



CITY OF OAK CREEK

COMMON COUNCIL MEETING AGENDA

Common Council
Chambers
8640 S. Howell Ave.
PO Box 27
Oak Creek, WI 53154
(414) 768-6500

TUESDAY, AUGUST 21, 2012
AT 7:00 P.M.

VISIT OUR WEBSITE AT WWW.OAKCREEKWI.ORG FOR THE AGENDA
AND ACCOMPANYING COMMON COUNCIL REPORTS.

COUNCIL MEETINGS CAN BE SEEN LIVE ON GOVERNMENT ACCESS CHANNELS 25 AND 99

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes: 7/17/2012.
4. **Resolution:** Consider Resolution No. 11280-082112, a Resolution of Condolence to members of the Oak Creek Sikh Community (by Committee of the Whole).
5. **Proclamation:** Consider Council Proclamation No. 12-14, Recognition to the Wisconsin Association of the Deaf, Deaf Awareness Fest 2012 (by Committee of the Whole).
6. **Proclamation:** Congratulations to Carmella Bellante on her 100th Birthday.
7. **Presentation:** Presentation of the Mayor's Landscape Awards.

Public Hearings (beginning at 7:00 p.m.)

Citizen input, comments and suggestions are requested on the specific item(s) identified below. Action by the Council may occur at the same meeting if so included in the agenda.

8. **Rezone:** Consider rezoning the property at 9900 S. 13th St. from A-1, Limited Agriculture to M-1, Manufacturing (Capstone Quadrangle) (5th District).
9. **Ordinance:** Consider Ordinance No. 2659, an ordinance to rezone the property at 9900 S. 13th St. from A-1, Limited Agriculture to M-1, Manufacturing (Capstone Quadrangle) (5th District).

Presentation

10. **Presentation:** Status update on Library Capital Campaign Planning Study (held 8/6/12).
11. **Presentation:** Update from Steven Chamberlain, Owners Representative, on the City Hall, Library and Fire Station projects.
12. **Presentation:** Presentation by representatives of Baker Tilly Virchow Krause, LLP on the 2011 audit (held 8/6/12).
13. **Resolution:** Consider Resolution No. 11271-080612, accepting the 2011 Financial Statement and Auditors' Report as prepared and presented by Baker Tilly Virchow Krause, LLP (representatives will be present) (held 8/6/12) (by Committee of the Whole).

Old Business

14. **Motion:** Consider a *motion* to provide conceptual support for the revised project plan for Tax Increment Financing District #10 that would provide \$2,750,000 in developer assistance to SynerG LLC, contingent upon final completion of a written development agreement by November 1, 2012 (held 8/6/12) (1st District).

New Business

MAYOR & COMMON COUNCIL

15. **Discussion:** Discussion to change the starting time of Common Council meetings (held 8/6/12).
16. **Informational:** Summarized Financial Statements for certain operating funds for the City, for the period ended June 30, 2012 (held 8/6/12).
17. **Resolution:** Consider *Resolution* No. 11270-080612, establishing a Three-Year Financial Plan (held 8/6/12) (by Committee of the Whole).
18. **Motion:** Consider a *motion* to appoint Mayor Stephen Scaffidi and City Administrator Gerald Peterson to be the City's representatives on One West Drexel (by Committee of the Whole).
19. **Resolution:** Consider *Resolution* No. 11279-082112, approving an Access Easement Agreement by and among the City of Oak Creek, the State of Wisconsin and the Oak Creek-Franklin Joint School District (3rd District).
20. **Informational:** Exchange of lands among Milwaukee County, Northwestern Mutual and the City of Oak Creek (by Committee of the Whole).
21. **Motion:** Consider a *motion* to approve the appointment of election officials for a two-year period of August 1, 2012 through December 31, 2013 (by Committee of the Whole).
22. **Motion:** Consider a *motion* to concur with the Mayor's reappointments as follows:
 - a. Board of Health – 3-year term to expire 9/2015
Sandy Schneider
Nicholas Kampa
 - b. Traffic & Safety Commission – 3-year term to expire 9/2015
David Schneider
23. **Motion:** Consider a *motion* to approve the 2012 Vendor Summary Report in the amount of \$1,144,072.73 (by Committee of the Whole).

COMMUNITY DEVELOPMENT

24. **Motion:** Consider a *motion* to authorize staff to negotiate exclusively with Savage Communications, LLC, to provide marketing and branding services for the City (by Committee of the Whole).

25. **Resolution:** Consider Resolution No. 11276-082112, approving a certified survey map for the property at 9339 S. Nicholson Rd. (Verhalen) (3rd District).
26. **Resolution:** Consider Resolution No. 11277-082112, approving a certified survey map for the property at 7929 S. Howell Ave. (One West Drexel, LLC) (2nd District).

ENGINEERING

27. **Resolution:** Consider Resolution No. 11275-082112, authorizing the Engineering Department to advertise a request for proposals for design services on the bridges located on W. Marquette Avenue (P-40-0557), S. 6th Street (P-40-0558) and S. Nicholson Road (B-40-0018). (Project Nos. 12017, 12018, & 12019) (1st & 3rd Districts).
28. **Motion:** Consider a motion to concur with the recommendation of the Traffic and Safety Commission to:
 - a. deny the installation of 3-way stop signs at S. Sharon Dr. and E. Stonefield Drive, and
 - b. approve the removal of "No Parking Between Signs" signs at 155 W. Oak Leaf Dr.

LICENSE COMMITTEE

The License Committee met on August 16, 2012. Recommendation is being made as follows:

29. **Motion:** Consider a motion to grant a Transient Merchant license to Daniel J. Harding, 325 Estberg Ave., Waukesha, WI 53186, selling home improvement products for The Home Improvement Store

The following item was received after license committee met: Tentative recommendations are being made as follows (background on all complete and favorable):

30. **Motion:** Consider a motion to grant an Operator's license to Steven W. Lindstrom, 4541 S. Pine Ave., Milwaukee (Speedway)(favorable police record received).

MISCELLANEOUS

31. **Motion:** Consider a motion to convene into Closed Session immediately following the conclusion of the Common Council meeting pursuant to Wisconsin State Statutes Section 19.85 (1)(e) to discuss a proposed Term Sheet between the City of Oak Creek and Wispark for the properties at Drexel Town Square.
32. **Motion:** Consider a motion to reconvene into Open Session.
33. **Resolution:** Consider Resolution No. 11278-082112, approving a Term Sheet by and Between the City and Wispark LLC (2nd District).

Adjournment.

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 S. Howell Avenue, Oak Creek, Wisconsin 53154.

August 21, 2012 Council Meeting

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.

City of Oak Creek Common Council Report

Meeting Date: 08/21/12

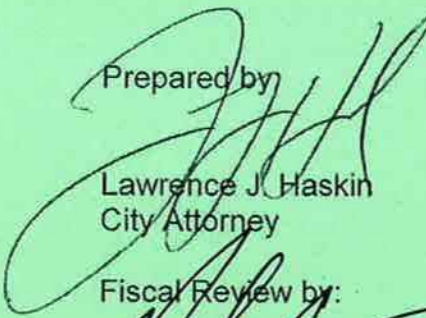
Item No.: 4

Recommendation: That the Common Council adopt Resolution No. 11280-082112 a Resolution of Condolence to Members of the Oak Creek Sikh Community.

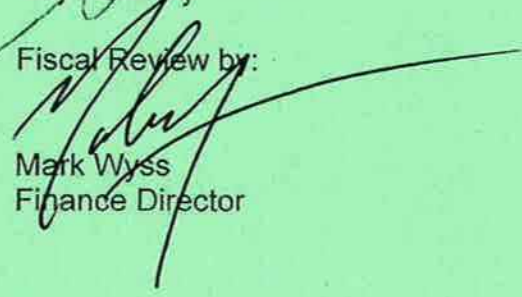
Background: On August 5, 2012 a lone gunman entered the Sikh Temple and senselessly killed six members of the Sikh community and seriously injured three others.

The staff felt it was appropriate to send an official Resolution of Condolence to the Sikh community. This tragedy would have been much worse had it not been for the heroic efforts of Lt. Brian Murphy and other members of the Oak Creek Police Department. Lt. Murphy and others will be rightfully honored at the appropriate time and in the appropriate manner. This Resolution is specifically directed to the members of the Oak Creek Sikh community.

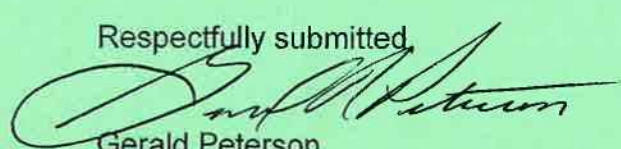
Prepared by


Lawrence J. Haskin
City Attorney

Fiscal Review by:


Mark Wyss
Finance Director

Respectfully submitted,


Gerald Peterson
City Administrator

RESOLUTION NO. 11280-082112

A RESOLUTION OF CONDOLENCE TO
MEMBERS OF THE OAK CREEK SIKH COMMUNITY

WHEREAS, On August 5, 2012, a lone gunman shattered the peace and serenity of the Sikh Temple of Wisconsin and the City of Oak Creek by senselessly killing the following members of the Sikh community who were worshipping with family and friends on that day:

Sita Singh
Ranjit Singh
Satwant Singh Kaleka
Prakash Singh
Paramjit Kaur
Suveg Singh; and

WHEREAS, the following members of the Sikh community were seriously injured as a result of the shooting spree on August 5, 2012:

Amarjit Kautl
Santokh Singh
Punjab Singh; and

WHEREAS, the victims of this tragic event were honored and memorialized in a community wide prayer service held in conjunction with Oak Creek National Night Out held on August 7, 2012 and at a funeral service held on August 10, 2012 at the Oak Creek Senior High School; and

WHEREAS, family members of the victims and members of the Sikh community have shown strength, grace and dignity in the face of this horrible tragedy and their response has been nothing short of inspiring and they have the admiration of all of Oak Creek's citizens and we can all learn from their tremendous examples of kindness and compassion; and

WHEREAS, the entire Sikh community has shown considerable kindness and compassion in the midst of this horrible tragedy, and continue to seek out ways to further their involvement and participation in our community;

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council that in behalf of the citizens of Oak Creek they hereby express their deepest sympathy and their condolences to family and friends of the victims as well as to the entire Sikh community of Oak Creek;

BE IT FURTHER RESOLVED that the City of Oak Creek will not let this tragic event define Oak Creek as a City and we will continue to be supportive of the Sikh community as they collectively grieve and begin the healing process.

BE IT FURTHER RESOLVED that the City Clerk be and she is hereby directed to deliver a copy of this Resolution to the Sikh community.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21st day of August, 2012.

