\$1,231,400	\$520,000	\$311,800	\$831,800	\$715,000	\$480,200	\$1,195,200	\$770,000	\$462,800	\$1,232,800	\$430,000	\$257,800	\$687,800	\$50,000	\$5,229,000	\$729,227
2034	\$5,958,227	\$830,000	\$399,400	\$1,229,400	\$540,000	\$291,000	\$831,000	\$750,000	\$451,600	\$1,201,600	\$800,000	\$432,000	\$1,232,000	\$445,000	\$240,600	\$685,600	\$50,000	\$5,229,600	\$728,627
2035	\$5,958,227	\$865,000	\$366,200	\$1,231,200	\$560,000	\$269,400	\$829,400	\$775,000	\$421,600	\$1,196,600	\$835,000	\$400,000	\$1,235,000	\$465,000	\$222,800	\$687,800	\$50,000	\$5,230,000	\$728,227
2036	\$5,958,227	\$900,000	\$331,600	\$1,231,600	\$585,000	\$247,000	\$832,000	\$805,000	\$390,600	\$1,195,600	\$865,000	\$366,600	\$1,231,600	\$485,000	\$204,200	\$689,200	\$50,000	\$5,230,000	\$728,227
2037	\$5,958,227	\$935,000	\$295,600	\$1,230,600	\$605,000	\$223,600	\$828,600	\$845,000	\$358,400	\$1,203,400	\$900,000	\$332,000	\$1,232,000	\$500,000	\$184,800	\$684,800	\$50,000	\$5,229,400	\$728,827
2038	\$5,958,227	\$975,000	\$258,200	\$1,233,200	\$630,000	\$199,400	\$829,400	\$875,000	\$324,600	\$1,199,600	\$935,000	\$296,000	\$1,231,000	\$520,000	\$164,800	\$684,800	\$50,000	\$5,228,000	\$730,227
2039	\$5,958,227	\$1,010,000	\$219,200	\$1,229,200	\$655,000	\$174,200	\$829,200	\$905,000	\$289,600	\$1,194,600	\$975,000	\$258,600	\$1,233,600	\$545,000	\$144,000	\$689,000	\$50,000	\$5,225,600	\$732,627
2040	\$5,958,227	\$1,050,000	\$178,800	\$1,228,800	\$680,000	\$148,000	\$828,000	\$945,000	\$253,400	\$1,198,400	\$1,015,000	\$219,600	\$1,234,600	\$565,000	\$122,200	\$687,200	\$50,000	\$5,227,000	\$731,227
2041	\$5,958,227	\$1,095,000	\$136,800	\$1,231,800	\$710,000	\$120,800	\$830,800	\$980,000	\$215,600	\$1,195,600	\$1,055,000	\$179,000	\$1,234,000	\$585,000	\$99,600	\$684,600	\$50,000	\$5,226,800	\$731,427
2042	\$5,958,227	\$1,140,000	\$93,000	\$1,233,000	\$740,000	\$92,400	\$832,400	\$1,020,000	\$176,400	\$1,196,400	\$1,095,000	\$136,800	\$1,231,800	\$610,000	\$76,200	\$686,200	\$50,000	\$5,229,800	\$728,427
2043	\$5,958,227	\$1,185,000	\$47,400	\$1,232,400	\$770,000	\$62,800	\$832,800	\$1,055,000	\$135,600	\$1,190,600	\$1,140,000	\$93,000	\$1,233,000	\$635,000	\$51,800	\$686,800	\$50,000	\$5,225,600	\$732,627
2044	\$5,958,227				\$800,000	\$32,000	\$832,000	\$2,335,000	\$93,400	\$2,428,400	\$1,185,000	\$47,400	\$1,232,400	\$660,000	\$26,400	\$686,400	\$50,000	\$5,229,200	\$729,027
	\$124,791,969	\$16,220,000	\$7,839,600	\$24,059,600	\$10,500,000	\$5,276,000	\$15,776,000	\$24,000,000	\$9,017,600	\$33,017,600	\$15,000,000	\$5,959,800	\$20,959,800	\$8,000,000	\$2,985,200	\$10,985,200	\$1,200,000	\$105,998,200	\$18,793,769

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*Prepared by Robert W. Baird & Co. Incorporated

Table 4 Analysis of Impact on Overlying Taxing Jurisdictions

Taxing Jurisdiction	% of Mill Rate	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closes	Increase in Annual Tax Collections After TID Closes
City of Oak Creek	26.2%	\$29,773	\$1,681,592	\$1,651,819
Oak Creek-Franklin School Dist.	38.0%	\$43,131	\$2,436,050	\$2,392,919
Milwaukee Area Tech College	4.9%	\$5,550	\$313,472	\$307,922
Milwaukee County	24.1%	\$27,374	\$1,546,108	\$1,518,734
Milwaukee Metro Sewer Dist.	6.8%	\$7,667	\$433,017	\$425,350
TOTAL	100.0%	\$113,495	\$6,410,238	\$6,296,743

*Does not include tax credits.



CITY OF OAK CREEK

TAX INCREMENTAL

DISTRICT #16

Amendment No. 1

Plan Commission Hearing and Approval:
City Council Action:
Joint Review Board Approval:



Prepared by:
**VANDEWALLE &
ASSOCIATES INC.**
Madison . Milwaukee

TABLE OF CONTENTS

INTRODUCTION.....2

 Background.....2

 Summary of Findings.....3

SECTION 1: EXISTING CONDITIONS AND USES.....3

SECTION 2. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS.....3

SECTION III – PROPOSED IMPROVEMENTS AND USE.....3

SECTION IV – ESTIMATED PROJECT COSTS4

SECTION V – ECONOMIC FEASIBILITY4

SECTION VI – FINANCING METHODS.....4

SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN4

SECTION VIII – NON-PROJECT COSTS4

SECTION IX - RELOCATION.....4

SECTION X – ORDERLY DEVELOPMENT OF THE CITY4

SECTION XI – LEGAL OPINION4

 Table 1. Cash Flow Projection.....5

 Table 2. Analysis of Impact on Overlying Taxing Jurisdictions.....5

INTRODUCTION

Background

This is the first amendment to the Project Plan for the City of Oak Creek Tax Increment District #16 (TID #1, the “Amazon TID”). This mixed-use District was originally created on August 21, 2018. TID #16 has a base value of \$1,549,200 and a 2021 value increment of \$178,620,300 that generates approximately \$2.66 million in annual tax increment.

This Amendment No. 1 is one of five concurrent and related amendments proposed for TIF Districts in the City:

District	Amendment Purpose
TID #7	Add Project Cost
TID #8	Add Project Cost and Donation to TID #13
TID #10	Add Donation to TID #13
TID #13	Add Project Costs
TID #16	Donation to TID 13#

As noted above, this amendment is one of three that would authorize donations to TID #13 (the “Lakefront TID”) as authorized in Wis. Stat. § 66.105(6)(f). Created in 2017, the Lakefront TID is a “blighted” district comprised of 356 acres generally located between 5th Avenue and the Lake Michigan shoreline from just south of the City’s wastewater treatment plant to Oakwood Road. This area has a history of heavy industrial manufacturing uses and is defined predominantly by the existence of legacy environmental complexities along the lakefront. As a result, significant public investment will be required to stabilize the shoreline bluff, remediate soil and groundwater contamination, acquire sites, and improve public access in order to make lands available for private reuse and public space. While TID #13 has the potential to support high value redevelopment, the costs to address the existing conditions and provide the supporting public facilities are front-loaded and require assistance from TID #16 and other districts to get things moving. Specific projects to be funded with donated revenues are described further in the TID #13 amended project plan.

TID #16 is generally located at the southeast corner of W. Ryan Road and S. 13th Street near Interstate 94. The District was created to provide the financial means to promote significant industrial and commercial growth on the site. This facilitated the opening of a 640,000-square foot Amazon fulfillment center employing 1,500 people in the fall of 2020, and there are additional parcels in the District to accommodate future growth.

About \$1 million in capital improvement were needed to facilitate the Amazon project, with most of the other project costs to date, and those planned in the future, being direct assistance to make the Amazon project and surrounding business park financially feasible. This has increased the overall level of spending; however, even without additional development, TID #16 is expected to generate significant surpluses. Accordingly, the City intends to donate up to \$12 million in surplus increment to TID #13, which would still allow TID #16 to close up to six years early if no other development were to occur.

This amendment has been prepared in compliance with Wis. Stat. § 66.1105, and it is intended to work in conjunction with the original TID #16 Project Plan. It is to be adopted by resolution of the Common Council upon receipt of a resolution of an affirmative recommendation from the City Plan Commission. Following Council adoption, it will be forwarded to the Joint Review Board for action on a resolution affirming the Board’s approval.

As required by Wis. Stat. § 66.1105(5), a copy of this amended Project Plan will be submitted to the Department of Revenue and used as the basis for their certification of Tax Increment District #16, Amendment No. 1 in the City of Oak Creek.

This amended Project Plan follows the same layout and section order as the original Project Plan. Sections where no changes are proposed are indicated as such, and sections with amendments are identified accordingly.

Summary of Findings

As required by Wis. Stat. §66.1105(6)(f), the proposed donation of increments from TID #16 to TID #13 meets all of the following criteria:

- TID #16 and TID #13 have the same overlying taxing jurisdictions.
- The donation of tax increments shall be made only as approved by the Joint Review Board.
- TID #13 was created upon a finding that not less than 50 percent, by area, of the real property within the district is blighted.
- The allocation of positive tax increments from TID #16 shall be made only after the District has first satisfied all of its current-year debt service and project cost obligations.

As required by Wis. Stat. §66.1105(4)(i), the following information is to be provided to the Joint Review Board in their consideration of a project plan amendment:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.
 - *The amended project costs to authorize donations and an updated projection of increment is provided in Section V of this amendment.*
2. The amount of the value increment when the authorized project costs are paid in full and the tax incremental district is terminated.
 - *Table 1 on page 5 of this amendment provides the projected value increment at the time of the District's closure.*
3. The reasons why the authorized project costs may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.
 - *The rationale for the project costs is provided in the original TID #16 Project and has not changed. The need for the donated funds in TID #13 is provided in that district's original project plan and its amendment proposed concurrently with this TID #16 amendment.*
4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.
 - *Table 2 on page 5 of this amendment provides an updated share of projected increments.*
5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.
 - *The benefits to be received are described in the original TID #16 Project Plan and have not changed.*

SECTION I: EXISTING CONDITIONS AND USES

There are no changes to this section.

SECTION II. TYPE, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS

There are no changes to this section.

SECTION III – PROPOSED IMPROVEMENTS AND USE

There are no changes to this section.

SECTION IV – ESTIMATED PROJECT COSTS

The City proposes to donate up to \$12 million to TID #13 using surplus increment to be collected over the remaining life of the District as described in Section V. In addition, the City may need to spend up to another \$9.1 million in incentives and/or capital improvements directly related to facilitating additional development in the District. The potential capital improvements are those identified in the original project plan but have yet to be undertaken, with the bulk of the additional expenditures (\$7 million) likely to be in the form of direct assistance to new development projects.

SECTION V – ECONOMIC FEASIBILITY

As shown in Table 1 on page 5, total TID #16 project costs were \$6.51 million as of December 31, 2020. Future project costs include payments under outstanding pay-as-you-go obligations, administrative costs, additional capital improvements as authorized in the original project plan, addition incentives, and donations, which are projected to total another \$45.97 million bringing the total project costs over the entire life of the District to \$52.48 million.

Property in the District has significant redevelopment potential, but there are no pending projects at the time this amendment is being prepared. Table 1, therefore, provides a conservative projection of District revenues using only existing increment, but it does demonstrate the financial feasibility of including the donation and the potential for additional capital improvements and/or additional incentives as may be needed to attract additional development.

Per the original project plan, \$29.5 million in total District project costs have been authorized. The planned capital improvements, incentives, and donation expenses shown on Table 1 require an increase of \$22.94 million in total authorized expenditures. However, even with these additional project costs, Table 1 demonstrates the financial feasibility of the amendment and that the District should be able to close six or more years early.

Taxing Districts overlying TID #16 include Milwaukee County, the Oak Creek-Franklin Joint School District, Milwaukee Area Technical College, and the Milwaukee Metropolitan Sewerage District. The impact on the overlying taxing districts as shown in Table 2 on page 5 is based on the current tax rates and no increase in District value.

SECTION VI – FINANCING METHODS

There are no changes to this section.

SECTION VII – CHANGES IN ZONING ORDINANCES AND MASTER PLAN

There are no changes to this section.

SECTION VIII – NON-PROJECT COSTS

There are no changes to this section.

SECTION IX - RELOCATION

There are no changes to this section.

SECTION X – ORDERLY DEVELOPMENT OF THE CITY

There are no changes to this section.

SECTION XI – LEGAL OPINION

See Appendix A.

Table 1. Cash Flow Projection

	Actual	Projected																		Projected	Projected	
	2018-2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2021-2038	2018-2038	
SOURCES																						
Tax Increments	\$-	\$2,661,554	\$3,971,439	\$4,011,501	\$4,051,964	\$4,092,831	\$4,134,106	\$4,175,794	\$4,217,899	\$4,260,426	\$4,303,379	\$4,346,760	\$4,390,574	\$4,434,828	\$4,479,523	\$4,524,665	\$4,570,260	\$4,616,310	\$4,662,820	\$75,906,634		
Development Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenue	\$6,619,317	\$2,661,554	\$3,971,439	\$4,011,501	\$4,051,964	\$4,092,831	\$4,134,106	\$4,175,794	\$4,217,899	\$4,260,426	\$4,303,379	\$4,346,760	\$4,390,574	\$4,434,828	\$4,479,523	\$4,524,665	\$4,570,260	\$4,616,310	\$4,662,820	\$75,906,634	\$82,525,951	
Proceeds of Long-Term Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$-	
TOTAL SOURCES	\$6,619,317	\$2,661,554	\$3,971,439	\$4,011,501	\$4,051,964	\$4,092,831	\$4,134,106	\$4,175,794	\$4,217,899	\$4,260,426	\$4,303,379	\$4,346,760	\$4,390,574	\$4,434,828	\$4,479,523	\$4,524,665	\$4,570,260	\$4,616,310	\$4,662,820	\$75,906,634	\$82,525,951	
USES																						
Capital Expenditures (incl. PAYGO Incentives)*	\$-	\$1,600,213	\$2,856,186	\$2,893,752	\$3,937,688	\$3,977,315	\$4,017,338	\$4,057,761	\$945,807	\$-	\$430,000	\$4,320,000	\$4,360,000	\$-	\$-	\$-	\$-	\$-	\$-	\$33,396,060		
Administrative Costs		\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$461,700	
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest on Long-Term Debt	-	\$72,523	\$28,421	\$9,701	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$110,645	
Donations to TID #13*		\$130,000	\$90,000	\$90,000	\$90,000	\$85,000	\$95,000	\$90,000	\$3,245,000	\$4,235,000	\$3,850,000									\$12,000,000		
Total Project Costs	\$6,509,604	\$1,828,386	\$3,000,257	\$3,019,103	\$4,053,338	\$4,087,965	\$4,137,988	\$4,173,411	\$4,216,457	\$4,260,650	\$4,305,650	\$4,345,650	\$4,385,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$45,968,405	\$52,478,009
Principal on Long-Term Debt	-	\$935,000	\$975,000	\$995,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,905,000	\$2,905,000
TOTAL USES	\$6,509,604	\$2,763,386	\$3,975,257	\$4,014,103	\$4,053,338	\$4,087,965	\$4,137,988	\$4,173,411	\$4,216,457	\$4,260,650	\$4,305,650	\$4,345,650	\$4,385,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$25,650	\$48,873,405	\$55,383,009
Net Change in Fund Balance - December 31		\$ (101,832)	\$ (3,818)	\$ (2,602)	\$ (1,374)	\$ 4,866	\$ (3,882)	\$ 2,383	\$ 1,442	\$ (224)	\$ (2,271)	\$ 1,110	\$ 4,924	\$ 4,409,178	\$ 4,453,873	\$ 4,499,015	\$ 4,544,610	\$ 4,590,660	\$ 4,637,170	\$ 27,033,229		
FUND BALANCE - DECEMBER 31	\$109,713	\$7,881	\$4,063	\$1,461	\$87	\$4,954	\$1,072	\$3,455	\$4,897	\$4,673	\$2,402	\$3,512	\$8,436	\$4,417,614	\$8,871,487	\$13,370,502	\$17,915,112	\$22,505,772	\$27,142,942		\$27,142,942	

Notes:

* Costs in bold are new expenditures added with amendment.

Table 2. Analysis of Impact on Overlying Taxing Jurisdictions

Taxing Jurisdiction	% of Mill Rate	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closes	Increase in Annual Tax Collections After TID Closes
City of Oak Creek	26.2%	\$145,948	\$1,135,649	\$989,701
Oak Creek-Franklin School Dist.	38.0%	\$211,429	\$1,645,166	\$1,433,737
Milwaukee Area Tech College	4.9%	\$27,207	\$211,701	\$184,494
Milwaukee County	24.1%	\$134,189	\$1,044,151	\$909,962
Milwaukee Metro Sewer Dist.	6.8%	\$37,582	\$292,434	\$254,852
TOTAL	100.0%	\$556,356	\$4,329,101	\$3,772,745

*Does not include tax credits.

PLAN COMMISSION OF THE CITY OF OAK CREEK

RESOLUTION NO. 2021-01

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1
TO TAX INCREMENT FINANCE DISTRICT NO. 7,
OAK CREEK, WISCONSIN**

WHEREAS, on April 17, 2007, the City of Oak Creek created Tax Increment Financing District No. 7 as a mixed-use district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Oak Creek Plan Commission has prepared Amendment No. 1 to the Project Plan of Tax Incremental Finance District No. 7 to add \$950,000 in new capital improvements located within one-half mile of the district boundary with no increase in the previously-authorized level of total district expenditures; and

WHEREAS, on October 26, 2021, the City of Oak Creek Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 7 Project Plan Amendment No. 1; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 7, including the County of Milwaukee, Milwaukee Area Technical College, Oak Creek-Franklin Joint School District, and the Milwaukee Metropolitan Sewerage District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Oak Creek the Tax Increment Finance District No. 7 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A".

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

1. Amendment No. 1 to Tax Increment District No. 7 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.

2. Such Amended Project Plan for Tax Increment District No. 7 remains feasible after addition of project costs.

3. The Amended Project Plan for TID No. 7 is in conformity with the Comprehensive Plan of the City of Oak Creek, as well as other policies and laws of the City of Oak Creek.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Oak Creek Common Council approve Amendment No. 1 to Tax Incremental Finance District No. 7, City of Oak Creek, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Oak Creek on the 26th day of October 2021.

PLAN COMMISSION

By: _____
Daniel Bukiewicz,
Plan Commission Chairman

ATTEST:

By: _____
Catherine A. Roeske,
City Clerk

Ayes: _____

Nos: _____

Date: _____

PLAN COMMISSION OF THE CITY OF OAK CREEK

RESOLUTION NO. 2021-02

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1
TO TAX INCREMENT FINANCE DISTRICT NO. 8,
OAK CREEK, WISCONSIN**

WHEREAS, on September 15, 2009, the City of Oak Creek created Tax Increment Financing District No. 8 as a mixed-use district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Oak Creek Plan Commission has prepared Amendment No. 1 to the Project Plan of Tax Incremental Finance District No. 8 to increase the overall level of district expenditures by \$25,829,400 for capital improvements, land acquisition, and cash grants that may be provided by the City to owners, lessees or developers of property within TID No. 8, as well to donate up to \$6,800,000 to TID No. 13; and

WHEREAS, on October 26, 2021, the City of Oak Creek Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 8 Project Plan Amendment No. 1; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 8, including the County of Milwaukee, Milwaukee Area Technical College, Oak Creek-Franklin Joint School District, and the Milwaukee Metropolitan Sewerage District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Oak Creek the Tax Increment Finance District No. 8 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A".

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

1. Amendment No. 1 to Tax Increment District No. 8 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.

2. Such Amended Project Plan for Tax Increment District No. 8 remains feasible after addition of project costs.

3. The Amended Project Plan for TID No. 8 is in conformity with the Comprehensive Plan of the City of Oak Creek, as well as other policies and laws of the City of Oak Creek.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Oak Creek Common Council approve Amendment No. 1 to Tax Incremental Finance District No. 8, City of Oak Creek, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Oak Creek on the 26th day of October 2021.

PLAN COMMISSION

By: _____
Daniel Bukiewicz,
Plan Commission Chairman

ATTEST:

By: _____
Catherine A. Roeske,
City Clerk

Ayes: _____

Nos: _____

Date: _____

PLAN COMMISSION OF THE CITY OF OAK CREEK

RESOLUTION NO. 2021-03

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1
TO TAX INCREMENT FINANCE DISTRICT NO. 10,
OAK CREEK, WISCONSIN**

WHEREAS, on September 7, 2010, the City of Oak Creek created Tax Increment Financing District No. 10 as a mixed-use district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Oak Creek Plan Commission has prepared Amendment No. 1 to the Project Plan of Tax Incremental Finance District No. 10 to donate up to \$3,600,000 to TID No. 13 with no increase in the previously authorized level of total district expenditures; and

WHEREAS, on October 26, 2021, the City of Oak Creek Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 10 Project Plan Amendment No. 1; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 10, including the County of Milwaukee, Milwaukee Area Technical College, Oak Creek-Franklin Joint School District, and the Milwaukee Metropolitan Sewerage District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Oak Creek the Tax Increment Finance District No. 10 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A".

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

1. Amendment No. 1 to Tax Increment District No. 10 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such Amended Project Plan for Tax Increment District No. 10 remains feasible after addition of project costs.

3. The Amended Project Plan for TID No. 10 is in conformity with the Comprehensive Plan of the City of Oak Creek, as well as other policies and laws of the City of Oak Creek.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Oak Creek Common Council approve Amendment No. 1 to Tax Incremental Finance District No. 10, City of Oak Creek, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Oak Creek on the 26th day of October 2021.

PLAN COMMISSION

By: _____
Daniel Bukiewicz,
Plan Commission Chairman

ATTEST:

By: _____
Catherine A. Roeske,
City Clerk

Ayes: _____

Nos: _____

Date: _____

PLAN COMMISSION OF THE CITY OF OAK CREEK

RESOLUTION NO. 2021-04

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1
TO TAX INCREMENT FINANCE DISTRICT NO. 13,
OAK CREEK, WISCONSIN**

WHEREAS, on May 16, 2017, the City of Oak Creek created Tax Increment Financing District No. 13 as a blighted district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Oak Creek Plan Commission has prepared Amendment No. 1 to the Project Plan of Tax Incremental Finance District No. 13 to increase the overall level of district expenditures by \$81,037,600 and add project costs for capital improvements, including those within a half-mile of the district, as well as cash grants that may be provided by the City to owners, lessees or developers of property within TID No. 13; and

WHEREAS, on October 26, 2021, the City of Oak Creek Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 13 Project Plan Amendment No. 1; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 13, including the County of Milwaukee, Milwaukee Area Technical College, Oak Creek-Franklin Joint School District, and the Milwaukee Metropolitan Sewerage District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Oak Creek the Tax Increment Finance District No. 13 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A".

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

1. Amendment No. 1 to Tax Increment District No. 13 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.

2. Such Amended Project Plan for Tax Increment District No. 13 remains feasible after addition of project costs.

3. The Amended Project Plan for TID No. 13 is in conformity with the Comprehensive Plan of the City of Oak Creek, as well as other policies and laws of the City of Oak Creek.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Oak Creek Common Council approve Amendment No. 1 to Tax Incremental Finance District No. 13, City of Oak Creek, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Oak Creek on the 26th day of October 2021.

PLAN COMMISSION

By: _____
Daniel Bukiewicz,
Plan Commission Chairman

ATTEST:

By: _____
Catherine A. Roeske,
City Clerk

Ayes: _____

Nos: _____

Date: _____

PLAN COMMISSION OF THE CITY OF OAK CREEK

RESOLUTION NO. 2021-05

**RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1
TO TAX INCREMENT FINANCE DISTRICT NO. 16,
OAK CREEK, WISCONSIN**

WHEREAS, on August 21, 2018, the City of Oak Creek created Tax Increment Financing District No. 16 as a mixed-use district pursuant to Wis. Stats. Section 66.1105; and

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Oak Creek Plan Commission has prepared Amendment No. 1 to the Project Plan of Tax Incremental Finance District No. 16 to increase the overall level of expenditures by \$22,940,700 and add project costs for capital improvements and cash grants that may be provided by the City to owners, lessees or developers of property within TID No. 16, as well as to donate up to \$12,000,000 to TID No. 13; and

WHEREAS, on October 26, 2021, the City of Oak Creek Plan Commission met and held a public hearing wherein interested parties were afforded an opportunity to express their views on the proposed Tax Increment District No. 16 Project Plan Amendment No. 1; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 16, including the County of Milwaukee, Milwaukee Area Technical College, Oak Creek-Franklin Joint School District, and the Milwaukee Metropolitan Sewerage District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Oak Creek the Tax Increment Finance District No. 16 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A."

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

1. Amendment No. 1 to Tax Increment District No. 16 in the form attached hereto as Exhibit "A" is hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.

2. Such Amended Project Plan for Tax Increment District No. 16 remains feasible after addition of project costs.

3. The Amended Project Plan for TID No. 16 is in conformity with the Comprehensive Plan of the City of Oak Creek, as well as other policies and laws of the City of Oak Creek.

BE IT FURTHER RESOLVED that the Plan Commission recommends the City of Oak Creek Common Council approve Amendment No. 1 to Tax Incremental Finance District No. 16, City of Oak Creek, Wisconsin, pursuant to the provisions of Wis. Stats. § 66.1105(4)(h)1.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Oak Creek on the 26th day of October 2021.

PLAN COMMISSION

By: _____

Daniel Bukiewicz,
Plan Commission Chairman

ATTEST:

By: _____

Catherine A. Roeske,
City Clerk

Ayes: _____

Nos: _____

Date: _____



PLAN COMMISSION REPORT

Proposal: Sign Appeal – Educator’s Credit Union

Description: Request for variance from Section 17.0334 which would allow the applicant to install one 7’ 10 3/8” x 7’ 0 5/8” wall sign on east elevation and one 7’ 10 3/8” x 7’ 0 5/8” wall sign on the west elevation on the property located at 130 W. Town Square Way.

Applicant(s): Zach Wenger, Lemberg Electric

Address(es): 130 W. Town Square Way

Suggested Motion: Staff does not provide recommendations for sign appeals. See staff report for options.

Owner(s): Educator’s Credit Union

Tax Key(s): 813-9044-000

Lot Size(s): 1.145 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Appellant is requesting variances from Section 17.0334, part of the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan, which states that the maximum sign height cannot exceed 15% of the retail floor height. The request for a variance is for the proposed installation of one 7’ 10 3/8” x 7’ 0 5/8” wall sign on the east elevation and one 7’ 10 3/8” x 7’ 0 5/8” wall sign on the west elevation of the building located at 130 W. Town Square Way. The retail floor height of the building is 11’ 8” which would only allow for a maximum sign height of 1’ 10”. The overall height of the atrium is 18’.

In comparison of nearby buildings and signage, Water Street Brewery, located to the north of Educator's Credit Union, east and west elevation signs are 2' x 33' with a retail floor height of 16' and overall building height of 36' 6". Verizon, located to the south of Educator's Credit Union, east and west elevation signs are 2' 9" x 12' 8" with a retail floor height of 16' and overall building height of 24'.

While staff does not make a recommendation on sign appeals, it remains important to note that signage within Drexel Town Square is highly regulated for the purposes of promoting uniform scale and sign type. Signage within DTS also requires approval by the owner's association.

The Appellant has provided written responses to the variance criteria for Plan Commission consideration. In deliberation of a variance, the Plan Commission may consider the following:

- location of the proposed sign
- height
- overall size
- appearance
- number
- location of other signs in the vicinity of the proposed sign
- any other factor the Plan Commission deems appropriate, excluding content

Staff does not make recommendations regarding sign appeals. However, decisions to approve a sign variance must be made utilizing the following criteria:

1. There shall be no public harm and there shall be a public benefit.
2. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
3. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
4. The effect a proposed sign may have on depreciating property values of a neighborhood.

Motion for consideration: That the Plan Commission approves sign variances allowing the installation of one 7' 10 3/8" x 7' 0 5/8" wall sign on the east elevation and one 7' 10 3/8" x 7' 0 5/8" wall sign on the west elevation of the building located at 130 W. Town Square Way. (Note: if the Plan Commission does not determine that the variance is acceptable, the correct procedure would be to make the motion above and cast a dissenting vote referencing specific criteria upon which the disapproval was based. Should the Plan Commission wish to do so, each variance per elevation can be considered separately, in which case there could be up to two motions).

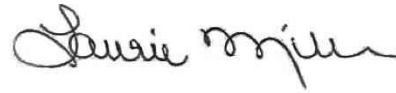
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the request. Should the variance not be granted, the Appellant must comply with size limitation as stated in Section 17.0334.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Laurie Miller
Zoning Administrator

Attachments:

Hearing Notice

Location Map

Request for Variance (1 page)

Proposed Sign Graphics with Dimensions (3 pages)

Site Plan (1 page)

Publish October 13, 2021

**CITY OF OAK CREEK
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

IMPORTANT NOTICE

This meeting will be held both in person and by video conference. Persons wishing to participate in the video conference must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 5:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

A public hearing for a sign appeal will be held:

Date:

October 26, 2021

Time:

6:00 p.m.

Place:

Common Council Chambers and Zoom (see above)

Appellant:

Zach Lemberg

Tax Key No.

813-9044-000

Property location:

130 W. Town Square Way

To Request:

Variance from Section 17.0334 Drexel Town Square Mixed Use Planned Development, Signage Guidelines, which states that the maximum sign height cannot exceed 15% of the retail floor height.

If granted, the variance would allow the applicant to install one (1) 7'10 3/8 x 7'0 5/8" wall sign on the east elevation and west elevation.

Zoning of Property:

DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

All interested persons wishing to be heard are invited to be present.

Dated this 5th day of October, 2021.