Passed and adopted this ____ day of _____, 2012.

President, Common Council

Approved this ____ day of _____, 2012.

ATTEST:

Mayor Stephen Scaffidi

Catherine Roeske, City Clerk

VOTE: Ayes _____ Noes _____

COUNCIL PROCLAMATION NO. 12-14

RECOGNITION TO
THE WISCONSIN ASSOCIATION OF THE DEAF
DEAF AWARENESS FEST 2012

WHEREAS, The Wisconsin Association of the Deaf was established in 1876 by a group of deaf persons from the Wisconsin School of the Deaf in Delavan, Wisconsin; and

WHEREAS, The Wisconsin Association of the Deaf protects and promotes Deaf Awareness, Culture, Language, Heritage efforts; and

WHEREAS, The Wisconsin Association of the Deaf promotes its mission statement "Deaf, Hard of Hearing, and Deaf-Blind citizens of Wisconsin are empowered to meet their full potential through increased independence, productivity, and integration into society"; and

WHEREAS, The Wisconsin Association of the Deaf advocates for the civil rights of Deaf and Hard of Hearing Wisconsinites, including public access, communication, and employment within Wisconsin; and

WHEREAS, The Wisconsin Association of the Deaf will be hosting its 3rd Bi-annual Deaf Awareness Fest on Saturday, September 29, 2012, from 9:00 in the morning until 3:00 in the afternoon at the Milwaukee Area Technical College, MATC, in Oak Creek, Wisconsin; and

WHEREAS, the purpose for this event is to spread awareness about the beauty of the Deaf culture. There will be exhibits, workshops, and children activities.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek hereby congratulate The Wisconsin Association of the Deaf for their efforts and dedication to this cause.

BE IT FURTHER RESOLVED that this proclamation be spread upon the minutes of this meeting and that the City Clerk be and she is hereby directed to transmit a suitable copy thereof to We Energies..

Dated this 21st day of August, 2012.

Council President

Mayor

Ayes _____ Noes _____

ATTEST:

City Clerk

MAYORAL PROCLAMATION

**CONGRATULATIONS TO
CARMELLA BELLANTE
ON HER 100TH BIRTHDAY**

WHEREAS, CARMELLA BELLANTE was born August 5, 1912 in Milwaukee; and

WHEREAS, CARMELLA BELLANTE married her husband Anthony and is the proud mother of three children; and

WHEREAS, CARMELLA BELLANTE is a grandmother to fifteen grandchildren, and has great grandchildren. Carmella is very much loved and respected by her family who visit often and are constant advocates in her care. Carmella is also very much well loved by other residents and staff alike; and

WHEREAS, CARMELLA BELLANTE, adores Italian food and often will speak in the Italian language; and

WHEREAS, CARMELLA BELLANTE loves to knit, sew, garden and cook for her family. Carmella has quick wit, and has a strong will. She enjoys being social, having her best clothes, hair and nails polished. Carmella's favorite color is pink and has not lost her appreciation for a good looking man; and

WHEREAS, CARMELLA BELLANTE will be 100 years "young" on Sunday, August 5, 2012 and will celebrate her special day with a birthday party in her honor on Friday, August 3, 2012 at her residence at Meadowmere Senior Living Community, 701 E. Puetz Road, Oak Creek.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of the City of Oak Creek hereby wish CARMELLA BELLANTE a Happy 100th Birthday, and wish her health, happiness, and many more.

BE IT FURTHER RESOLVED that the City Clerk be and she is hereby directed to transmit a suitable copy of this proclamation to CARMELLA BELLANTE.

Dated this 3rd day of August, 2012.

Stephen Scaffidi, Mayor

Catherine A. Roeske, City Clerk

OFFICIAL NOTICE

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

PURPOSE: The purpose of this public hearing is to consider rezoning the property at 9900 S. 13th Street from A-1, Limited Agricultural to M-1, Manufacturing.

Hearing Date: August 21, 2012
Time: 7:00 p.m.
Place: Oak Creek City Hall
8640 South Howell Avenue
Oak Creek, WI 53154
Common Council Chambers

Applicant: CQ South Oak Creek Land, LLC
Property Owner: CQ South Oak Creek Land, LLC
Tax Key(s): 925-9999

Legal Description:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, IN TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 89° 51' 06" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 2026.42 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 02° 09' 08" WEST ALONG SAID RAILROAD RIGHT OF WAY LINE 664.83 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2, OF SAID 1/4 SECTION; THENCE SOUTH 89° 48' 37" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID 1/4 SECTION 1765.57 FEET TO A POINT, SAID POINT BEING 233.00 FEET NORTH 89° 48' 37" EAST OF THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 00° 14' 55" WEST AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 173.89 FEET TO A POINT; THENCE SOUTH 89° 51' 06" WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION 233.00 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 00° 14' 55" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION 491.68 FEET TO THE POINT OF BEGINNING.

The Common Council has scheduled other public hearings August 21, 2012 at 7:00 PM. This hearing may begin at 7:00PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 768-6527, during regular business hours.

Date of Notice: July 26, 2012

CITY OF OAK CREEK COMMON COUNCIL

By: Steve Scaffidi, Mayor

PUBLIC NOTICE

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154.

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 9

Recommendation: That the Council adopt Ordinance No. 2659 which would rezone the property at 9900 S. 13th Street from A-1, Limited Agricultural to M-1, Manufacturing.

Background: Capstone Quadrangle is requesting to rezone the property at 9900 S. 13th Street from A-1, Limited Agricultural to M-1, Manufacturing. While the applicant does not have a development proposal at this time they would like to rezone the property so they can better respond to development proposals and attract potential businesses to the site. The City's Comprehensive Plan has identified this property as Planned Industrial so this proposal is in conformance with the Comprehensive Plan.

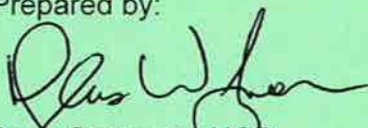
The original application for this rezoning was submitted in 2008. At the time a neighborhood meeting was held where the residents voiced concerns about the proposal including potential truck traffic, the building height, and ways to screen this from the residential properties to the south. The applicant asked staff to hold their proposal prior to it appearing on a Plan Commission agenda. Another neighborhood meeting was held on July 9, 2012 where similar concerns were brought up. Many residents did not want to see this rezoned without knowing what was going to be built there. Included with this report is a memo that was sent to the Plan Commission for their July 10, 2012 meeting that outlines many of the issues brought up at the neighborhood meeting.

It should be noted that since this property abuts a single-family residential zoning district, our zoning ordinance does have protections in place to minimize the impact on the neighborhood. These protections include a prohibition on constructing industrial buildings within 100 feet of the single family residential zoning line and a 20-foot landscaped buffer yard requirement along the south property line. In addition the Plan Commission, at the time of site plan review, can require additional protections such as having all loading docks on the north side of the building.


The Plan Commission has recommended approval of the proposed rezoning.

Fiscal Impact: There is no fiscal impact from this rezoning however future development of the property under the M-1, Manufacturing zoning district would have a positive fiscal impact for the City.

Prepared by:


Doug Seymour, AICP
Director of Community Development

Respectfully Submitted,


Gerald Peterson, ICMA-CM
City Administrator

Fiscal Review by:


Mark Wyss
Finance Director

ORDINANCE NO. 2659

By: _____

AN ORDINANCE TO REZONE THE PROPERTY AT 9900 S. 13TH STREET FROM A-1, LIMITED AGRICULTURAL TO M-1, MANUFACTURING

(5th Aldermanic District)

WHEREAS, Michael Faber (CQ South Oak Land, LLC) has requested that the property at 9900 S. 13th Street be rezoned from A-1, Limited Agricultural to M-1, Manufacturing; and

WHEREAS, this property is more precisely described as follows:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, IN TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ¼ SECTION; THENCE NORTH 89° 51' 06" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 2026.42 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 02° 09' 08" WEST ALONG SAID RAILROAD RIGHT OF WAY LINE 664.83 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½, OF SAID ¼ SECTION; THENCE SOUTH 89° 48' 37" WEST ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF SAID ¼ SECTION 1765.57 FEET TO A POINT, SAID POINT BEING 233.00 FEET NORTH 89° 48' 37" EAST OF THE WEST LINE OF SAID ¼ SECTION; THENCE NORTH 00° 14' 55" WEST AND PARALLEL TO THE WEST LINE OF SAID ¼ SECTION 173.89 FEET TO A POINT; THENCE SOUTH 89° 51' 06" WEST AND PARALLEL TO THE NORTH LINE OF SAID ¼ SECTION 233.00 FEET TO A POINT ON THE WEST LINE OF SAID ¼ SECTION; THENCE NORTH 00° 14' 55" WEST ALONG THE WEST LINE OF SAID ¼ SECTION 491.68 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Plan Commission reviewed the application and recommended that the rezoning be approved; and

WHEREAS, the Common Council held a public hearing on said application on August 21, 2012, at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing the Common Council is of the opinion that the best interests of the City would be served if the rezoning was approved.

NOW, THEREFORE, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the lands hereinabove described are hereby rezoned A-1, Limited Agricultural to M-1, Manufacturing, and the Zoning Map of Chapter 17 of the Municipal Code is hereby amended to reflect the rezoning.

SECTION 2: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 3: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

Passed and adopted this ____ day of _____, 2012.

President, Common Council

Approved this ____ day of _____, 2012.