PLAN COMMISSION

CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

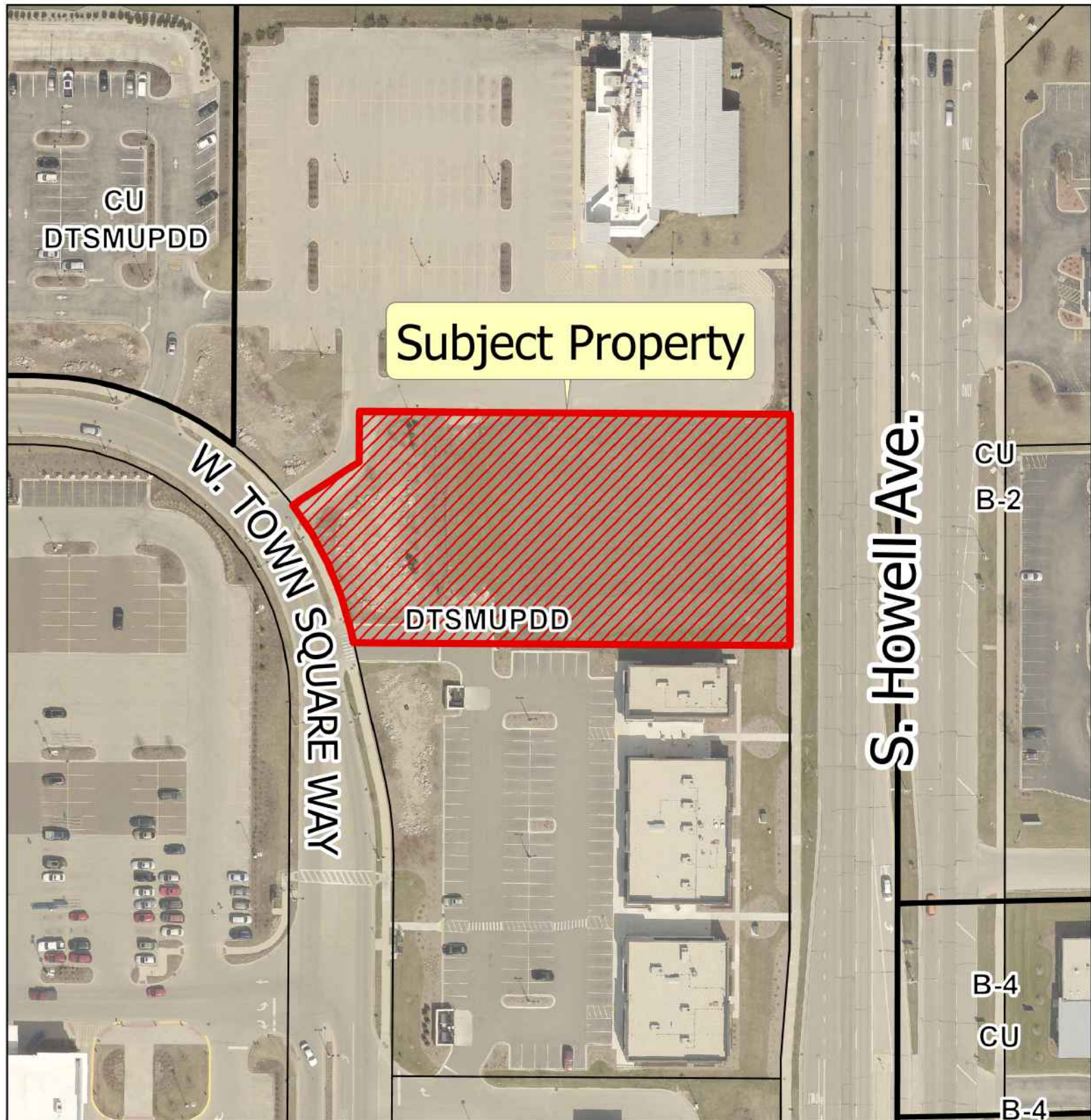
Public Notice

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

Location Map

130 W. Town Square Way



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



Legend

- Zoning
- Floodway
- 130 W Town Sq Way
- Flood Fringe
- Official Street Map
- Parcels

Variance requested for:

Educators Credit Union

130 W. Town Square Way Oak Creek, WI 53154

VARIANCE REQUEST:

PROPOSED: Install an Educators Credit Union monument sign, as well as (2) wall signs on the east and west facades of the building.

1) What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted?

The property for which the variance is requested is a new development in the Drexel Town Square PUD area. As such, plan commission approval is required for the signage.

2) Why variance requested is not contrary to the public interest and will not endanger public safety and welfare.

The variance as requested will not endanger public safety.

4) Why variance requested will be in accord with the spirit of the zoning ordinance.

The intent of the signage is to properly direct customers to the location via the wall signage and monument signage. The sign standards follow the spirit of the Drexel Town Square PUD, including adding the Drexel Town Square flag to the side of the monument sign.

5) How the variance, if granted, will cause substantial justice to be done.

As previously discussed, the signage will allow for Educators Credit Union to market their services to a broad audience, as well as provide visual ease from the east and west to properly locate the property.

Appellant Representative

Lemberg Electric- Zach Wenger

4085 N 128th St.

Brookfield, WI 53005

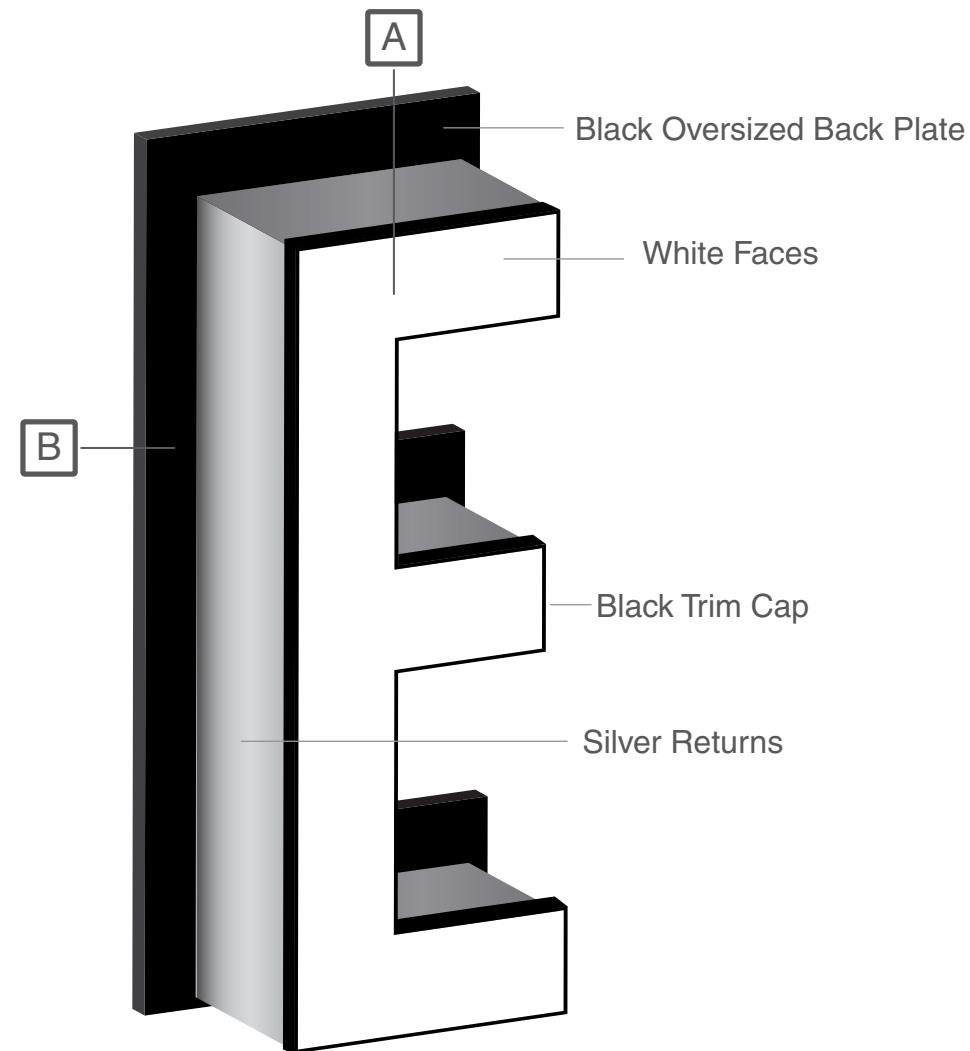
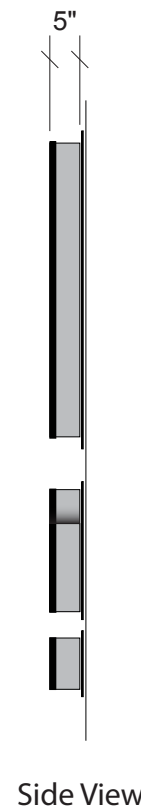
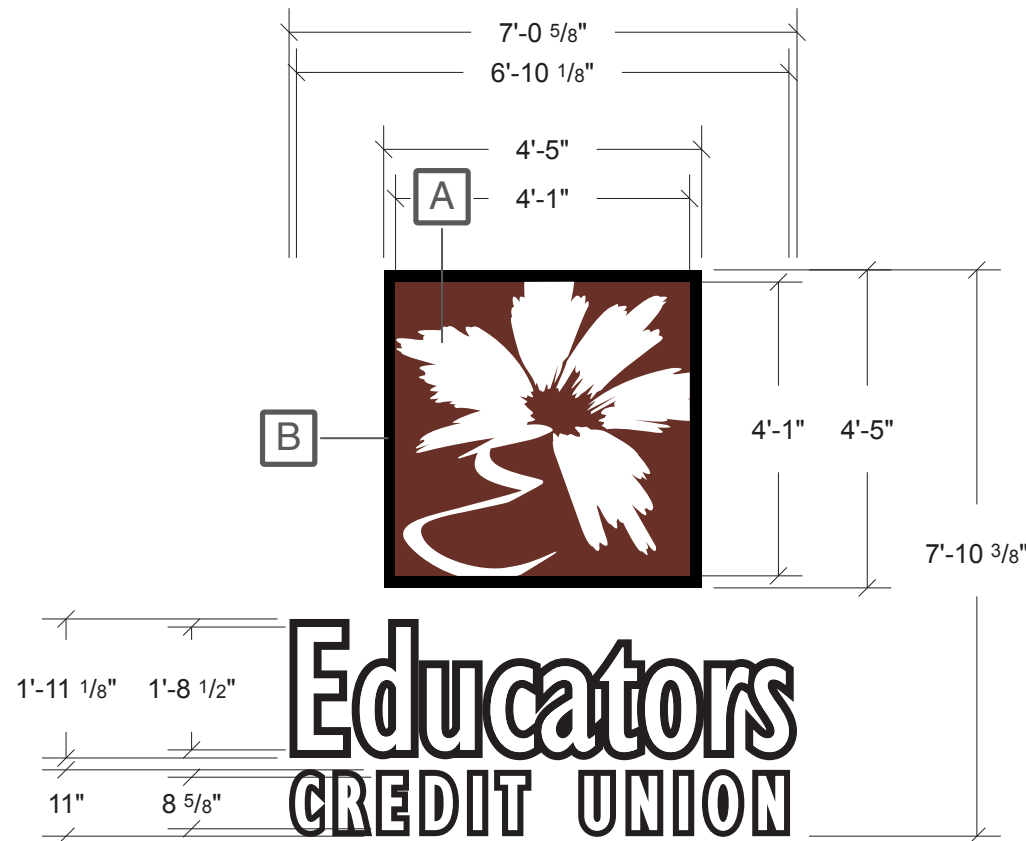
Channel Letter Specifications

Two (2) Sets of Channel Letters.
 Illuminated
 Single Sided
 Photocell for Automatic On & Off Lighting Control
 55.3 Sq'

(A) Channel Letter
 5" Deep channel letters (.040 aluminum returns) Silver painted finish, 1" Trim Cap black, white Acrylic faces, with translucent vinyl graphics, internal white LED illumination (7100k)*.

(B) Oversized Back Plates
 1/8" flat cut aluminum with black painted finish, mounted flush to fascia.

Colors:
 (1) TBD (Colors Needed)



Client: Educators Credit Union - Oak Creek

Location: 130 W Town Square Way

City: Oak Creek, WI 53154

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/8"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

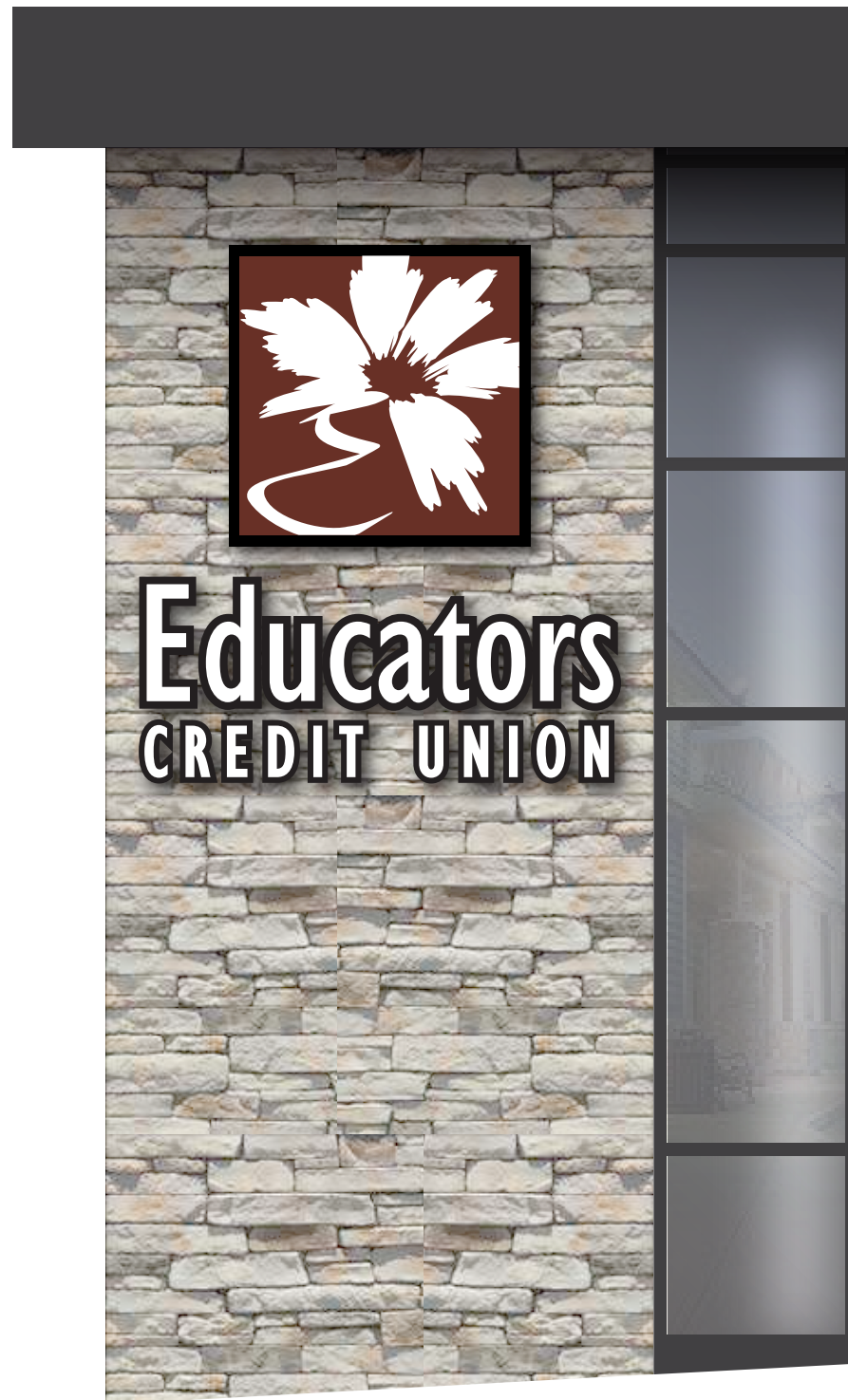
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Date:

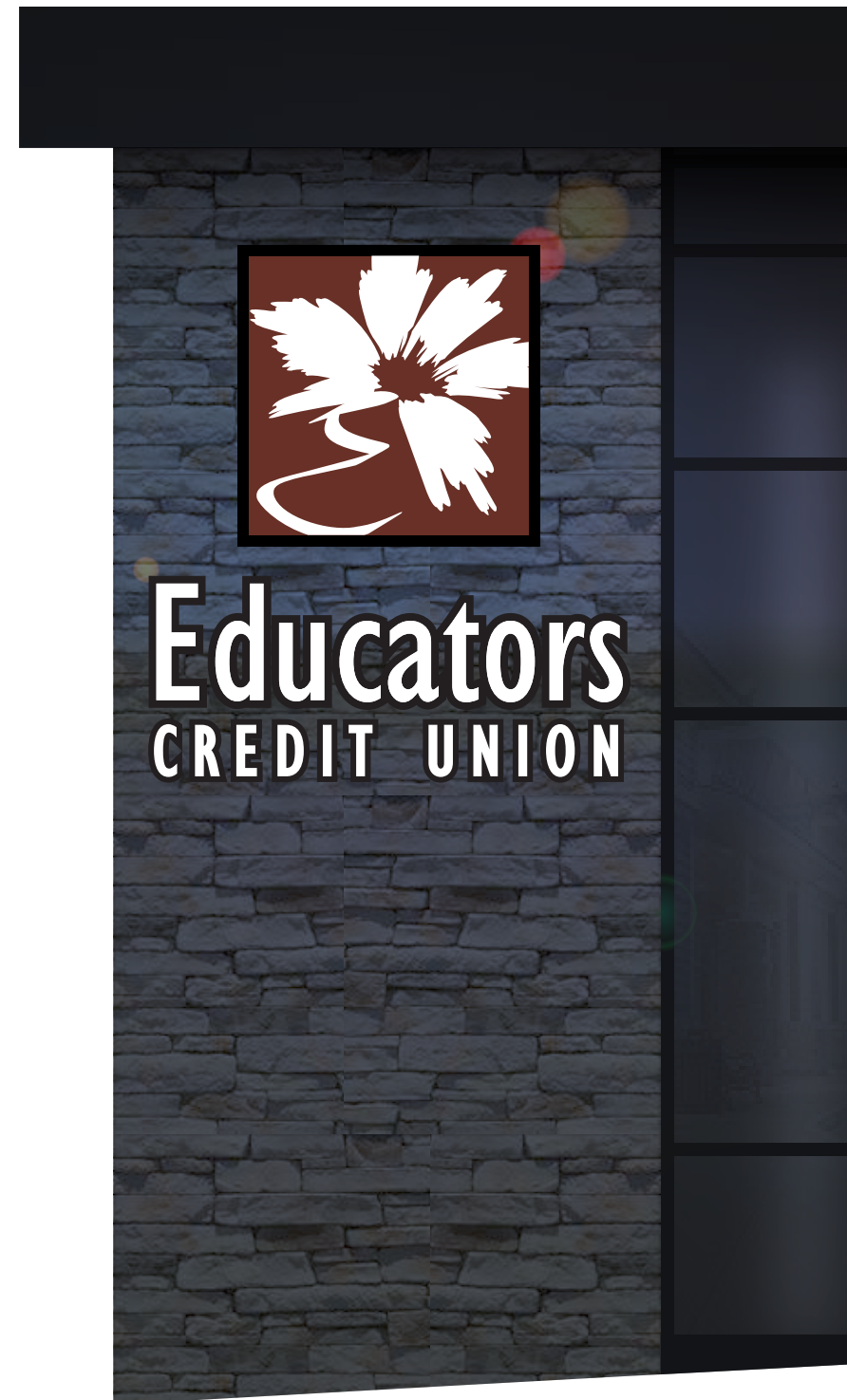
9-9-21



4085 North 128th Street
 Brookfield, WI 53005
 p. 262-781-1500
 www.LembergElectric.com



Daylight Rendering



Illuminated Rendering



SIGNIS

4085 North 128th Street
 Brookfield, WI 53005
 p. 262-781-1500
 www.LembergElectric.com

Client: Educators Credit Union - Oak Creek

Location: 130 W Town Square Way

City: Oak Creek, WI 53154

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/8"=1'

Paper Size: 11x17

Signature / Date:

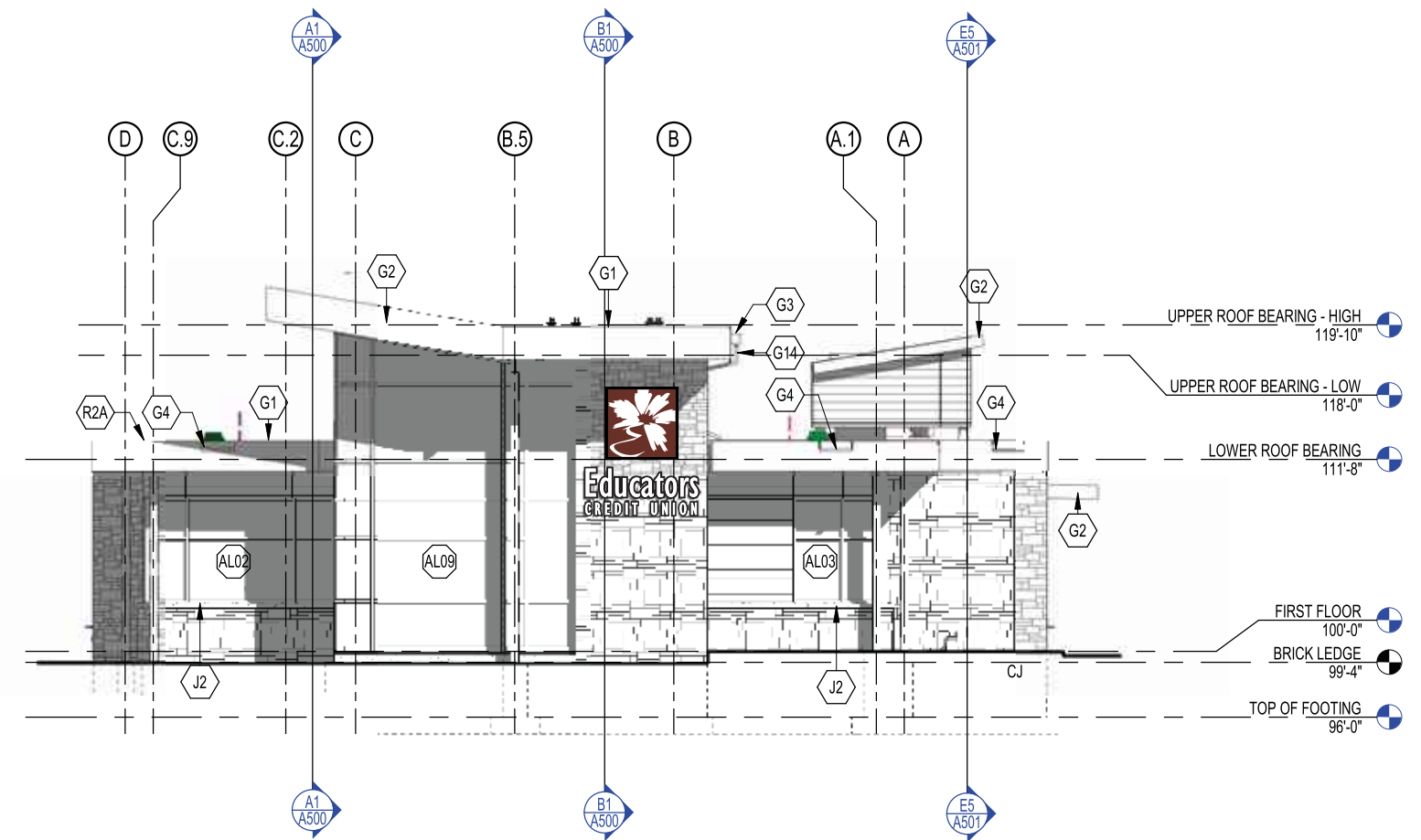
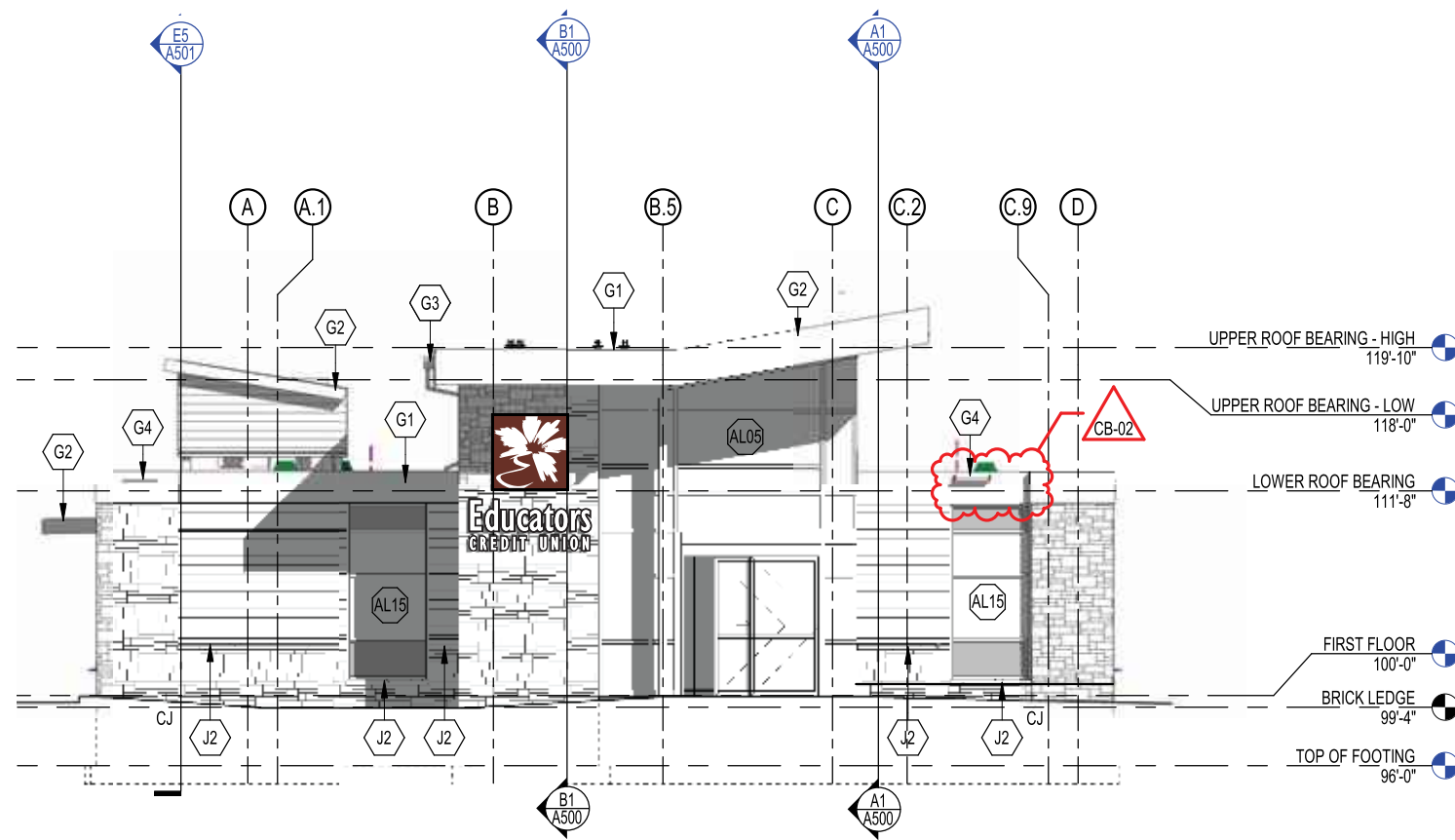
Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

ECU_DTS_CL(REN)_v04_r01_D

Date:

9-9-21

Channel Letter Elevations



C3 WEST ELEVATION

E4 EAST ELEVATION



4085 North 128th Street
 Brookfield, WI 53005
 p. 262-781-1500
 www.LembergElectric.com

Client: Educators Credit Union - Oak Creek

Location: 130 W Town Square Way

City: Oak Creek, WI 53154

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/32"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

ECU_DTS_CL(ELE)_v03_r00_D

Date:

8-5-21



PLAN COMMISSION REPORT

Proposal: Master Landscape Plan Review – The Oaks at 8100

Description: Landscape plan review for the common areas of the multifamily residential development.

Applicant(s): David Decker, Decker Properties

Address(es): 8100 & 8146 S. 27th St. and 8100 S. Orchard Way

Suggested Motion: That the Plan Commission HOLDS action on the proposed Master Landscape Plan submitted by submitted by David Decker, Decker Properties, for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way.

Owner(s): DM Investment Real Estate, LLC

Tax Key(s): 810-9012-001, 810-9005-000, & 810-9013-001

Lot Size(s): 17.227 ac & 6.023 ac (following consolidation)

Current Zoning District(s): Rm-1, Multifamily Residential

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Multifamily

Background:

Since the October 12, 2021 Plan Commission meeting, staff have been working with the Applicant’s consultants on the required revisions for the Master Landscape Plans. As a result of those discussions, a Landscape Architect has been added to the development team and is currently working on revisions to the Master Landscape Plans that address Code requirements and staff concerns. Due to the motion to hold the item to this specific meeting, however, staff were unable to remove it from this agenda. Therefore, staff is recommending that the Plan Commission HOLDS ACTION on this item to provide sufficient time for the Master Landscape Plan to be updated.

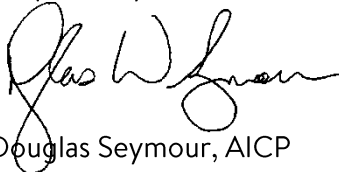
October 12, 2021

The Applicant is requesting approval of a Master Landscaping Plan for The Oaks at 8100 multifamily residential Planned Unit Development (PUD). Within the Conditions and Restrictions for the PUD was the requirement for the submission of detailed landscaping plans for all stages of development to be reviewed by the Plan Commission prior to the approval of any building permit within the development.

Included with this report are the proposed Master Landscape Plans. Substantive revisions are required for compliance with Code and PUD requirements. Therefore, staff are recommending that the Plan Commission hold their decision and require the revised plans to be brought back for final review and approval at the October 26 meeting.

Options/Alternatives: The Plan Commission may approve or not approve of the proposed Master Landscape Plan. Disapproval will affect review and approval of site, building, and related plans for the remainder of the development.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

NONE



PLAN COMMISSION REPORT

Proposal: Plan Review – Multifamily Residential Development

Description: Site, building, landscaping, and related review for a proposed multifamily residential development.

Applicant(s): David Decker, Decker Properties

Address(es): 8100 & 8146 S. 27th St. and 8100 S. Orchard Way

Suggested Motion: That the Plan Commission HOLDS action on the site, building, and related plans submitted by David Decker, Decker Properties, for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way.