Mayor

ATTEST:

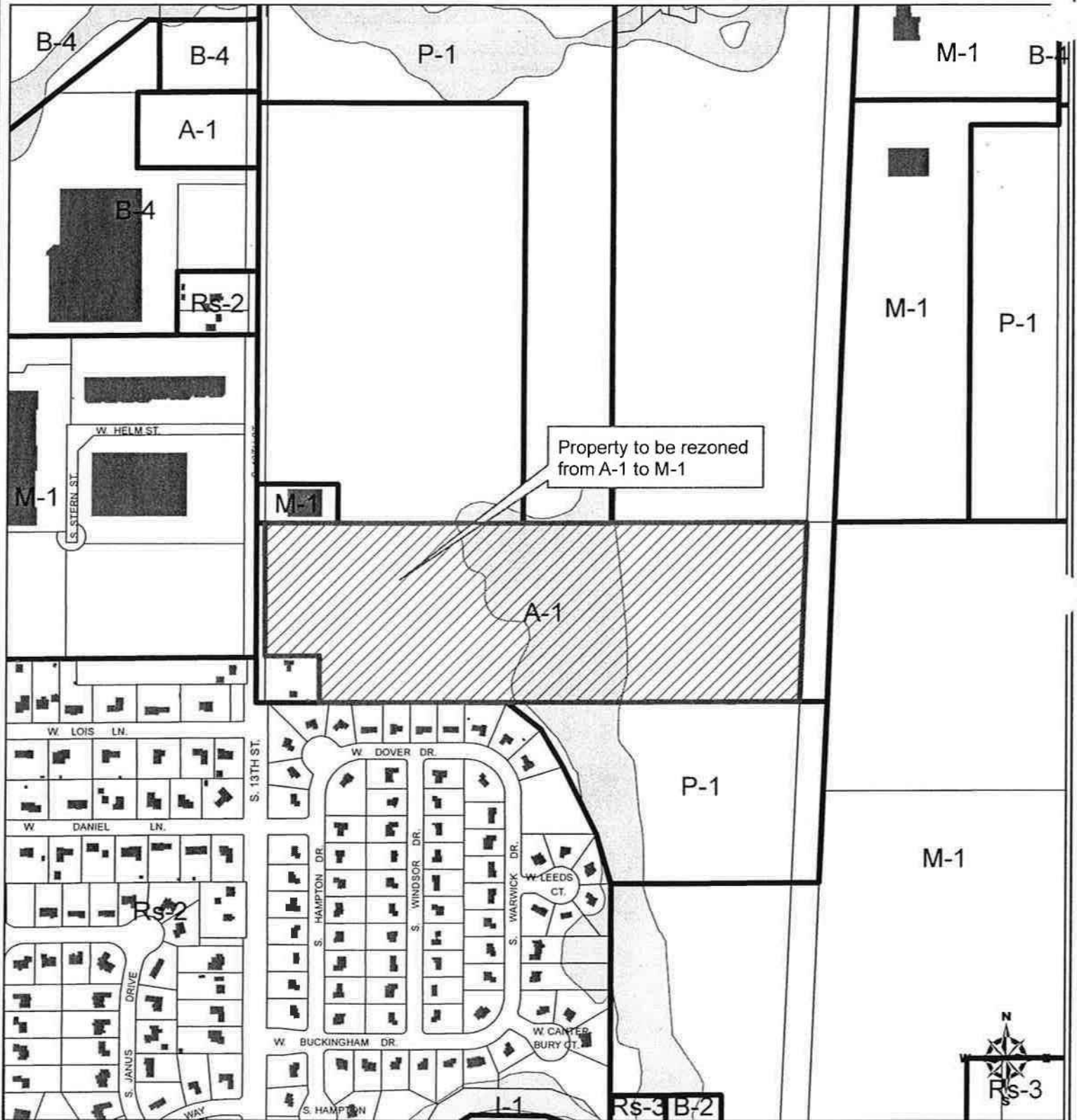
City Clerk

VOTE: Ayes _____ Noes _____

Capstone Quadrangle

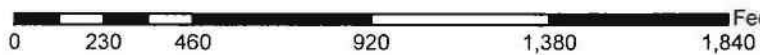
Rezoning request from A-1 to M-1

9900 S. 13th Street






OakCreek

Department of Community Development



Legend

-  Subject Property
-  Parcels 2012
-  Existing Street Pattern



Oak Creek

DEPARTMENT
OF COMMUNITY
DEVELOPMENT

TO: Plan Commissioners

FROM: Jeff Fortin

DATE: July 10, 2012

**RE: Neighborhood Meeting Notes for Capstone Quadrangle
Rezoning at 9900 S. 13th Street**

On July 9, 2012 we held a neighborhood meeting about the proposed rezoning of the property at 9900 S. 13th Street by Capstone Quadrangle (the owner). I plan on summarizing the concerns of the neighbors at tonight's meeting but wanted to get a memo out to the Commission so you have the information prior to the meeting. —

The meeting was attended by 10 residents, Alderman Tom Michalski, myself, and Mike Faber and Chris Noon (the applicants). Alderman Ken Gehl was on vacation and was unable to attend. The meeting was originally scheduled for July 2nd but was bumped to a week later because the Common Council moved their meeting to that date, which is why it was held only one day before the Plan Commission meeting.

While some residents were opposed to anything happening on this site, most of them understood that something was going to eventually go there. They are more concerned with the uncertainty of what could go there under the M-1 zoning and they would prefer that the City wait to rezone the property until there is an actual development proposal. They don't see the need to change anything now. The owners would like to rezone the property so they can remain competitive when trying to attract businesses to the site. Staff informed the residents that even if the property did get rezoned, any development proposal would need to come back to the Plan Commission for review and approval and they all would be notified of that meeting.

Some neighbors were wondering why this wasn't being done as a Planned Unit Development so the City could have more control over the development of the site. Staff informed them that since there is no proposal yet there are no plans to divide the land up into smaller parcels at this time, a PUD would not be appropriate now. It might be in the future, depending on what is proposed for this site. Staff also reminded them that the Plan Commission has a great deal of control during site and building review over things like building location, loading docks, screening, and other ways to minimize the impact on the surrounding neighborhoods.

Some other concerns and issues included:

- Concerns about whether 13th Street could handle the additional traffic and concerns about the condition of S. 13th Street. Some residents felt that nothing should be approved until the road is reconstructed. There was concern about the potential for a use that generates a lot of truck traffic as well.

- Residents would like berms for screening that are similar to those at Creekside Corporate Park across the street.
- They were concerned about the visual impact of a large building or a tall building. Scale and mass are going to be critical issues for them.
- They would like lots of landscaping around the building and parking areas to minimize the impact on the neighborhoods and create a nice looking development.
- They would like a building with attractive architecture, nice materials, and color schemes. They felt that it should be a higher quality than Crothall Laundry, which was recently built across the street.
- While the residents seemed comfortable with Capstone Quadrangle and their developments there is concern that they would sell it to someone who didn't have their high standards and good reputation.
- Residents were given a copy of what is allowed in the M-1, Manufacturing zoning district and there were concerns that some of the permitted uses might not be appropriate on a site that close to a residential neighborhood.

There was some discussion about using the areas east of the wetlands as a public park but establishing access to those lands may be difficult because of those wetlands. Currently there are no parks in this area of the City. The City has been looking at different options for creating a neighborhood park in this area but so far those have been unsuccessful.

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 10

Recommendation: Status update on Library Capital Campaign Planning Study. To consider the presentation and materials provided.

Background: As the Council is aware, the Library Board has retained the services of The Sweeney Group to assist it in managing a capital campaign for the new City of Oak Creek Library building. The Council has been provided with a working draft of the study materials as they will be presented to the community. It should be noted again that this is a draft and subject to further revision.

The purpose of the study is to take the plans that have been developed for the Library and test how much money can be raised to assist in creating a 21st century Library. The community to be consulted will include all Common Council members and people who would serve as lead volunteers and donors. Tonight is the first community presentation of the campaign. We want the Council to be advised as to how the campaign will be conducted as well as to let community members know about these efforts.

Jodi Sweeney of the Sweeney Group, will be conducting interviews and focus group meetings as well as mailing surveys to a large number of people (approximately 100) in order to provide input on the concepts developed for the Library. At the completion of the study, she will issue a report that will indicate the range of funds which she believes can be raised in the community, who the donors and volunteers in this effort would be, and a complete action plan for the campaign. Library Director Jill Lininger and Jodi Sweeney of the Sweeney Group will be at the meeting to provide a brief presentation to the Council and will be available to answer questions about the campaign.

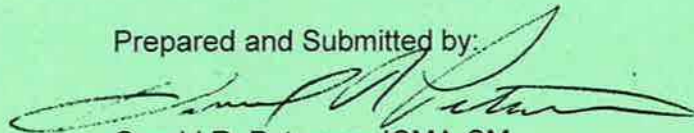
Fiscal Impact: None by this action.

Fiscal Review by:



Mark Wyss
Finance Director

Prepared and Submitted by:



Gerald R. Peterson, ICMA-CM
City Administrator

Input Provided by:

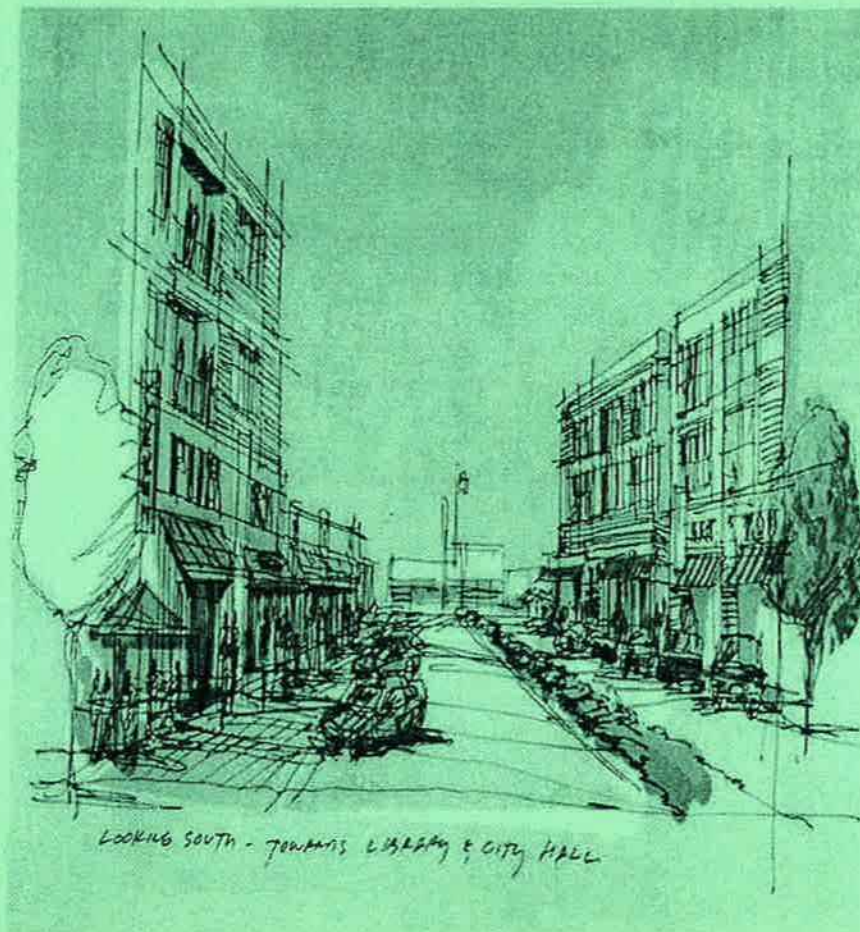


Jill E. Lininger /cjm
Jill Lininger
Library Director

THE CAMPAIGN FOR A NEW PUBLIC LIBRARY IN OAK CREEK

A Once in a Lifetime Opportunity

The Initial Case for Your Support



"I think the health of our civilization, the depth of our awareness about the underpinnings of our culture and our concern for the future can all be tested by how well we support our libraries."

~Carl Sagan

Only Once in a Lifetime

does a community have an opportunity to do something that will have an enormous impact for current residents and generations to come – to truly create a sense of place.

Oak Creek has that opportunity.

Drexel Town Square

The Drexel Town Square will create a sense of place in Oak Creek by developing a new city center on the 85 acre parcel left vacant after Delphi Corporation closed in 2008.

By integrating civic buildings with restaurants, retail, offices and housing, Drexel Town Square will make Oak Creek a prime destination attracting businesses, employees, patrons, residents and visitors; it will serve as a model for economic and community development. It will provide a variety of services to Oak Creek residents and attract people from neighboring communities with its unique offerings.

The inclusion of a civic center will make it a "walkable environment" that is reminiscent of the old-fashioned downtown that is so popular today. The development is a "win-win" for our community.

The library will serve as the "heart" of this exciting new development.

21st Century Libraries

This will not be your grandfather's library! People think that with the growth of the Internet, libraries are becoming a thing of the past. Nothing could be further from the reality of libraries today.

Libraries all across America are in transition. They are multi-tasking organizations housed in multi-purpose buildings. Once the quiet space to check out a book to take home and read, libraries are no longer one-dimensional. Libraries of the 21st century are changing to meet new demands and provide additional services to their communities.

We intend to make the Oak Creek Library a model – one that is a warm inviting place to read and do research and one that offers cutting edge technology and some of the most innovative designs and programs available. It will be an economic development tool for the community – offering people an incentive to live in Oak Creek rather than other area communities.

Libraries are a **sound economic investment**. This has been proven to be true across Wisconsin. For every tax dollar spent on a library, \$4.06 is returned to Wisconsin taxpayers.

Thomas Jefferson believed that "public libraries are a place for regular folks to educate themselves." Libraries support schools by making homework and research materials readily available. They enhance and enrich us with programming for everyone in our family. They are the central gathering space in a community where meetings, discussions, forums and events can be held. They are a place for the exchange of ideas and opinions and a place where knowledge grows.

Who will benefit?

Oak Creek is scheduled to break ground on the new library in late spring or early summer of 2013 and we will seek extensive community input on what people want the new library to be such as a place where people can get cozy and read a book by the fire, enjoy a light airy atmosphere for research using cutting edge technology, participate in innovative children's activities. Only the imagination of the community and their support will limit what is possible.

The **young children** of Oak Creek will delight in the friendly environment where they can participate in story time and other age appropriate activities. They will be able to check out books and materials and have access to computers with programs designed specifically for them.

Older children and teens will continue on their journey of life long learning with resource materials not available elsewhere, both in print and electronic formats. They will have space to work on projects, meet with friends and participate in activities of interest to them such as book clubs and guest speakers. They too, will have access to computers for fun and games as well as research and school related projects.

The Library will expand opportunities for **life long learning for adults**. Whether the Library is a destination for pleasure reading, research or social interaction, it will meet the needs of this diverse group with books, periodicals, other print materials, technology, services, programs and events of interest.

In short, the library is for everyone.

Where will it be? What could it look like?

The initial design will be developed soon after input from people throughout the community is gathered. We are in the process of researching 21st century libraries across the country so that we can bring the best ideas to Oak Creek for residents to consider and the Library Board and the City to approve. We want to **re-think and re-imagine** what a library can be.

The enclosed copy of the Library's "Pinterest" board of ideas is the first step in this re-imagining process; we invite you to react to these ideas and share with others to make this a spectacular library for our community.

Some of the elements that are being considered include:

- A well-built library that provides an **airy and open atmosphere** with many windows;
- A place for **children's programs** that highlight the importance of learning and imagination in a child's life and offers ways for children to fall in love with reading
- **Innovative technology and wireless Internet access** throughout the building, along with charging stations that are easily available so patrons can recharge laptops and other electronic devices;
- An area for **local and state history** provided by the Historical Society;

- **Learning labs** that include media creation software and cutting-edge equipment that reflects the latest technology and programs on how to use it (based on the YOUmedia lab in Chicago);
- A **fireplace** in the quiet reading area that feels like a cozy living room;
- An **entryway** that is both **welcoming** and has 'presence';
- An **outdoor kitchen** for testing new recipes with local fresh food from the farmer's market;
- A **business training center** for local corporations, small businesses, entrepreneurs, and nonprofits to offer training and meeting space.
- **Outdoor space for reading in the garden** overlooking the greenspace and for watching outdoor movies;
- and many more elements that will make the library the pride of Oak Creek.

What will it cost?

The new library is expected to be in the range of 50,000 square feet; with the library and City Hall at the heart of the development. This allows for current needs and projected community growth. This range was determined after an analysis of new libraries throughout Wisconsin and the Midwest.

It is anticipated that the basic cost for the shell of the library building will be from the proceeds of a bond, which will be repaid from city utility tax revenues. No increase in taxes will be necessary. We do not want to put your grandfather's library in a beautiful shell, nor do we want to transfer the current furniture that is literally falling apart. We will seek private support from throughout the community to provide the things needed to make a library that will truly make the community proud – **a library for the 21st century that will also be a community-gathering place.** It will be the "heart" of Drexel Town Square and the community. The costs that will have to be covered with private donations are expected to be in the range of \$3,000,000 to \$5,000,000. The Library Board, Foundation Board and staff also feel that it is important to build a fund that can be used for additional and enhanced programming and services, collections development, and technology upgrades. A minimum fund of \$500,000 will be initiated as part of this goal, and then built over time.

A Library in a Community is:

the cornerstone
the benchmark of democracy
committed to literacy, lifelong learning,
personal growth
accessible by all for free
the gathering place for young and old alike.

Please join us in making the new Oak Creek Library a
place that will be used and loved by every resident.

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 13

Recommendation: That the Common Council adopt Resolution No. 11271-080612 accepting the 2011 Financial Statement and Auditors' Report as prepared and presented by Baker Tilly Virchow Krause, LLP.


Background: On August 6, 2012 representatives of Baker Tilly Virchow, Krause, LLP will present the 2011 Financial Statement and Auditors' Report. It is appropriate for the Common Council to formally accept the document.

Fiscal Impact: Fees for the 2011 audit are not to exceed \$36,500. Funds are budgeted in the Finance Department 45-530 each year to cover the cost of the annual audit.

Prepared by:


Mark Wyss
Finance Director/Comptroller

Respectfully submitted,


Gerald R. Peterson,
City Administrator

held 8-6-12

RESOLUTION NO. 11271-080612

BY: _____

A RESOLUTION ACCEPTING THE 2011 FINANCIAL STATEMENT
AND AUDITORS' REPORT AS PREPARED AND PRESENTED
BY BAKER TILLY VIRCHOW KRAUSE, LLP

WHEREAS, the City of Oak Creek has an annual audit performed in accordance with State Statutes; and

WHEREAS, the City had engaged the services of the accounting firm of Baker Tilly Virchow Krause, LLP to conduct the audit of the 2011 fiscal year; and

WHEREAS, representatives of Baker Tilly Virchow Krause, LLP presented the 2011 Financial Statement and Auditors' Report to a Common Council meeting held on Monday, August 6, 2012; and

WHEREAS, the Common Council finds the statement and report to be acceptable and complete.

NOW, THEREFORE, BE IT RESOLVED that the City of Oak Creek accepts the 2011 Financial Statement and Auditors' Report as prepared and presented by Baker Tilly Virchow Krause, LLP.

Introduced at a regular meeting of the Common Council of the City of Oak Creek this 6th day of August, 2012.

Passed and adopted this 6th day of August, 2012.

President, Common Council

Approved this 6th day of August, 2012.

Mayor

ATTEST:

City Clerk

Vote: Ayes _____ Noes 0

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 14

Recommendation: That the Common Council provide conceptual support for the revised project plan for Tax Increment Financing District #10 that would provide \$2,750,000 in developer assistance to SynerG LLC contingent upon final completion of a written development agreement by November 1, 2012.

Background: At its July 17th meeting, the council considered a recommendation from staff to withdraw support for the project plan for Tax Increment Finance District #10 that would have provided \$4,500,000 in developer assistance to SynerG LLC. By Council vote, a decision was put off until a later date, allowing the developer additional opportunities to satisfy some of the conditions which had been identified by staff and the City's consultants as necessary to reduce City risk exposure for the project. Following that meeting, Solita Development Managing Partner Eric Nordness met with the City Administrator and presented significant revisions to their request. These revisions include the following:

1. A reduction of requested City financial assistance from \$4,500,000 to \$2,750,000.
2. An increase in capital investment from T2 in the hotel project of \$500,000.
3. Investor commitment to provide an estimated \$1.6 million to the parking project from T2.
4. Agreement to provide a letter of credit equal to 1 years' real estate taxes as additional risk mitigation to the City for repayment of the City financial contribution.
5. The elimination of the roof over the parking structure which significantly reduces construction costs.

Fiscal Impact: These conceptual revisions help minimize the risks to the City. The major risks are whether the hotel and parking structure will be completed and whether there will be sufficient value in the facilities to generate the increment to pay the debt. The risk of completion is minimized due to the existence of a performance bond from the general contractor. The risk of sufficient value to pay TID debt is minimized because the City's financial assistance is reduced significantly. However, if the increment is not adequate to pay the debt the primary lender on the hotel remains unwilling to have the City's investment secured by a second mortgage and remains unwilling to consent to the imposition of special assessments to collect any revenue shortfalls. Therefore, there remains some risk, although it has been minimized. The Council will need to determine if these protections are adequate to address the concerns you have. If conceptually approved by the Council, it would be necessary to complete a revised Developers Agreement and address zoning issues for the property. Based upon the attached debt schedule prepared by Paul Thompson of Hutchinson Shockey Ealey & Co., repayment of the City's TID investment would be repaid in September 2025, five years sooner than their previous proposal.