Owner(s): DM Investment Real Estate, LLC

Tax Key(s): 810-9012-001, 810-9005-000, & 810-9013-001

Lot Size(s): 17.227 ac & 6.023 ac (following consolidation)

Current Zoning District(s): Rm-1, Multifamily Residential

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Multifamily

Background:

Since the October 12, 2021 Plan Commission meeting, staff have been working with the Applicant’s consultants on the required revisions for the Master Landscape Plans. As a result of those discussions, a Landscape Architect has been added to the development team and is currently working on revisions to the Master Landscape Plans that address Code requirements and staff concerns. Due to the motion to hold the item to this specific meeting, however, staff were unable to remove it from this agenda. Therefore, staff is recommending that the Plan Commission HOLDS ACTION on this item to provide sufficient time for the Master Landscape Plan to be updated.

October 12, 2021

The Applicant is requesting site, building, landscaping, and lighting plan approval for the proposed multifamily residential Planned Unit Development on the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way. Plan Commissioners will recall that a Planned Unit Development for this property was approved by the Common Council on September 7, 2021. A copy of the executed Conditions and Restrictions is included with this report for Commissioner reference.

Per the PUD, “[a] Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of any project within the Planned Unit Development.” Due to this wording, review of the Site and Building plans may not proceed until the Master Landscaping Plan is approved by the Plan Commission. Although landscaping plans have been submitted for the site, buildings, and proposed monument sig, significant revisions will be required for Code compliance, including details of the proposed plantings at installation and maturity, minimum tree caliper, street frontage planting requirements, and labels. Therefore, the recommendation is for the Plan Commission to HOLD action on this item until the revisions can be made.

Known as The Oaks at 8100, the development includes four (4) three-story residential buildings, five (5) two-story “stacked flats” residential buildings, one (1) two-story townhouse residential building, and a clubhouse with an in-ground pool. Each of the 3-story buildings will contain 44 units with underground parking. The 2-story buildings (“stacked flats”) will contain eight (8), six (6), or four (4) units per building with attached garages. The single townhouse building will contain 10 units with attached 2-car garages. Each residential building’s details can be found in the table below.

	1-Bedroom	2-Bedroom	3-Bedroom
A1, A2, A3, A4 (44 units each)	24 (each)	20 (each)	0
B-1 (10 units)	0	0	10
C1, C2 (8 units each)	0	4	4
C3, C4 (6 units each)	0	3	3
C5 (4 units)	0	2	2
TOTAL	96	96	26

All residential buildings are compliant with the maximum height restrictions, minimum floor areas by unit type, and setback requirements as allowed per the approved PUD. Wetlands are identified on the property, the most significant being 7.6-acres in size south of the “A” buildings. A 10-foot protective buffer is required around this wetland and is included on the plans. Copies of wetland fill permits/approvals by the Wisconsin DNR will be required to be submitted to the City.

Access to the property is via the extension of Orchard Way from the south to the middle of the north property line, and via the private road (White Oak Way) from 27th Street. Both the public and private roadways are in conformance with previous Official Map Amendment, Right-of-Way Vacation, CSM, and

WisDOT reviews. Copies of all WisDOT access approvals and agreements shall be provided to the City as recommended in the conditions of approval above.

Parking is provided underground, in attached garages, in surface lots (172 excluding those for mail pickup), and on the private White Oak Way (53). Below is a breakdown of parking stalls by building, excluding the on-street parking.

	Underground	Attached Garage	Surface
A1, A2, A3, A4	44 (each)		20, 16, 31, 43
B-1		20	8
C1, C2		16/building	8, 3
C3, C4		12/building	4, 19
C5		8	10
Clubhouse		Storage only	10
TOTAL	176	84	172

Minimum parking requirements per Code are based on bedrooms. Studio/efficiency and one-bedroom units require 1.5 parking stalls. Two-bedroom units require 2 parking stalls. Three-bedroom units require 2.5 parking stalls. Therefore, a total of 401 parking stalls, including garage spaces, is required. The concept plan as proposed exceeds the minimum requirement.

Each of the proposed residential buildings and the clubhouse will utilize fiber cement board siding and trim, 4-inch brick, and decorative masonry as the exterior building materials. All buildings will utilize architectural asphalt shingles on the roofs. Per Section 17.1009(a)(2), brick and stone veneer must be a minimum of 4-inches thick. Per Section 17.1009(a)(2), the use of fiber cement siding and panels requires a ¾ majority approval of the Plan Commission. Subsection (i) requires a minimum of 65% of the total exterior wall area of a multifamily residential building to be comprised of brick or decorative masonry material. Calculations of each proposed exterior building material per elevation are included on the elevations provided with this report. It will be up to the Plan Commission to determine whether the proposed materials and percentages are acceptable.

The proposed monument sign is shown for reference only. It is not part of this review as the size and location meet dimensional requirements per Code. A permit will be required prior to installation.

All of the 3-story buildings will have internal trash areas in the underground garages. Other private trash receptacles will be provided by and be the responsibility of the developer. No trash receptacles will be allowed in front or street yards. Requests for permanent enclosures will require additional Plan Commission review and approval.

Stormwater for the site will be very close to meeting minimum requirements. As of writing this report, Engineering staff are engaged with the Applicant’s consultants to ensure compliance. Similarly, the Oak

Creek Water and Sewer Utility is engaged with the Applicant's consultants for any requirements pertaining to water and sanitary sewer service.

With the above in mind, and recognizing that City staff will continue to work with the Applicant and all involved parties on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary). However, disapproval would likely result in the existing vacant condition of the properties to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

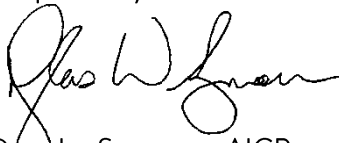
Attachments:

NONE

A project narrative and conceptual plans are included with this report for reference. This is an opportunity for the Applicant to obtain initial comments from the Plan Commission on the concept without action taken or decisions made. Should the Applicant wish to pursue the project, several reviews will be required, including, but not limited to, a Comprehensive Plan Amendment, rezoning, Planned Unit Development, and Plan Review. Due to the location, reviews and access approvals by WisDOT will be required.

Options/Alternatives: This is a non-binding discussion of a conceptual development.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



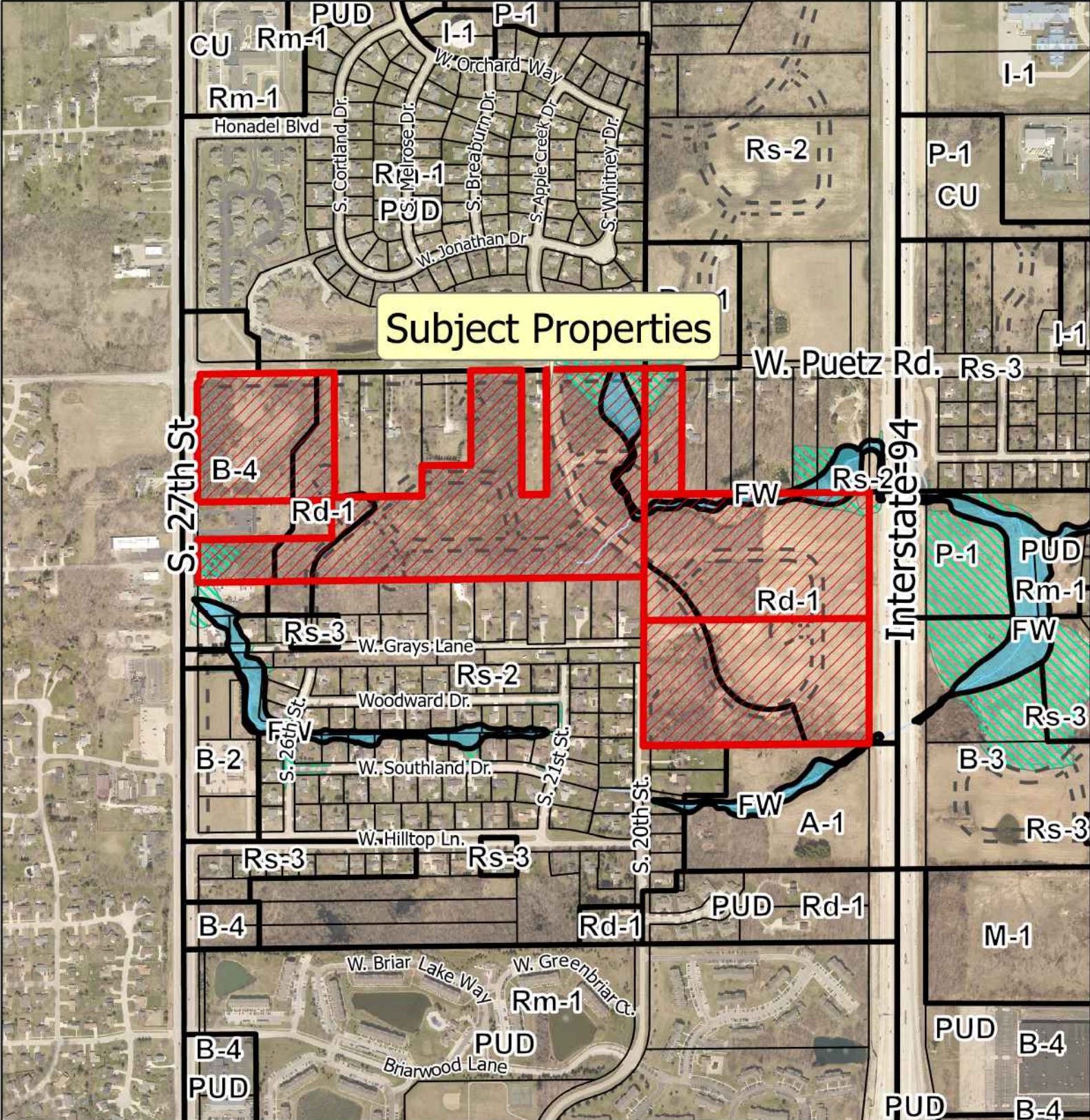
Kari Papelbon, CFM, AICP
Planner

Attachments:

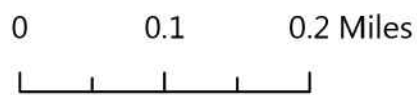
- Location Map
 - Project Narrative (17 pages)
 - Concept Plans (2 pages)
 - Conceptual Renderings (6 pages)
-

Location Map

2231 & 1933 W. Puetz Rd., 8843 S. 13th St, & 8950 S. 20th St



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



Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- Subject Properties

W. Puetz Road, Oak Creek – Concept Plan Narrative

Introduction

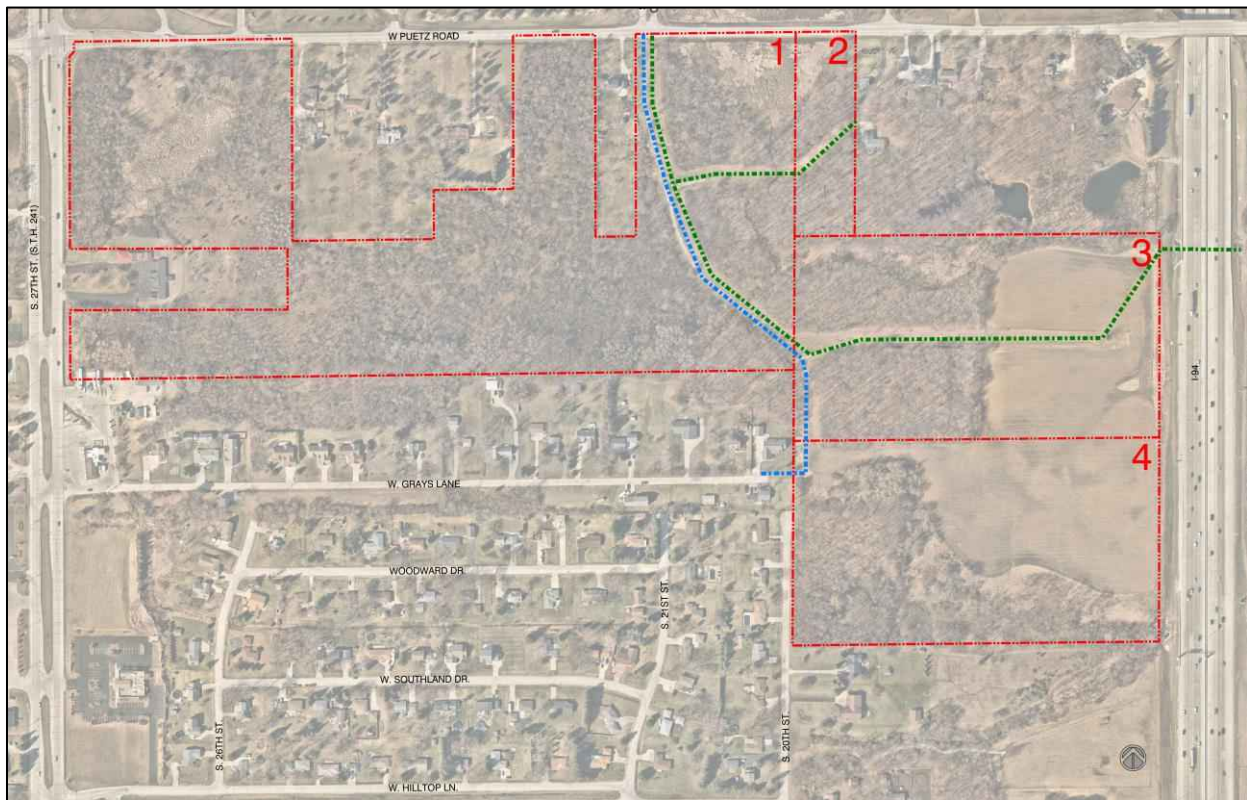
The purpose of this memo is to outline the details for a proposed development located off W. Puetz Road. Should the City welcome this development, we seek guidance on what steps are necessary to bring the subject development to fruition. The proposed development consists of the following four (4) parcels:

Property Addresses:

- Parcel 1 – 53.56 acres, 2231 W. Puetz Road, Parcel Number 8569999001
- Parcel 2 – 3.00 acres, 1933 W. Puetz Road, Parcel Number 8579993000
- Parcel 3 – 16.66 acres, 8843 S. 13th Street, Parcel Number 8579992000
- Parcel 4 – 18.24 acres, 8950 S. 20th Street, Parcel Number 8579991000

Please see **Exhibit A** for a detailed summary of the existing zoning of all four parcels.

The four parcels combined create a 91.34-acre development site. Access to the site is from W. Puetz Road through the 2231 W. Puetz Road parcel (Parcel 1). A cut-in for the proposed access road exists, as does a utility easement, with sanitary sewer and water mains installed under the cut-in. Please see the image below. The green line represents the existing sanitary sewer, the blue line represents the existing water line. With this in mind, we incorporated the existing easements and infrastructure into our site plan.



Current Land Use and Features

- Roughly half of Parcels 3 and 4, or 18 acres, is currently farmland. The remainder of the land is undeveloped.
- There are no existing structures on the site.
- A dense mix of vegetation including various shrubs and trees extend throughout most of the site. Some clearing and grubbing may be required as part of the development.
- Grades on the site range from a high elevation of approximately 760 towards the center of the western portion of the project site to a low of approximately 710 at the southeast corner of the site.

Development Limits and Phasing.

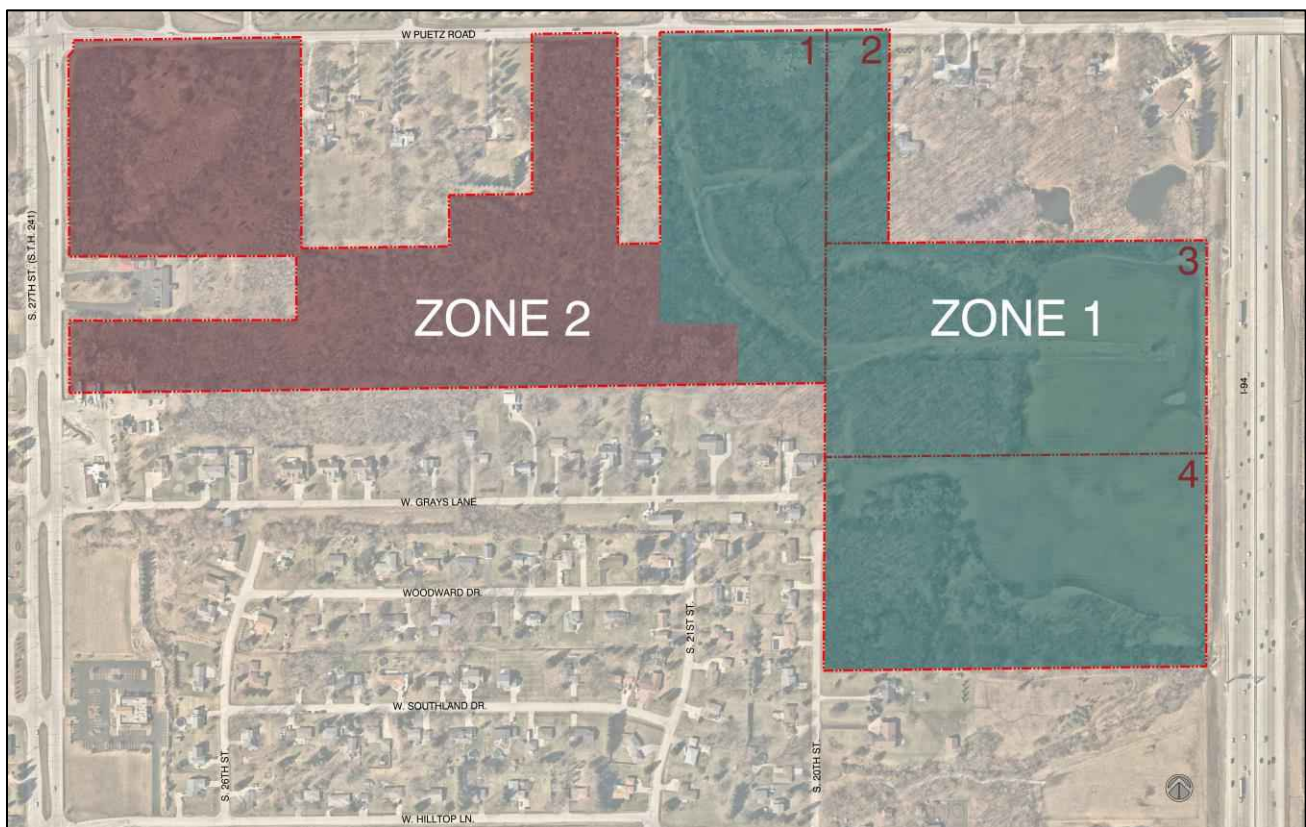
CR Devco proposes creating two development zones within the 91.34-acre parcel.

1. Zone 1 – Approximately 50 acres, consisting of *conservation / open space, and single-family attached housing*. This zone will consist of the following parcels.
 - a. Parcel 1: Approximately 12 acres or 22% of the 53-acre parcel (see shaded green area of Parcel 1).
 - b. Parcel 2: 100% of the 3-acre parcel.
 - c. Parcel 3: 100% of the 16-acre parcel.
 - d. Parcel 4: 100% of the 18-acre parcel.

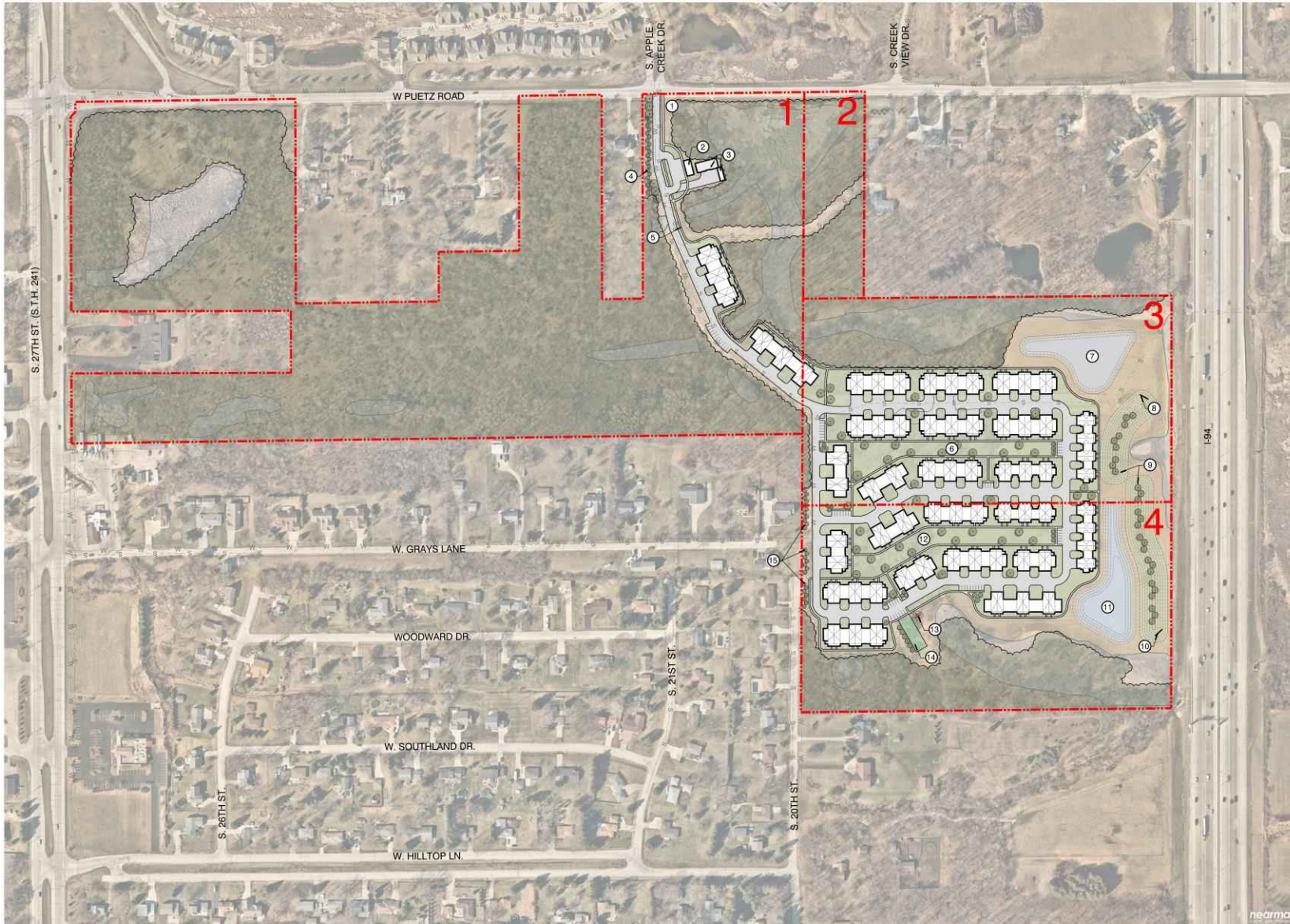
Zone 1 will be developed first and will be undertaken in a single phase. We expect construction to take 16-18 months once commenced. Given the unique nature of the product type, occupancy is expected to occur within the first 10-12 months, with additional buildings turning over for occupancy once every week to 10 days

Within Zone 1, development will be concentrated on approximately 20 acres. The remaining 30 acres will be conservation / open space. Gross density on the 50 acres will be approximately 2.75 homes an acre. Please see the site plan on the following pages for additional detail.

2. Zone 2 – {**Future development**}. Approximately 41 acres consisting of the remaining Parcel 1 land (red shaded area). Future development will likely consist of Commercial (on the corner of Puetz and 27th) and low density residential per existing zoning. This land will remain as currently zoned and is not part of the subject request.



Site Plan Concept



LEGEND

- LAWN
- NATIVE SEEDED AREA
- ASPHALT PAVEMENT
- PROTECTED WETLAND AREA
- WOODLANDS TO REMAIN
- PATH NETWORK

SITE FEATURES

- ① PRIMARY ENTRANCE
- ② LEASING OFFICE
- ③ MAINTENANCE BUILDING / TRASH
- ④ VEGETATED LANDSCAPE BUFFER
- ⑤ PATH NETWORK
- ⑥ NORTH CENTRAL LAWN
- ⑦ STORMWATER AREA
- ⑧ NORTH-FACING SIGNAGE
- ⑨ LANDSCAPE BERM
- ⑩ SOUTH-FACING SIGNAGE
- ⑪ STORMWATER AREA
- ⑫ SOUTH CENTRAL LAWN
- ⑬ PLAYGROUND
- ⑭ DOG PARK
- ⑮ VEGETATED LANDSCAPE BUFFER

Project Specifics

<u>Overall Site</u>	
Location	Southeast corner of W. Puetz Rd. and 27th St.
Size	Approximately 91.34 acres, or 3.978 million square feet.
Total Wetlands on site	12.9 acres or approximately 562,000 square feet.
<u>Subject Project</u>	
Zone 1 (Phase I)	Approximately 50.0 acres
Total Homes	136
Total Garage Parking Spaces	256 (1.88 assigned, private spaces per unit)
Total Surface Parking Spaces:	
- Driveway Parking	256
- Roadway Guest Parking	62
Total Parking Project wide (Ratio)	574 (4.22 spaces/unit)
Overall Density per Acre	136 homes / 50 acres = 2.72 homes per acre
Impervious Surface Area Ratio	274,000 / 3.978 million = 6.88%
<u>Future Project</u>	
Zone 2	Approximately 41.0 acres

Our development proposal consists of 136 attached single-family homes within 24 buildings, with each building containing four, six or eight homes. The buildings will feel and operate like ranch style single-family homes, with each home having direct access attached parking. 16 of the homes will have an oversized 1-car attached garage providing direct access to the unit, with the remaining 120 homes having two-car attached garages providing direct access to the unit. In addition, the garages will have 22' parking aprons that can be used for guest parking.

Unit Mix - W. Puetz Oak Creek						
Home Type	Qty	Living Space	Percentage	Garage Spaces	Driveway Spaces	Dedicated Parking Per Unit
1-Bed (A)	16	832	12%	16	16	
1-Bed (B)	12	1,076	9%	24	24	
2-Bed (C)	38	1,344	28%	76	76	
2-Bed (D)	46	1,457	34%	92	92	
3-Bed (F)	24	1,701	18%	48	48	
Total Units	136	1,361	100%	256	256	3.76 Spaces

The community will also include a leasing office / maintenance building measuring approximately 1,000 sq ft.

A Focus on Architecture and a Connection to Nature

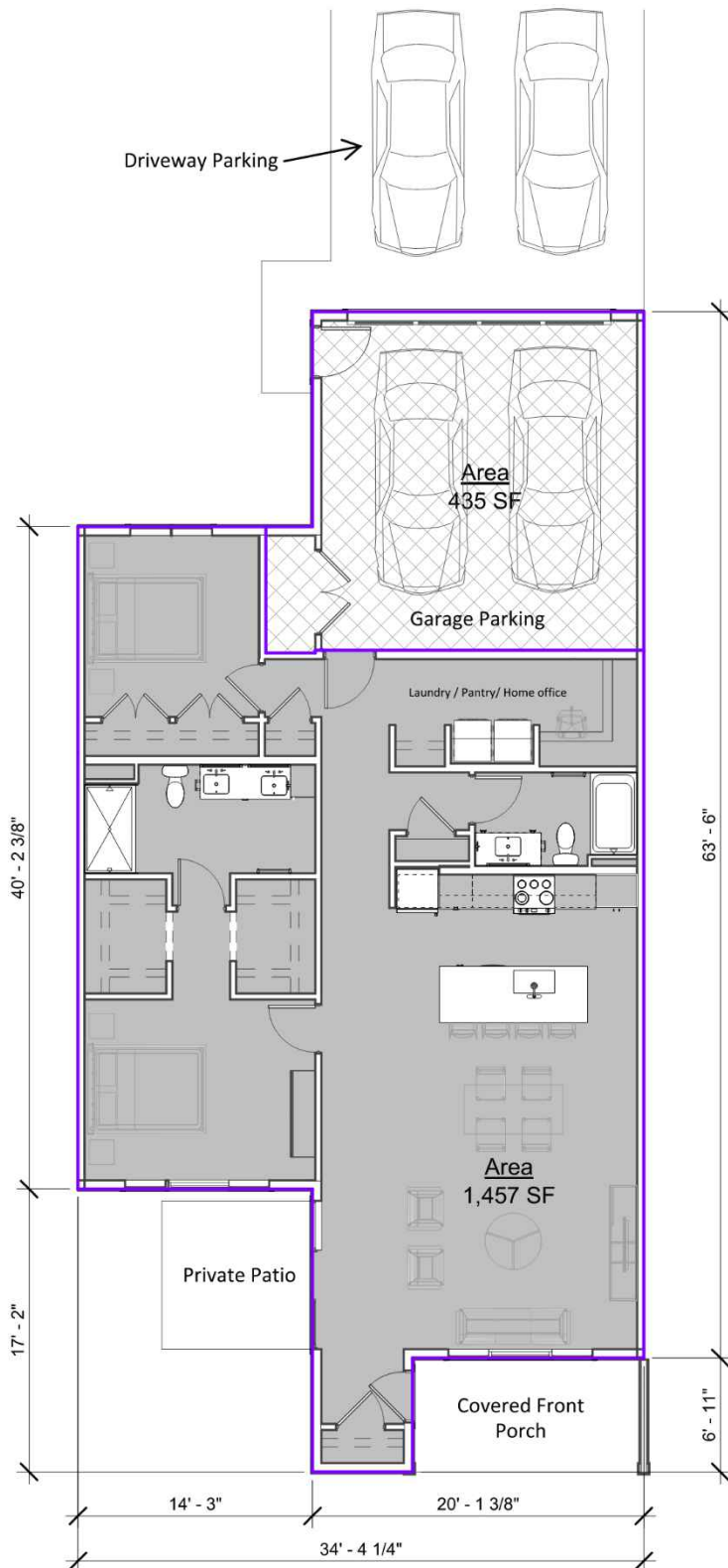
Unlike most garden style apartment communities, this low-density community will offer an abundance of outdoor open space. Each unit will have a covered front porch, as well as a large private patio off the living space. In addition, each home will either open onto large landscaped common areas we refer to as garden courtyards, or to conservation / open space areas dense with existing old growth vegetation and wetlands.

We have strived to create a modern day cottage home with Craftsman influences. Exterior cladding and color pallets will vary, adorned with either classic board and batten emphasizing the vertical, or lap siding with gable shakes emphasizing the horizontal. A masonry (brick) water table detail wraps the entire home. Windows are ganged together to create oversized openings coupled with an 8 foot sliding glass doors providing access to the private patios. Taken together, the fenestration will flood the living spaces with natural light, providing a visual and physical connection to the outdoors.