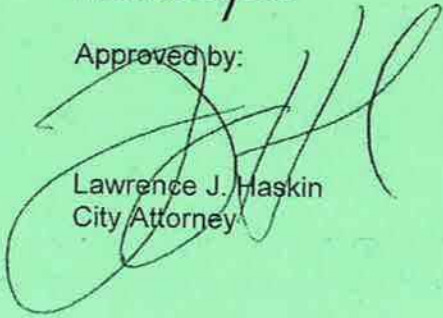
held
8-6-12

Fiscal Review by:



Mark Wyss
Finance Director

Approved by:



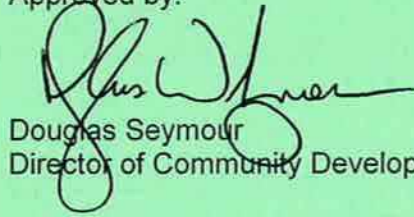
Lawrence J. Haskin
City Attorney

Prepared and Submitted by:



Gerald R. Peterson, ICMA-CM
City Administrator

Approved by:



Douglas Seymour
Director of Community Development

CITY OF OAK CREEK
LONG TERM FINANCING FOR HOTEL/PARKING PROJECT
HOTEL AND PARKING INCREMENT

=====

Debt Service Schedule

=====

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
3/ 1/15			29,487.50	29,487.50	
9/ 1/15	210,000.00	1.000000	29,487.50	239,487.50	268,975.00
3/ 1/16			28,437.50	28,437.50	
9/ 1/16	220,000.00	1.250000	28,437.50	248,437.50	276,875.00
3/ 1/17			27,062.50	27,062.50	
9/ 1/17	230,000.00	1.250000	27,062.50	257,062.50	284,125.00
3/ 1/18			25,625.00	25,625.00	
9/ 1/18	240,000.00	1.500000	25,625.00	265,625.00	291,250.00
3/ 1/19			23,825.00	23,825.00	
9/ 1/19	250,000.00	1.500000	23,825.00	273,825.00	297,650.00
3/ 1/20			21,950.00	21,950.00	
9/ 1/20	265,000.00	2.000000	21,950.00	286,950.00	308,900.00
3/ 1/21			19,300.00	19,300.00	
9/ 1/21	280,000.00	2.250000	19,300.00	299,300.00	318,600.00
3/ 1/22			16,150.00	16,150.00	
9/ 1/22	295,000.00	2.500000	16,150.00	311,150.00	327,300.00
3/ 1/23			12,462.50	12,462.50	
9/ 1/23	310,000.00	2.500000	12,462.50	322,462.50	334,925.00
3/ 1/24			8,587.50	8,587.50	
9/ 1/24	330,000.00	2.750000	8,587.50	338,587.50	347,175.00
3/ 1/25			4,050.00	4,050.00	
9/ 1/25	270,000.00	3.000000	4,050.00	274,050.00	278,100.00
	2,900,000.00		433,875.00	3,333,875.00	
ACCRUED	2,900,000.00		433,875.00	3,333,875.00	

Dated 9/ 1/14 with Delivery of 9/ 1/14
 Bond Years 18,520.000
 Average Coupon 2.342738
 Average Life 6.386207
 N I C % 2.342738 % Using 100.0000000

Weighted Bond Years 18,493.942
 Weighted Average Life 6.388516
 Weighted N I C % 2.346039 % Using 100.0000000
 T I C % 2.327212 % From Dated Date

Prepared by HUTCHINSON, SHOCKEY, ERLEY & CO. -- Milwaukee, Wisconsin

Date: 08-01-2012 @ 14:05:52 Filename: Key:

**PROPOSED REVISED DEVELOPMENT TERMS
CITY OF OAK CREEK & SYNER G
(COLLEGE AVENUE & HOWELL AVENUE)**

July 25th, 2012

**Re: Addressing City Staff and Common Council
Concerns Related to Risk Profile**

Per the Common Council meeting on Tuesday, July 17th, 2012, the council voted to extend a final decision on the TIF district for 6 weeks to allow time for the development team to address the concerns raised in the meeting. To that effect, the below extends what we feel is a winning proposition and reflects our intention to be strong partners with the City of Oak Creek.

The development team feels there is no better way to lower the risk profile than to reduce the amount of TIF funding required. To that effect we propose the TIF be reduced from \$4,500,000 to \$2,750,000. In turn, T2 Investments will increase their cash investment in the hotel by \$500,000 and will also provide the equity necessary to build the parking development, estimated at \$1,600,000. As an additional risk mitigation tool, the development team will post a letter of credit equal to one year's real estate taxes as collateral to the City of Oak Creek. As a part of the risk mitigation we propose one revision to the development plans as it relates to the parking lot: eliminating the permanent roof structure. The cost for the structure as it relates to any parking rate premium gained are not financially feasible and is the main impediment to a financially healthy parking development. Originally the parking was closer to existing residential to the south; now the parking is 300 feet further north thus reducing the perceived esthetic impact.¹

The development team is pleased to present the above revisions which we feel significantly reduce the risk profile for the City of Oak Creek and deliver virtually the same end product for the development. We hope the City agrees this program is more sensible and in turn is more comfortable with the overall risk profile. Below is a summary recap of key items from the previous plan, referred to as "Current Plan" and our new proposal, referred to as "Revised Plan".

¹ . The 300 feet is related to the previously optioned Stramowsky 5 acre lot adjacent to residential to the south. Current plans assume using Ray Wood's 5 acre lot on the north side of the proposed parking.

CURRENT PLAN

Assumed TIF: \$4.5MM

Program: 108 Key Hotel; 1,515 Space Parking Lot

Payback Period: **11 Year Payback**

Risk Mitigation: Greg Trapani Guarantor

Cash Flow Projections to Oak Creek:

Property Tax Revenue = \$177k Hotel, \$198k Parking (Year 5)

Room Tax Revenue = \$253k (Year 5)

Parking Tax Revenue = \$200k (Year 5)

Cash Multiple (Tax Revenue/TIF Funds): $4,530,000/4,500,000 = 1.01$

REVISED PLAN

Assumed TIF: \$2.75MM

Program: 108 Key Hotel; 1,515 Space Parking Lot

Payback Period: **9 year payback**

Risk Mitigation: Greg Trapani Guarantor, Letter of Credit Equal to One Year's Real Estate Taxes, Contracted Agreement that Eliminates Assessor Risk.

Cash Flow Projections to Oak Creek

Property Tax Revenue = \$177k Hotel, \$127k Parking (Year 5).

Room Tax Revenue = \$253k (Year 5)

Parking Tax Revenue = \$144k (Year 5)

Cash Multiple: (Tax Revenue/TIF Funds): $3,970,000/2,750,000 = 1.44$

RISK MITIGATION

The highest risk period are in the first three years as properties open for business and stabilize. The development team will post a letter of credit equal to one year's property taxes as additional collateral for the city. The letter of credit will stay in place for 5 years as the property stabilizes. The hotel entity and the parking entity will enter into an agreement that eliminates assessor risk by "pre-agreeing" on the annual real estate taxes to be paid to the City of Oak Creek. If the assessed value is lower, resulting in a lower than expected property tax payment, the ownership entities will have an agreement in place with the City to pay the budgeted amount that relates to the TIF payback.

REVISED PLAN PARKING DEVELOPMENT BUDGET

USES	Amount	% of Budget
Construction Contract	\$ 3,512,000	54.0%
Land	\$ 1,500,000	23.1%
Sewer	\$ 400,000	6.1%
Architect & Eng Professional Fees	\$ 100,000	1.5%
Permitting	\$ 20,000	0.3%
Developer Fees	\$ 195,060	3.0%
Construction Management Fee	\$ 100,000	1.5%
Lender Due Diligence	\$ 25,000	0.4%
Legal and Closing Costs	\$ 100,000	1.5%
Insurance	\$ 30,000	0.5%
Lender Origination Fees	\$ 48,765	0.7%
Broker Origination Fees	\$ 48,765	0.7%
Contingency	\$ 250,000	3.8%
Construction Interest Reserve	\$ 175,000	2.7%
Total Budget	\$ 6,504,590	100%
Senior Loan	\$ 4,876,500	75%
Total Equity	\$ 1,628,090	25%

CURRENT PLAN PARKING DEVELOPMENT BUDGET

USES	Amount	% of Budget
Construction Contract	\$ 8,550,000	70.8%
Land	\$ 1,500,000	12.4%
Sewer	\$ 400,000	3.3%
Architect & Eng Professional Fees	\$ 245,000	2.0%
Permitting	\$ 20,000	0.2%
Developer Fees	\$ 240,000	2.0%
Construction Management Fee	\$ 135,000	1.1%
Lender Due Diligence	\$ 25,000	0.2%
Legal and Closing Costs	\$ 100,000	0.8%
Insurance	\$ 40,000	0.3%
Lender Origination Fees	\$ 85,000	0.7%
Broker Origination Fees	\$ 85,000	0.7%
Contingency	\$ 330,000	2.7%
Construction Interest Reserve	\$ 320,000	2.7%
Total Budget	\$ 12,075,000	100%
Senior Loan	\$ 8,550,000	71%
Total Equity	\$ 3,525,000	29%

HOTEL REVENUE PROJECTIONS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Room Revenue	\$ 2,982,000	\$ 3,561,000	\$ 3,989,000	\$ 4,120,000	\$ 4,232,000	\$ 4,360,000	\$ 4,491,000	\$ 4,625,000	\$ 4,764,000	\$ 4,907,000	\$ 4,907,000
Real Estate Tax	\$ 159,000	\$ 161,000	\$ 165,000	\$ 169,000	\$ 175,000	\$ 180,000	\$ 185,000	\$ 191,000	\$ 196,000	\$ 202,000	\$ 202,000
Room Tax	\$ 178,920	\$ 213,660	\$ 239,340	\$ 247,200	\$ 253,920	\$ 261,600	\$ 269,460	\$ 277,500	\$ 285,840	\$ 294,420	\$ 294,420

*Room Revenue projections provided by HVS (Hotel Valuation Services) Hotel Market Study dated January 28, 2011

CURRENT PARKING REVENUE PROJECTIONS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Parking Revenues	\$ 1,271,290	\$ 3,071,386	\$ 3,622,636	\$ 3,723,265	\$ 3,773,579	\$ 3,886,787	\$ 4,003,391	\$ 4,123,493	\$ 4,247,198	\$ 4,374,614	\$ 4,374,614
Real Estate Tax	\$ 200,000	\$ 206,000	\$ 212,200	\$ 218,600	\$ 225,200	\$ 231,956	\$ 238,915	\$ 246,082	\$ 253,464	\$ 261,068	\$ 261,068
Parking Tax	\$ 63,565	\$ 153,569	\$ 181,132	\$ 186,163	\$ 188,679	\$ 194,339	\$ 200,170	\$ 206,175	\$ 212,360	\$ 218,731	\$ 225,293

*Revenue Estimates provided by independent parking operator Park 'N Fly, 2011

REVISED PARKING REVENUE PROJECTIONS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Parking Revenues	\$ 972,537	\$ 2,349,610	\$ 2,771,317	\$ 2,848,298	\$ 2,886,788	\$ 2,973,392	\$ 3,062,594	\$ 3,154,472	\$ 3,249,106	\$ 3,346,580	\$ 3,346,580
Real Estate Tax	\$ 113,400	\$ 116,802	\$ 120,317	\$ 123,946	\$ 127,688	\$ 131,519	\$ 135,465	\$ 139,528	\$ 143,714	\$ 148,026	\$ 148,026
Parking Tax	\$ 48,627	\$ 117,481	\$ 138,566	\$ 142,415	\$ 144,339	\$ 148,670	\$ 153,130	\$ 157,724	\$ 162,455	\$ 167,329	\$ 167,329