Please see the images on the following pages representing the architecture of the attached single-family homes.



The Homes



Homes have been designed for vehicular access from the rear of the unit, allowing for front doors to open to the private and common conservation / open spaces and garden courtyards detailed above.

Within the homes, the space is defined by two main side-by-side cores; living and sleeping. An open floor plan concept defines the living space, providing connectivity from the kitchen through the dining area, into the living room, and beyond to the outdoors. Tucked behind the kitchen are bathrooms and a multi-function mudroom, providing space for laundry, coats, as well as for bulk storage (Costco-closet) above a multifunction countertop that can serve as a home-office. The sleeping core provides one, two, or three bedrooms, oversized closets, and gracious bathrooms.

Unit finishes will include shaker wood cabinetry, kitchen tile backsplashes, stainless steel appliances, luxury vinyl plank wood flooring, solid surface countertops (quartz or granite), LED light fixtures, Symmons plumbing fixtures, double-pane insulated windows, fire protection (sprinklered homes), as well as multiple storage locations in the unit and the garage.

Utilities are housed in the garage, allowing for non-intrusive access for maintenance. In addition this location removes any noise created by the operation of the furnace or air conditioning unit away from the living areas, resulting in a quieter living environment within the unit.

It is hard to overstate the luxury of single-level living and the benefits of having no one living above or below, as is typical in rental housing. Besides the conservation / open space, we see this as the single most valuable and appealing amenity of our community. Combined with the direct access attached garages, not only do our homes provide a level of privacy and convenience similar to traditional detached single-family homes, **this design also provides the highest level of accessibility to residents of all ages and all levels of mobility. The product hits on all of the major design features of Universally Designed Housing.**

Project and Community Design Thesis and Highlights

CR Devco's project will benefit the Oak Creek community by offering a housing option absent in the area and highly desired by the two fastest growing renter segments in the United States, Baby Boomers and Millennials. Our low-density, single-story attached homes will live and feel like a typical detached single-family home, but with all benefits and efficiencies of rental housing, and will serve as a steppingstone for 1) the ever-increasing demographic of Baby Boomers who are approaching, or have initiated, retirement, and no longer desire the cost and effort of maintaining a single family home, or 2) Millennials choosing to rent for various reasons such as affordability, saving for a home, flexibility, or preferred lifestyle.

In comparison to previous generations of retirees, many Baby Boomers prioritize a lifestyle focused on physical fitness, continuing education, and social engagement. They seek an alternative form of housing providing all the benefits of a single-family home but with the downsized, easy-to-maintain, lock-and-leave lifestyle offered by rental housing.

There is no longer any stigma associated with renting, in any form it may take. Housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials deciding to purchase their first home. The increased costs are keeping many households renting for longer periods of time, either out of necessity or by choice.

This universally designed, low-density single-family attached housing community was conceived in response to all the factors detailed above and is intended to provide a lifestyle focused on downsizing, convenience, and enhanced social interaction, located proximate to the communities in which its residents have previously lived or intend on living with their next home purchase. By doing so, relationships to families, friends, cultural and social resources, and even employment will be maintained in Oak Creek.

The following list of amenities detail key differentiators of these homes, and of our community.

- ***2-Car Direct Access Parking Garages***
 - o Most traditional garden-style apartment projects dedicate significant acreage to on-grade parking which creates a less than desirable property visually and burdensome stormwater management. We believe the Oak Creek rental market will prefer our alley-loaded, direct-access garages allowing for a level of security and convenience with a focus on open / green space not seen in rental housing living.

- ***Thoughtful Architecture, Universally Designed Housing***
 - o Our single-story homes embrace Universal Design, also called Barrier-Free Design, which focuses on making a house safe and accessible for everyone, regardless of age or physical ability. Key features include stepless entrances, single floor living, open plan design, and 32" or greater doorways.

- ***Meaningful Private and Public Open Spaces and Walking Trails***
 - o The Baby Boomer and Millennial demographics enjoy outdoor activity such as walking, jogging, or biking for both exercise and socialization. We believe the Oak Creek rental community will gravitate to our landscaped garden courtyards and vast conservation / open space which will be visually pleasing and will create areas that promote social interaction and walkability throughout our community.
 - o Our unique site plan concept which employs alleyways for vehicular loading permits for the site architecture to promote relationships between each unit and the public and private outdoor space and allows for walking paths through open spaces. These design features encourage social interaction and communal activities, thus promoting healthier and happier residents.
 - o Our design seeks to enhance the connection to the outdoors through expansive glazing systems (windows and sliding glass doors) that look out to front porches, patios, and green space connecting the unit and the resident to the expansive private and communal outdoor spaces.

Community Amenities

The development will offer the following community amenities to promote social interaction and walkability:

- Conservation / open space and nature trails, as well as common garden courtyards.
- Bike and walking path throughout the community connecting to adjacent residential neighborhoods.
- Expansive dog park, community playground, and other outdoor amenities such as Pickle ball courts, or similar.
- Community garden where residents can plant, grow, and maintain their own fruits and vegetables.
- Private outdoor spaces including a covered porch and separate patio for each residential unit.

Through conservation-oriented development strategies we will create a unique residential community that features a private, serene, spacious, and park-like community, all the while being an infill neighborhood site with proximity to transportation and retail. The site plan concept proposes a walking trail that will traverse conserved natural wooded and wetland areas which will be a fantastic amenity to the residents. The size of the subject site and the natural amenities will allow us to create a community far different than the traditional residential neighborhoods.

Project Justification – Oak Creek Comprehensive Plan

CR Devco believes the proposed development meets many prioritized objectives and recommendations detailed in the City’s Comprehensive Plan’s “Housing and Neighborhoods Framework” while also contributing to the goal of providing a greater diversity in housing options. The following section details objectives from the Comprehensive Plan, and how our development meets these objectives.

Objective: Encourage conservation design development and other sustainable practices to accommodate residential growth adjacent to sensitive natural areas.

- *Comp Plan Recommendation: Allow for conservation-oriented subdivision development, also known as cluster development (Priority 1).*
 - Our site plan preserves contiguous areas of open space and sensitive natural areas by clustering the units on only 20 of the 50 acres (Zone 1).
- *Comp Plan Recommendation: Incorporate sustainable practices in the development process to help protect the quality of natural resources (Priority 1).*
 - Our site plan provides for naturalized stormwater management while minimizing the amount of roadway and utility infrastructure needed to serve the subject development thus protecting surrounding wetland and natural areas.
- The project will meet achieve a minimum of Bronze certification from National Green Building Standards.

Objective: Encourage new residential development that supports healthy lifestyles and positively impacts key well-being indicators.

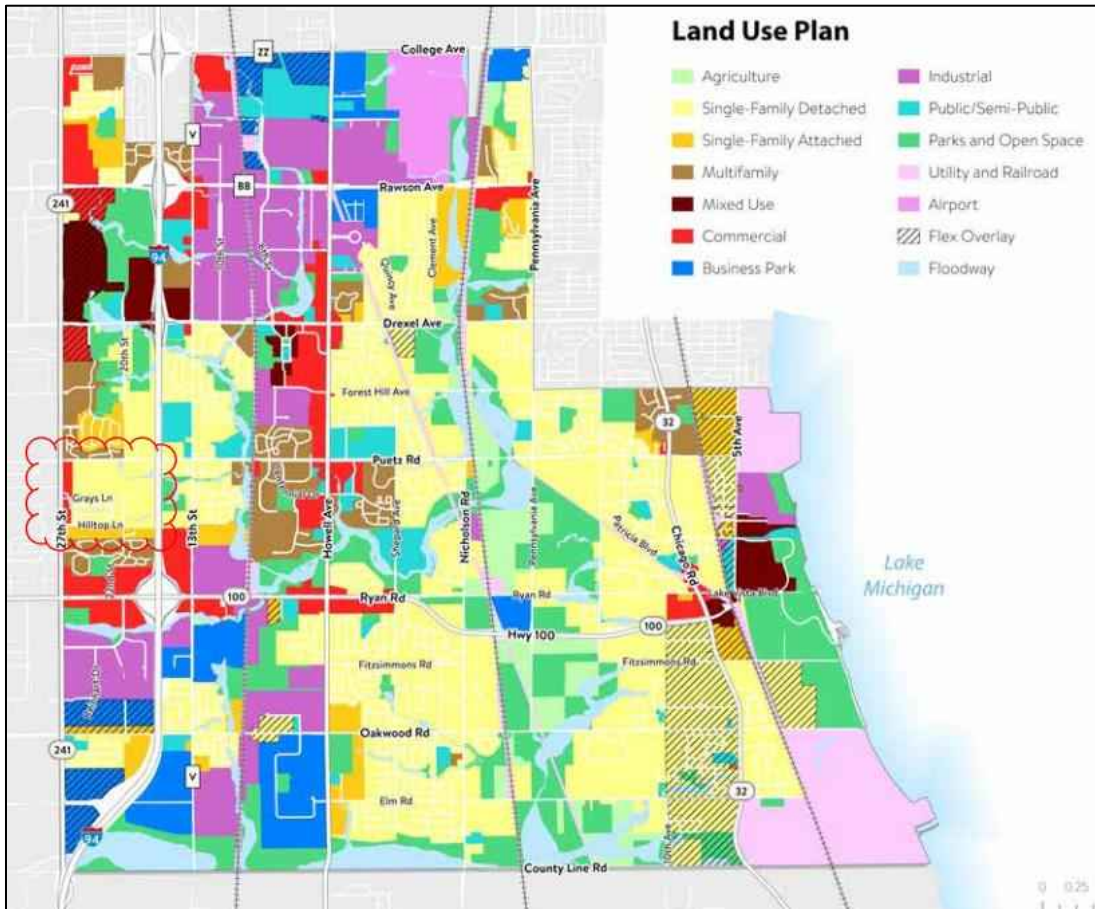
- *Comp Plan Recommendation: Sidewalks to be installed in all new residential developments (Priority 1).*
 - An extensive sidewalk network has been designed in our site plan. The sidewalk network will connect to adjacent southern residential neighborhoods (W. Grays Rd, S. 20th St & S. 22nd St).
- *Comp Plan Recommendation: Encourage the development of residential neighborhoods that incorporate elements of universal design (Priority 3).*
 - Our single-story, single-family attached rental housing is universally designed meaning it offers a no-step entry, single floor living, and extra-wide doorways and hallways (ADA compliant approaches) critical to senior residents which meet all critical elements of universal design.
- *Comp Plan Recommendation: Promote incorporation of public gathering spaces into the design of new neighborhoods to provide opportunities for social interaction (Priority 3).*
 - Our site plan includes a comprehensive walking and bike path network, garden courtyards and meaningful open spaces throughout the community to promote social interaction.

Objective: Target areas for new residential development.

- *Comp Plan Recommendation: Consider proactively rezoning properties identified in the Land Use Plan for all forms of housing (Priority 1).*

The Comprehensive Plan’s “Land Use Plan” calls for Single-Family Attached housing directly south of the proposed development as well as Multifamily and Single-Family Attached directly north (across W. Puetz Street) of the proposed development. Both neighboring land uses are consistent with the use proposed on the subject site. If rezoning is deemed necessary, we believe rezoning is justified given the nature of our product.

- Single-Story.
- Proposed low-density housing of 2.75 homes per acre.



Per the “Land Use Plan” (Land Use Categories) Single-Family Attached Housing is defined as the following:

*“Also referred to as two-family residential, rowhomes, townhomes, or duplexes, this land use comprises single-family dwellings that share at least one common wall with an adjacent dwelling, and each unit has a separate external entrance. **Single-family attached housing should form a larger share of housing as the city seeks to diversify housing options while maintaining community character. This land use should continue to be concentrated along major transportation corridors, such as East Puetz Road, East Ryan Road, and I-94, buffering single-family detached neighborhoods from commercial and industrial uses.**”*

Our proposed housing product meets the criteria of sharing one common wall with an adjacent dwelling unit as well as each one of our homes offer a separate external entrance. Additionally, we are concentrating our single-family attached rental housing along the major transportation corridor of I-94.

Conclusion

The following excerpt is from the City of Oak Creek Comprehensive Plan.

“The Land Use Plan is a general guide for growth and development in Oak Creek and is meant to serve as a foundation for future decision-making. It is not meant to be a site-specific development or zoning plan, but rather a guide for land use decisions. The Land Use Plan is flexible and should accommodate creative approaches to development that are consistent with the policies and recommendations included in the Comprehensive Plan.”

We believe the site plan presented in this memo represents a creative approach to development and is consistent with the policies and recommendations included in the Comprehensive Plan. We look forward to receiving your feedback and working with the City to bring this project to fruition.

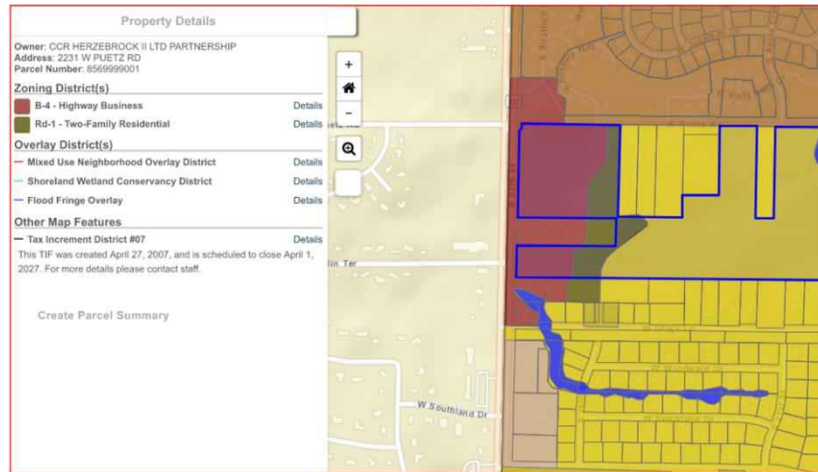
Thank you for your time and consideration.