CURRENT TIF PAYBACK TIMELINE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Annual Tax Revenue	\$ 359,000	\$ 367,000	\$ 377,200	\$ 387,600	\$ 400,200	\$ 411,956	\$ 423,915	\$ 437,082	\$ 449,464	\$ 463,068	\$ 472,329
Cumulative Tax Revenue		\$ 726,000	\$ 1,103,200	\$ 1,490,800	\$ 1,891,000	\$ 2,302,956	\$ 2,726,871	\$ 3,163,953	\$ 3,613,417	\$ 4,076,485	\$ 4,548,814

REVISED TIF PAYBACK TIMELINE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Annual Tax Revenue	\$ 272,400	\$ 277,802	\$ 285,317	\$ 292,946	\$ 302,688	\$ 311,519	\$ 320,465	\$ 330,528	\$ 339,714
Cumulative Tax Revenue		\$ 550,202	\$ 835,519	\$ 1,128,466	\$ 1,431,154	\$ 1,742,673	\$ 2,063,138	\$ 2,393,666	\$ 2,733,380

CURRENT PLAN ESTIMATED TAX REVENUES

<u>Estimated Parking Revenue</u>	<u>Estimated Hotel Tax Generated</u>	<u>Total New Revenues</u>
-	\$ -	
164,250	\$ 151,846	\$ 316,096
164,250	\$ 151,846	\$ 316,096
177,938	\$ 164,500	\$ 342,438
177,938	\$ 164,500	\$ 342,438
198,013	\$ 177,153	\$ 375,166
198,013	\$ 177,153	\$ 375,166
198,013	\$ 177,153	\$ 375,166
198,013	\$ 177,153	\$ 375,166
204,400	\$ 177,153	\$ 381,553
204,400	\$ 177,153	\$ 381,553

2

DISCLAIMER

Developer makes no representation or warranty, either expressed or implied, and disclaims any liability as to (a) the value of the property; (b) the income derived from the property; (c) the suitability of the property for any current or future use; (d) marketability, profitability or fitness for a particular use of the property; (e) the content, completeness or accuracy of any materials provided by the owner.

To the extent that this document contains projections & statements regarding operations & market conditions, such statements are based on certain assumptions which are inherently to significant economic and competitive uncertainties and are difficult to predict. There can be no assurance that any projection or statement contained herein will be achieved.

² *Tax Revenue projections provided by the City of Oak Creek

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 16

COMMUNICATION: Attached please find the Summarized Financial Statements for certain operating funds for the City of Oak Creek, for the period ended June 30, 2012.

Background: Attached are summarized income statements for the General Fund, Solid Waste Fund, WE Energies Fund, Economic Development Fund, Health Insurance Fund, EMS Fund, and Storm Water Fund.

These are the funds that the City's operations flow through. The purpose of these statements is to give the Common Council a snap shot view of the fiscal operations of the City. I have presented these statements in a summarized form to provide the following information: 1.) Actual year to date expenditure and revenue information; 2.) projected annual revenue and expenditure information; 3.) and a comparison to the most recent operating year.

Highlights:

GENERAL FUND: If current trends continue for the rest of the year, I project that the City's General Fund will exceed budgeted expectations for 2012. We had budgeted the use of approximately \$1.1 million from reserves, primarily to fund payout of employee accumulated sick time. At mid-year, it looks as though we will use closer to \$600,000 to \$700,000 of reserves, rather than the \$1.1 million budgeted. The reasons for this are; 1.) the time it took to fill seven positions in the Street Department (two of which will go unfilled for the remainder of the year; 2.) the time it took to fill three vacant firefighter positions, as well as the open Assistant Chief position; 3.) the time it took to fill three police officer positions; 4.) a mechanic from the PD retired and was intended to be replaced by two part-time mechanics. Currently, only one mechanic has been hired; 5.) the retirement of the Parks Superintendent and the position was not filled. 6.) the mild winter and lack of summer rain has helped to reduce costs in the Streets Department; 7.) fuel and energy costs have remained fairly stable throughout 2012.

Items to watch in the General Fund continue to be overtime in the Police and Fire Departments both of which are trending to exceed budgeted amounts.

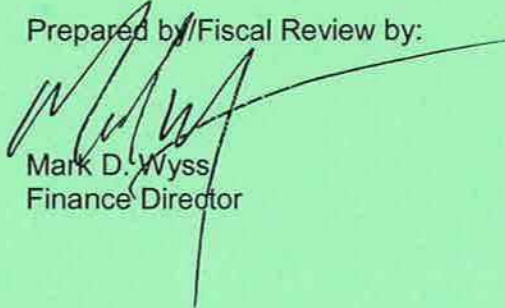
HEALTH INSURANCE FUND: At mid-year, the Health Insurance Fund is performing to budget, which is positive news. The Council is aware of the changes made with the 2012 budget, as well as the switch to a new Network effective July 1st. It is hoped that the switch to the new network will result in additional savings in the Fund, with the aim to reestablish adequate reserve levels.

OTHER FUNDS: Attached is the most recent Capital Projects summary account information. 2012 has been a very active year for large-scale capital projects. Highlights include the Drexel Avenue widening and interchange projects, as well as establishing a sinking fund for equipment

held 8-6-12


replacement. The establishment of these dollars should aid the Council in future years in providing needed funding for large-scale equipment purchases.

Prepared by/Fiscal Review by:



Mark D. Wyss
Finance Director

Respectfully submitted,



Gerald R. Peterson
City Administrator



Oak Creek

SUMMARIZED FINANCIAL STATEMENTS
OPERATING FUNDS
(FUNDS 10, 11, 19, 36, 37, 38)

June 30, 2012

DATE: 07/23/2012
 TIME: 10:52:38
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: GENERAL FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2010			2011			2012		
		ACTUAL	BUDGETED	ACTUAL	BUDGETED	ACTUAL	BUDGETED	ACTUAL	BUDGETED	
REVENUES										
TAXES										
10-00-1-30000	GENERAL PROPERTY TAX	13,201,413	13,145,595	13,159,370	13,145,595	8,763,800	13,145,595	8,763,800	13,145,595	
10-00-1-30100	OMITTED PROPERTY TAX	4,679	0	3,992	0	0	0	0	0	
10-00-1-30200	UTILITY TAX EQUIVALENT	1,485,980	1,625,000	1,544,425	1,625,000	0	1,625,000	0	1,625,000	
10-00-1-30300	MOTEL/HOTEL ROOM TAX	400,000	400,000	400,000	400,000	111,477	400,000	111,477	400,000	
10-00-1-30400	MOBILE TRAILER FEES	80,453	80,000	78,475	80,000	36,383	80,000	36,383	72,766	
10-00-1-30500	WRITTEN OFF DELINQUENT TAXES	1,883	0	26,143	0	5,488	0	5,488	5,488	
10-00-1-30600	TAX DISTRICT REIMBURSEMENT	21,414	15,000	49,870	15,000	20,360	15,000	20,360	20,360	
10-00-1-30700	MOTOR FUEL TAX REFUND	4,073	7,000	4,479	7,000	4,086	7,000	4,086	8,173	
10-00-1-30800	AGRICULTURE USE VALUE PENALTY	0	0	0	0	0	0	0	0	
10-00-1-30900	LIBERTY WOODS PENALTY	16,591	16,000	0	16,000	0	16,000	0	0	
TOTAL TAXES		15,216,486	15,266,754	15,266,754	15,288,595	8,941,594	15,277,382	8,941,594	15,277,382	
STATE SHARED REVENUES										
10-00-2-31000	PER CAPITA	1,042,508	883,700	1,039,730	883,700	0	883,700	0	883,700	
10-00-2-31100	AIDABLE REVENUES	0	0	0	0	0	0	0	0	
10-00-2-31200	SPECIAL UTILITY	1,711,245	1,700,000	1,750,000	1,700,000	0	1,700,000	0	1,700,000	
10-00-2-31400	FIRE INSURANCE DUES	0	0	0	0	0	0	0	0	
10-00-2-31500	STATE AID - ROADS	1,635,006	1,480,715	1,645,238	1,480,715	740,357	1,480,714	740,357	1,480,714	
10-00-2-31550	STATE AID-COMPUTER AIDS	152,203	136,000	136,921	136,000	0	136,000	0	136,000	
10-00-2-31600	EXPENDITURE RESTRAINT PROGRAM	233,338	314,900	264,256	314,900	0	314,900	0	314,900	
10-00-2-31700	STATE DISASTER AID	0	0	0	0	0	0	0	0	
10-00-2-31800	OTHER STATE AIDS	4,953	4,784	4,784	4,784	4,513	4,513	4,513	4,513	
TOTAL STATE SHARED REVENUES		4,779,253	4,840,929	4,840,929	4,515,315	744,870	4,519,827	744,870	4,519,827	
STATE/COUNTY GRANTS & AIDS										
10-00-3-32000	POLICE STATE TRAINING	9,530	0	10,080	0	8,800	10,080	8,800	10,080	
10-00-3-32010	POLICE DHSS DRUG GRANT	0	0	0	0	0	0	0	0	
10-00-3-32015	DOT ALCOHOL ENF	0	0	0	0	0	0	0	0	
10-00-3-32016	FIRE SAFER ACT HIRING GRANT	0	0	0	0	0	0	0	0	
10-00-3-32020	SPEED & AGG DRIVING GRANT	4,645	0	0	0	0	0	0	0	
10-00-3-32025	POLICE STATE TRAINING	0	0	0	0	0	0	0	0	
10-00-3-32030	COPS FAST GRANT	0	0	0	10,000	0	0	0	0	
10-00-3-32032	FAST-COPS IN SCHOOLS-SCHOOL	109,111	113,550	113,550	113,580	47,325	94,650	47,325	94,650	
10-00-3-32040	UNIVERSAL 2000 HIRING GRANT	0	0	0	0	0	0	0	0	
10-00-3-32100	MANAGEMENT TRAINING GRANT-DOJ	0	0	0	0	0	0	0	0	
10-00-3-32150	SEATBELT ENFORCEMENT GRANT	0	0	0	0	0	0	0	0	
10-00-3-32200	DOJ-CEASE PROGRAM	580	0	2,821	0	0	0	0	0	
10-00-3-32300	HEALTH DEPT BLOCK GRANT	1,786	0	1,464	0	0	0	0	0	
10-00-3-32700	MILWAUKEE COUNTY & MISC GRANTS	0	0	346	0	0	0	0	0	
10-00-3-32800	STATE OF WIS GRANTS	56,276	5,000	0	5,000	0	0	0	0	
10-00-3-32900	DEVELOPMENT CDBG GRANTS	67,261	25,000	8,557	25,000	0	0	0	0	
TOTAL STATE/COUNTY GRANTS & AIDS		249,189	136,818	136,818	153,580	56,125	104,730	56,125	104,730	

DATE: 07/25/2012
 TIME: 10:52:38
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: GENERAL FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	--2010--		--2011--		2012	
		ACTUAL	BUDGETED	ACTUAL	BUDGETED	ACTUAL	PROJECTED
LICENSES AND PERMITS							
10-00-4-33000	COMBINATION CLASS A	10,233	10,000	10,440	10,000	10,749	10,749
10-00-4-33010	COMBINATION CLASS B	20,101	21,000	29,778	17,768	17,768	18,000
10-00-4-33020	BEER CLASS A	819	250	1,050	662	662	675
10-00-4-33030	BEER CLASS B	1,397	1,000	1,879	842	842	845
10-00-4-33035	WINE CLASS C LICENSE	380	400	509	542	542	545
10-00-4-33040	PUBLISHING FEES	930	750	750	720	720	720
10-00-4-33100	BARTENDER OPERATORS LICENSE	16,145	17,000	14,500	11,890	11,890	23,779
10-00-4-33200	AMUSEMENT DEVICES	6,075	6,000	11,010	10,125	10,125	10,125
10-00-4-33210	AMUSEMENT OPERATORS LICENSE	3,000	2,800	1,350	1,200	1,200	2,400
10-00-4-33300	ELECTRICAL LICENSES	3,740	4,500	3,790	2,850	2,850	5,700
10-00-4-33400	MISC. BUSINESS LICENSES	9,162	8,000	10,322	6,030	6,030	8,000
10-00-4-33410	MISC. NON-BUSINESS LICENSES	80	100	56	42	42	84
10-00-4-33420	DATCP LICENSES	9,837	13,900	12,999	15,820	15,820	15,820
10-00-4-33430	FSRL LICENSES	31,399	44,000	45,542	42,183	42,183	42,183
10-00-4-33440	LATE SANITARIAN LICENSE RENEWL	180	200	1,620	0	0	0
10-00-4-33500	LANDFILL LICENSE	675	500	225	1,900	1,900	1,900
10-00-4-33600	LANDFILL PERMITS	525	525	900	0	0	0
10-00-4-33700	BUILDING PERMITS	177,341	210,000	204,937	100,750	100,750	201,499
10-00-4-33705	BUILDING PLAN REVIEW	23,070	22,000	32,497	9,543	9,543	19,086
10-00-4-33710	ELECTRICAL PERMITS	73,535	70,000	57,304	22,371	22,371	44,742
10-00-4-33720	PLUMBING PERMITS	51,990	55,000	45,300	20,405	20,405	40,809
10-00-4-33730	PLUMBING PLAN REVIEW	0	0	0	0	0	0
10-00-4-33800	STREET OPENING/DRIVEWAY PERMIT	13,301	13,000	12,235	4,405	4,405	8,810
10-00-4-33810	EROSION CONTROL PERMITS	8,691	8,000	5,883	3,627	3,627	7,254
10-00-4-33830	FIRE INSPECTIONS	0	0	300	500	500	999
10-00-4-33900	OTHER MISC. PERMITS	415	400	315	125	125	249
TOTAL LICENSES AND PERMITS		463,021	504,491	504,491	285,049	285,049	464,973
CHARGES FOR SERVICES							
10-00-5-34000	WEED CUTTING	11,289	10,715	10,715	10,000	1,879	3,759
10-00-5-34005	WEED CUTTING-TAX ROLL	0	0	0	5,000	0	0
10-00-5-34010	PROPERTY STATUS REPORTS	3,620	3,170	3,170	4,500	3,060	6,120
10-00-5-34040	PHOTO COPIES SOLD - OTHER	1,929	2,324	2,324	2,000	599	1,198
10-00-5-34050	POSTAGE REIMBURSEMENT	50	16	16	100	0	0
10-00-5-34060	UTILITY CHARGE FOR SERVICE	42,100	45,000	45,000	45,000	22,500	45,000
10-00-5-34120	ANIMAL LICENSE PROCESSING FEES	14,869	13,307	13,307	15,000	11,300	12,000
10-00-5-34200	ZONING/HOUSING APPEAL FEES	500	1,450	1,450	500	750	1,500
10-00-5-34210	REZONING PETITION & FEES	2,325	775	775	1,000	775	1,549
10-00-5-34220	CONDITIONAL USE REQUESTS	5,075	6,575	6,575	5,000	875	1,749
10-00-5-34230	TEXT AMENDMENT REQUESTS	0	0	0	0	0	0
10-00-5-34240	ROW VACATION FEES	0	575	575	0	0	0
10-00-5-34250	MAP AMENDMENTS	775	4,775	4,775	1,000	0	0
10-00-5-34260	CSM FILING FEES	2,100	4,475	4,475	3,500	4,850	9,699
10-00-5-34270	PLAN COMMISSION FEES	7,000	6,750	6,750	7,000	3,650	7,299
10-00-5-34275	LNDSOP, LIGHTING & SIGN REVIEW	1,050	1,650	1,650	2,500	615	1,230
10-00-5-34280	SUBDIVISION PLAT FEES	475	0	0	500	0	0

DATE: 07/23/2012
 TIME: 10:52:38
 ID: BP40000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: GENERAL FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2010		2011		2012	
		ACTUAL	BUDGETED	ACTUAL	BUDGETED	ACTUAL	PROJECTED
REVENUES							
CHARGES FOR SERVICES							
10-00-5-34290	MAP SALES	4	100	6	0	0	0
10-00-5-34300	STATE SEIZURES	3,305	1,600	2,404	2,794	5,589	5,589
10-00-5-34400	POLICE/FIRE REPORT COPIES	2,686	2,200	3,155	1,787	3,574	3,574
10-00-5-34500	ENGINEERING FEES - CITY	89,289	130,000	47,259	0	50,000	50,000
10-00-5-34510	ENGINEERING FEES - UTILITY	2,582	4,000	3,275	0	4,000	4,000
10-00-5-34520	ENGINEERING FEES - DEVELOPER	5,275	10,000	8,572	0	5,000	5,000
10-00-5-34530	STAFF TIME-TID PROJECTS	0	25,000	74,412	0	50,000	50,000
10-00-5-34550	HIGHWAY EQUIP & SERVICE FEES	4,219	20,000	215	112	224	224
10-00-5-34570	GRADING BOND FORFEITURES	0	0	0	0	0	0
10-00-5-34610	SALES OF CULVERT PIPE	13,965	10,000	9,842	4,903	9,807	9,807
10-00-5-34620	CULVERT PIPE INSTALLATION	1,350	2,500	3,542	0	0	0
10-00-5-34640	STREET EXCAVATION REPAIRS	0	0	0	0	0	0
10-00-5-34700	RECREATION PROGRAM CHARGES	158,338	160,000	155,063	116,482	160,000	160,000
10-00-5-34800	LIBRARY FINES/CARD FEES	19,329	19,000	19,406	9,309	18,618	18,618
10-00-5-34810	FEDERATED LIBRARY SYSTEM	683	500	217	232	463	463
10-00-5-34820	PHOTO COPIES SOLD - LIBRARY	5,147	5,000	4,738	3,081	6,162	6,162
10-00-5-34900	MISC. CHARGES FOR SERVICE	2,030	2,100	98,556	1,244	2,488	2,488
TOTAL CHARGES FOR SERVICES		401,359	494,600	528,219	190,797	407,028	407,028
PUBLIC HEALTH & SAFETY							
10-00-6-35000	POLICE SPECIAL EVENT SERV FEES	2,202	2,000	12,260	0	0	0
10-00-6-35010	COUNTY CONSTABLE FEES	0	0	0	0	0	0
10-00-6-35110	CLAIMS FOR FIRE CALLS	0	0	0	423	846	846
10-00-6-35200	SCHOOL HEALTH SERVICES FEE	0	0	0	0	0	0
10-00-6-35210	HEALTH DEPT. CLINIC FEES	34,101	22,000	20,907	3,892	15,000	15,000
10-00-6-35215	HAZARDOUS WASTE	20	0	30	5	9	9
10-00-6-35220	SANITARIAN PRE-INSPECTION	2,696	2,500	3,317	1,252	2,503	2,503
10-00-6-35230	SANITARIAN RE-INSPECTION	0	0	0	0	0	0
10-00-6-35240	REG SANITARIAN SERV-FRANKLIN	34,929	0	4,995	0	0	0
10-00-6-35500	MISC. REVENUE/SERVICE CHARGES	0	0	0	145	291	291
TOTAL PUBLIC HEALTH & SAFETY		73,948	26,500	41,509	5,717	18,649	18,649
COMMERCIAL REVENUE							
10-00-7-36000	INTEREST ON INVESTMENTS	321,684	450,000	333,884	185,492	370,985	370,985
10-00-7-36010	INTEREST ON TAXES	81,637	91,720	132,090	88,635	90,000	90,000
10-00-7-36030	INTEREST ON INVOICES	483	0	0	0	0	0
10-00-7-36100	LAND RENTALS	265	290	100	0	0	0
10-00-7-36150	T-MOBILE LEASE PAYMENTS	23,900	23,900	23,900	28,300	28,300	28,300
10-00-7-36160	AT&T CELL TOWER LEASE	24,000	24,000	24,000	0	24,000	24,000
10-00-7-36170	VERIZON CELL LEASE	0	25,500	25,537	0	25,500	25,500
10-00-7-36200	REFUNDS FROM STATE	0	0	0	0	0	0
10-00-7-36300	INSURANCE INCENTIVES	68,780	60,000	101,918	0	0	0
10-00-7-36301	P-CARD REBATES	0	6,535	4,369	8,059	8,059	8,059
10-00-7-36400	INSURANCE RECOVERY - GENERAL	3,292	1,500	2,361	1,265	2,530	2,530