CR Devco, LLC

EXHIBIT A – Current Zoning

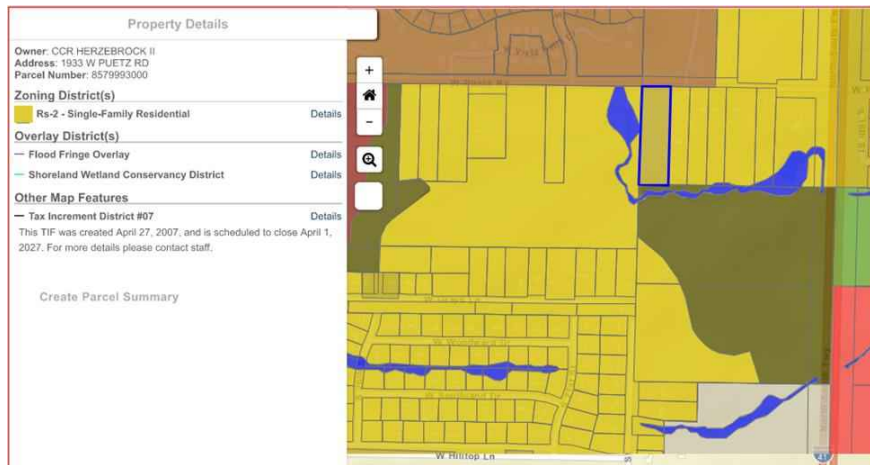
The site consists of four (4) undeveloped parcels. Existing zoning classifications on the four parcels are as follows:

Parcel 1 – 53.56 acres, 2231 W. Puetz Road, Parcel Number 8569999001



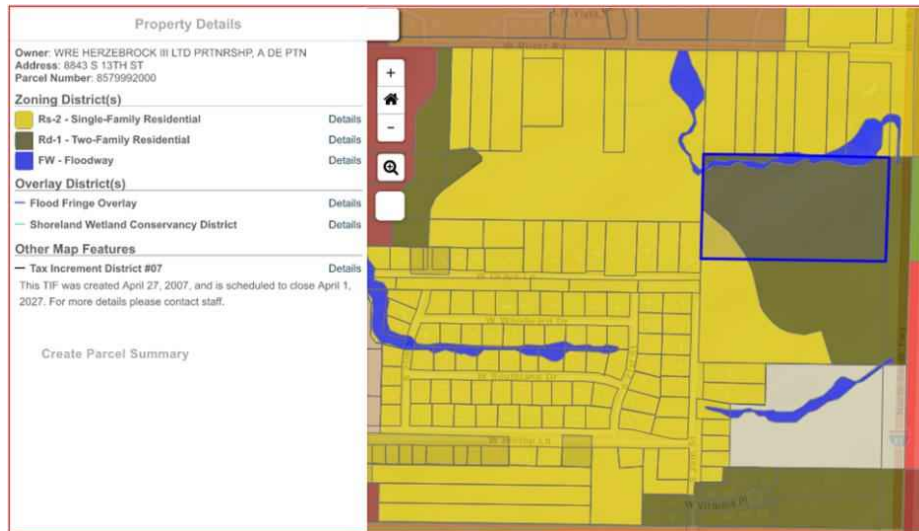
- B-4 Highway Business
 - o This district is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state and county highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.
- Rd-1 - Two-Family Residential
 - o This district is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.
- Rs-2 - Single-Family Residential
 - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.

Parcel 2 – 3.00 acres, 1933 W. Puetz Road, Parcel Number 8579993000



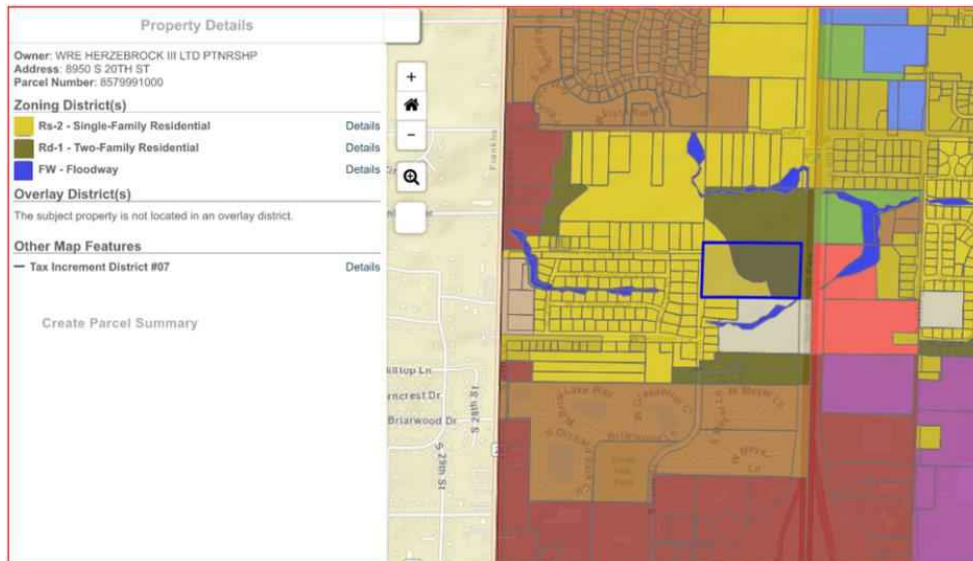
- Rs-2 - Single-Family Residential
 - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.

Parcel 3 – 16.66 acres, 8843 S. 13th Street, Parcel Number 8579992000



- Rs-2 - Single-Family Residential
 - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.
- Rd-1 - Two-Family Residential
 - o This district is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.

Parcel 4 – 18.24 acres, 8950 S. 20th Street, Parcel Number 8579991000



- Rs-2 - Single-Family Residential
 - o This district is intended to provide for single-family residential development at densities not to exceed 2.9 dwelling units per net acre.
- Rd-1 - Two-Family Residential
 - o This district is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.

EXHIBIT B – Additional Considerations.

Demographic and Market Trends

Demographic and Market trends indicate Oak Creek's population will continue to grow.

“Since 2000, the number of residents has increased by 28 percent. In 2017, Oak Creek had an estimated population of 36,354, with projections from the State of Wisconsin Demographic Services Center anticipating the City's population to exceed 40,000 residents by 2030.”

More innovative, thoughtful, and diversified housing options are needed to accommodate future growth. Additionally, seniors are forecasted to grow...

“Seniors aged 65+ make up 12.2 percent of the Oak Creek population, and the State of Wisconsin Demographic Services Center predicts that in Milwaukee County, those aged 65+ will make up 17 percent of the population by 2040.”

Our single-family attached rental product is intended to provide communities with a housing option that serves as a steppingstone for residents moving into, or out of, homeownership. This is in response to the changing demands for two key demographics where the greatest growth (and need) is forecasted:

1. Baby Boomers who are approaching, or have initiated, retirement, and are downsizing; and
2. Millennials choosing to rent for various reasons such as affordability, lifestyle and saving for a home, etc.

Addressing Housing Issues

Our single-family attached rental product will assist Oak Creek in addressing housing issues that are apparent throughout the country. The three main housing issues are:

1. The Growing Housing Shortage
2. The “Missing Middle”; and
3. Accessibility Concerns

First issue is the housing shortage (as defined by Freddie Mac). Today there are fewer homes on the market than ever before. National housing supply shortage totals 3.8 million units. At the current rate of new construction, it will take a decade to fill this shortage. The current supply of homes for sale in Wisconsin is lower than it has been since the Wisconsin Realtors Association began tracking inventory levels in 2009, which have pushed prices to all-time highs.

Declining construction of starter homes is driving this shortage. To put that in perspective during the 1980's 40% of all homes built were starter homes. In 2020 only 7% of all new homes built were starter homes.

Fewer homes and declining construction of starter homes are compounding the issue of affordability by increasing home prices and consequently down payments. There has been a 15% increase in home prices nationally in the last year. The Milwaukee MSA home prices are up 19.6% in the last year and up 64% in the last 5 years. Affordability is an issue, especially when it comes to a down payment which will be compounded by this 10-year shortage which will lead to additional increases in home prices further increasing required down-payments. Given new starter homes are rapidly declining **our product will provide younger cohorts with a single-family housing option without the initial cost burden of home ownership allowing younger generations to save for their future home while living in the very community they wish to own a home in.**

Second issue our housing product will address is the “Missing Middle”. The definition of Missing Middle housing is:

“...house-scale buildings with multiple units in walkable neighborhoods providing a range of diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.”

Our product is comprised of four, six and eight-plex single-story, house-scale buildings. Missing Middle buildings are intended to fit into existing residential neighborhoods and support walkability. Our current site plan aims to fit in the surrounding residential neighborhoods given the density, scale, and architecture as well as through the extension of a public street, bike path and right-of-way all the while we are promoting walkability through our internal network of sidewalks which will be connected to the surrounding neighborhoods and public right-of-way.

Missing Middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics. Our unit mix of 1, 2 and 3-bedroom homes aims to provide multiple pricing options for two shifting demographics:

- Baby Boomers who represent the fastest growing renter demographic; and
- Millennials who are the largest generation in U.S. history — who are now in their 30s, the time when most folks start transitioning back to the suburbs to plan for/or start families and homes.

Given the current housing supply shortage, and specifically Missing Middle housing, our product helps facilitate this transition into single-family for Millennials while assisting Baby Boomers who wish to downsize and remain in their communities.

Third issue we are looking to address is the need for universal housing / “accessible product”. Within the next two decades, the number of households headed by people aged 75 and over is projected to double from 14 million to 28 million. **Now consider only 4 percent of the US housing stock provides all three critical accessibility features:**

- A no-step entry
- Single floor living; and
- Extra-wide doorways and hallways (ADA compliant approaches)

Our “universal housing” product will provide all three critical accessibility features which will aid Oak Creek households with reduced mobility to live safely and comfortably.

In conclusion, housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials purchasing their first home. The demographic forecasts are only going to further compound this issue. Please also consider:

- 72 million millennials are entering the housing market and represent the largest generation in U.S. history at a time when the housing supply is the lowest it has ever been...while affordability has never been more difficult.
- Baby Boomers make up the second largest renter pool, after Millennials, and over the next fifteen years the population aged 65 and over is projected to grow from 48 million to 79 million (a 65% increase).

We believe our community will be positioned to serve both demographics by providing housing that lives and feels like a single-family home, but with all the benefits and efficiencies of multifamily housing (lower overhead, maintenance, and utility costs).

We also believe that our proposed development will help diversify the housing options within Oak Creek by providing a low-density residential community focused on increased open / green space, accessibility, and walkability all the while addressing the “Missing Middle” in a time when the need for new housing options has never been greater.

EXHIBIT C – Current Ownership Letter of Support.

September 21st, 2021

To: City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154
Attn: Mr. Doug Seymour, Director of Community Development
Ms. Kari Papelbon, City Planner with Community Development
Email: dseymour@oakcreekwi.gov
kpapelbon@oakcreekwi.gov

Re: 91.46 acres of land located on W. Puetz Road in Oak Creek, Wisconsin.

Dear Mr. Seymour,

I am the owner's representative for CCR Herzebrock II, LP ("Seller 1") and WRE Herzebrock III, LP ("Seller 2") which both owner entities are under contract to sell the parcels outlined below ("Property"), to CR Devco, LLC, or its assigns ("Buyer"). Provided the Buyer closes on its purchase of the Property, Seller 1 and Seller 2 support the Buyer's zoning application and development plan for the Property.

The Property consists of 4 parcels totaling approximately 91.46 acres of land, outlined in Exhibit A, and listed below:

- CCR Herzebrock II, LP – Approximately 56.56 acres:
 - Parcel 1 – 53.56 acres, Parcel Number 8569999001, 2231 W. Puetz Road
 - Parcel 2 – 3.000 acres, Parcel Number 8579993000, 1933 W. Puetz Road
- WRE Herzebrock, III, LP – Approximately 34.9 acres:
 - Parcel 3 – 16.66 acres, Parcel Number 8579992000, 8843 S. 13th Street
 - Parcel 4 – 18.24 acres, Parcel Number 8579991000, 8950 S. 20th Street

Regards,



Christian Reckendrees

President

EXHIBIT A



EXHIBIT D – Quarter Section Map

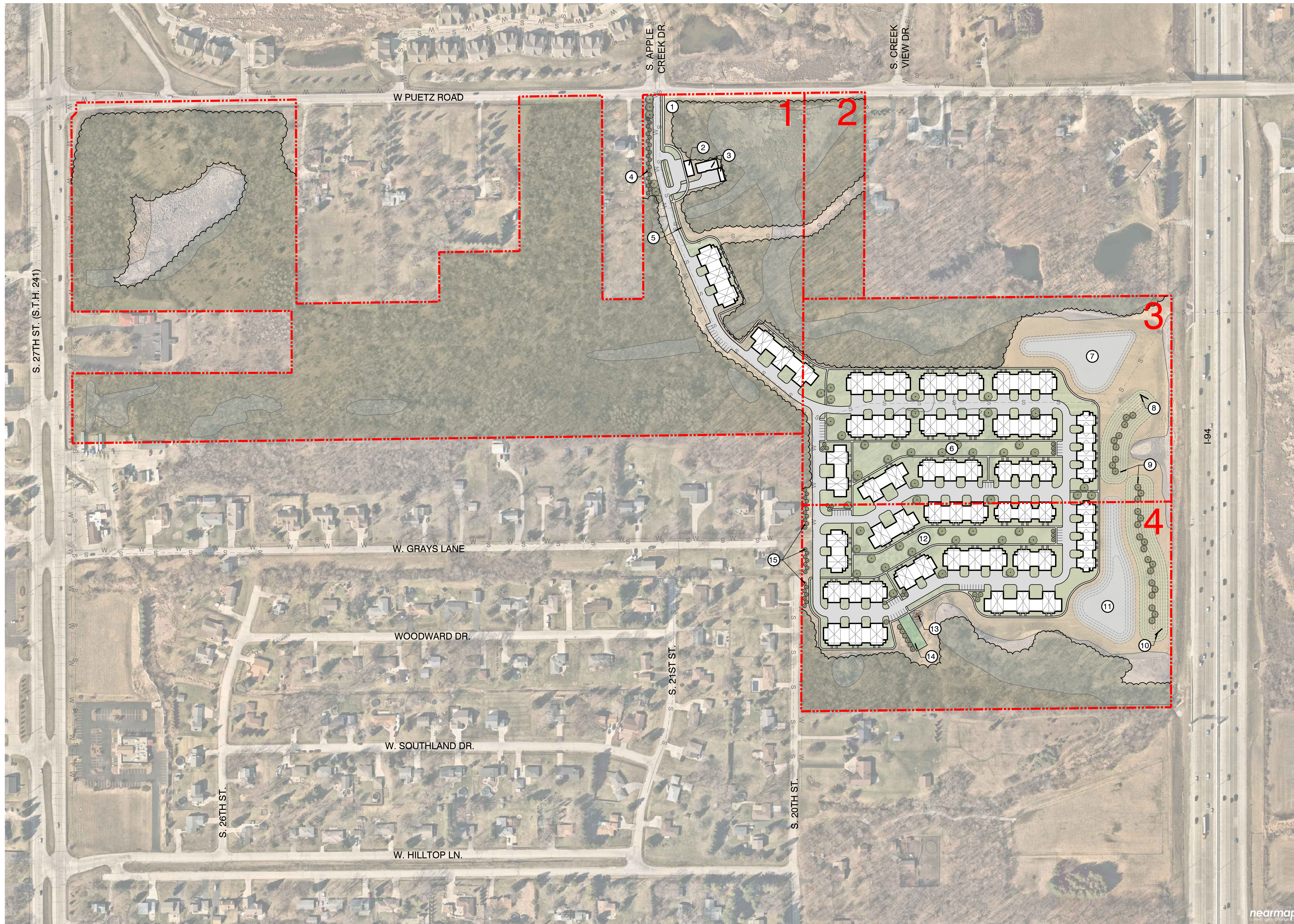
NW 1/4 SEC. 19-5-22

NE 1/4 SEC. 19-5-22



Subject Parcels





LEGEND

- LAWN
- NATIVE SEEDED AREA
- ASPHALT PAVEMENT
- PROTECTED WETLAND AREA
- WOODLANDS TO REMAIN
- PATH NETWORK

SITE FEATURES

- ① PRIMARY ENTRANCE
- ② LEASING OFFICE
- ③ MAINTENANCE BUILDING / TRASH
- ④ VEGETATED LANDSCAPE BUFFER
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- ⑬ PLAYGROUND
- ⑭ DOG PARK
- ⑮ VEGETATED LANDSCAPE BUFFER













1234