DATE: 07/11/2012
 TIME: 10:52:38
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT
 FUND: GENERAL FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	--2010--		--2011--		2012	
		ACTUAL	ACTUAL	ACTUAL	BUDGETED	ACTUAL	PROJECTED
REVENUES							
COMMERCIAL REVENUE							
10-00-7-36405	INS RECOVERY-STREET LIGHTS	8,906	24,581		10,000	3,116	6,232
10-00-7-36410	INSURANCE RECOVERY - POLICE	1,721	530		0	233	466
10-00-7-36420	INSURANCE RECOVERY - FIRE	0	6,335		0	0	0
10-00-7-36430	INSURANCE RECOVERY - STREETS	120	19,008		0	0	0
10-00-7-36500	CABLE TV FEES	353,753	364,435		360,000	93,214	365,000
10-00-7-36550	AT&T VIDEO SERVICE FEES	80,416	90,565		85,000	24,940	95,000
10-00-7-36600	SALE OF CITY EQUIPMENT-OTHER	1,642	8,857		5,000	2,101	4,201
10-00-7-36610	SALE OF CITY EQUIPMENT-POLICE	4,074	11,806		5,000	334	668
10-00-7-36800	MISC. REVENUE	6,459	8,470		5,000	2,049	4,039
10-00-7-36850	RETIREE DRUG SUBSIDY PROGRAM	0	0		0	0	0
10-00-7-36860	FEMA REIMB-DISASTER AID	12,717	102,105		0	0	0
10-00-7-36900	COURT FINES	422,517	373,857		428,000	236,902	473,804
10-00-7-36910	FALSE ALARM PENALTIES	5,700	5,750		2,500	150	300
10-00-7-36990	TEMPORARY SUSPENSE ACCOUNT	0	0		0	0	0
TOTAL COMMERCIAL REVENUE		1,422,066	1,664,458		1,583,945	674,790	1,499,144
INTERFUND TRANSFER							
10-00-9-39820	CARRYOVER FUNDS APPLIED	0	0		292,100	0	0
10-00-9-39999	INTERFUND TRANSFER IN	0	0		0	0	0
TOTAL INTERFUND TRANSFER		0	0		292,100	0	0
TOTAL REVENUE		22,605,322	22,983,178		22,863,960	10,898,942	22,291,733
EXPENSES							
GENERAL GOVERNMENT							
	BUILDING MAINTENANCE	2,563,327	2,434,736		3,396,810	1,262,938	3,332,007
	ADMINISTRATOR	547,771	551,725		612,915	281,967	530,863
	INFORMATION TECHNOLOGY	165,770	246,220		247,685	130,927	248,976
	CITY CLERK	623,526	705,985		708,225	386,137	722,351
	FINANCE DEPARTMENT	246,270	246,216		252,250	109,102	248,152
	TREASURER	307,386	320,068		311,895	169,269	316,433
	ASSESSOR	211,429	215,542		221,015	112,540	212,233
	ATTORNEY AND LEGAL	219,664	219,336		234,190	85,333	170,670
	COMMUNITY DEVELOPMENT	287,334	212,941		284,605	97,391	194,782
	POLICE DEPARTMENT	316,220	304,490		291,290	168,581	285,498
	MUNICIPAL COURT	8,634,147	8,839,568		8,642,930	4,474,458	8,714,308
	EMERGENCY OPERATIONS	0	207,363		207,985	90,666	181,332
	FIRE DEPARTMENT	15,826	10,172		31,200	4,444	8,890
	INSPECTION	1,433,504	1,446,259		1,333,135	703,433	1,389,484
	HEALTH DEPARTMENT	622,759	655,024		656,970	284,790	553,140
	ENGINEERING	542,624	544,577		657,950	277,199	577,971
	PUBLIC WORKS - STREETS	747,610	750,195		820,220	386,938	725,120
	RECREATION	2,673,382	2,861,504		2,986,145	1,423,125	2,647,382
	LIBRARY	1,210,692	1,264,609		1,283,550	560,135	1,080,167
		792,222	805,047		852,960	418,423	810,280

DATE: 07/23/2012
 TIME: 10:52:38
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: GENERAL FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	--2010--		--2011--		2012	
		ACTUAL	BUDGETED	ACTUAL	BUDGETED	6 MO. ACTUAL	PROJECTED
EXPENSES							
INTERFUND		0	0	0	0	0	0
TOTAL EXPENSES	-- ALL DEPARTMENTS	22,161,463	22,841,577	24,033,945	11,427,796	22,950,039	
TOTAL FUND REVENUES & BEG. BALANCE		22,605,322	22,983,178	22,863,960	10,898,942	22,291,733	
TOTAL FUND EXPENSES		22,161,463	22,841,577	24,033,945	11,427,796	22,950,039	
FUND SURPLUS (DEFICIT)		443,859	141,601	(1,169,985)	(528,854)	(658,306)	

DATE: 07/23/2012
 TIME: 10:54:26
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: SOLID WASTE FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	--2010--		--2011--		2012	
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGETED	PROJECTED
BEGINNING BALANCE							
REVENUES							
TOTAL TAXES							
11-00-1-30000	GENERAL PROPERTY TAX	1,235,185	1,235,185	1,362,185	908,200	1,362,185	1,362,185
TOTAL TOTAL TAXES		1,235,185	1,235,185	1,362,185	908,200	1,362,185	1,362,185
STATE SHARED REVENUES							
11-00-2-31700	STATE DISASTER AID	0	0	0	0	0	0
TOTAL STATE SHARED REVENUES		0	0	0	0	0	0
TOTAL STATE/COUNTY GRANTS							
11-00-3-32400	RECYCLING GRANT	131,826	85,228	85,000	94,459	94,459	94,459
TOTAL TOTAL STATE/COUNTY GRANTS		131,826	85,228	85,000	94,459	94,459	94,459
TOTAL CHARGES FOR SERVICES							
11-00-5-34630	SPECIAL PICKUP & FREON FEES	8,805	7,390	12,000	2,855	6,000	6,000
TOTAL TOTAL CHARGES FOR SERVICES		8,805	7,390	12,000	2,855	6,000	6,000
TOTAL COMMERCIAL REVENUE							
11-00-7-36000	INTEREST ON INVESTMENTS	760	225	500	0	0	0
11-00-7-36620	SALES OF RECYCLABLES	37,617	38,892	30,000	21,579	40,000	40,000
11-00-7-36800	MISC. REVENUE-GARBAGE CARTS	271	542	500	216	433	433
11-00-7-36900	RECYCLING YARD FEE-DAILY	0	26,330	0	0	0	0
11-00-7-36901	RECYCLING FEE-ANNUAL	0	17,040	0	0	0	0
TOTAL TOTAL COMMERCIAL REVENUE		38,648	83,029	31,000	21,795	40,433	40,433
INTERFUND TRANSFER							
11-00-9-39999	INTERFUND TRANSFER IN	0	0	0	0	0	0
TOTAL INTERFUND TRANSFER		0	0	0	0	0	0
TOTAL REVENUE		1,414,464	1,410,832	1,490,185	1,027,309	1,503,077	1,503,077
EXPENSES							
PUBLIC WORKS - SOLID WASTE							
TOTAL EXPENSES -- ALL DEPARTMENTS		1,362,339	1,423,148	1,487,290	563,367	1,313,242	1,313,242
TOTAL FUND REVENUES & BEG. BALANCE							
TOTAL FUND REVENUES		1,414,464	1,410,832	1,490,185	1,027,309	1,503,077	1,503,077
TOTAL FUND EXPENSES		1,362,339	1,423,148	1,487,290	563,367	1,313,242	1,313,242
FUND SURPLUS (DEFICIT)		52,125	(12,316)	2,895	463,942	189,835	189,835

DATE: 07/23/2012
 TIME: 11:02:48
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: WE POWER MITIGATION

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	--2010--		--2011--		2012	
		ACTUAL	BUDGETED	ACTUAL	BUDGETED	6 MO. ACTUAL	PROJECTED
BEGINNING BALANCE							
REVENUES							
COMMERCIAL REVENUE							
19-00-7-34200	MITIGATION PAYMENTS	2,250,000	0	2,250,000	0	2,250,000	2,250,000
19-00-7-36000	INTEREST ON INVESTMENTS	1,284	0	889	0	0	1,000
19-00-7-36800	MISC. REVENUE	237,485	0	0	0	0	0
TOTAL COMMERCIAL REVENUE							
TOTAL REVENUE		2,488,769	2,250,889	2,250,889	0	2,250,000	2,251,000
TOTAL REVENUE		2,488,769	2,250,889	2,250,889	0	2,250,000	2,251,000
EXPENSES							
GENERAL							
POLICE		338,712	225	225	0	0	0
FIRE		514,748	581,252	581,252	546,100	213,745	510,096
INTERFUND TRANSFER		493,849	560,731	560,731	508,965	182,245	459,692
TOTAL EXPENSES -- ALL DEPARTMENTS		1,000,000	1,000,000	1,000,000	950,000	1,000,000	1,000,000
TOTAL EXPENSES -- ALL DEPARTMENTS		2,347,309	2,142,208	2,142,208	2,005,065	1,395,990	1,969,788
TOTAL FUND REVENUES & BEG. BALANCE							
TOTAL FUND REVENUES & BEG. BALANCE		2,488,769	2,250,889	2,250,889	0	2,250,000	2,251,000
TOTAL FUND EXPENSES		2,347,309	2,142,208	2,142,208	2,005,065	1,395,990	1,969,788
FUND SURPLUS (DEFICIT)		141,460	108,681	108,681	(2,005,065)	854,010	281,212

DATE: 07/23/2012
 TIME: 11:03:49
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: HEALTH INSURANCE FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	--2010--		--2011--		2012	
		ACTUAL	BUDGETED	ACTUAL	BUDGETED	ACTUAL	PROJECTED
REVENUES							
CHARGES FOR SERVICES							
36-00-5-34020	EMPLOYEE HEALTH CO PAYMENTS	481,741	510,500	573,288	287,619	575,239	
36-00-5-34030	COBRA REIMBURSEMENT	14,985	20,000	15,565	6,056	12,113	
36-00-5-34070	UTILITY CHARGE FOR INSURANCE	574,891	619,000	636,589	590,255	658,225	
36-00-5-34080	HEALTH INSURANCE PREMIUMS	2,788,200	3,398,700	3,160,600	1,699,350	3,398,700	
36-00-5-34085	RETIREE INS PREMIUMS	1,390,575	1,370,000	1,385,000	685,000	1,369,999	
36-00-5-34090	DENTAL INS PREMIUMS	216,077	228,310	223,188	231,536	231,536	
TOTAL CHARGES FOR SERVICES		5,466,469	6,146,510	5,994,230	3,499,816	6,245,812	
COMMERCIAL REVENUE							
36-00-7-36000	INTEREST ON INVESTMENTS	4,880	5,000	4,554	0	4,000	
36-00-7-36300	OVER SPECIFIC REFUND	722,712	300,000	856,683	68,153	215,000	
36-00-7-36350	REBATES	17,861	15,000	26,061	7,235	14,150	
36-00-7-36800	MISCELLANEOUS REVENUES	461	1,000	268,579	0	0	
TOTAL COMMERCIAL REVENUE		745,914	321,000	1,155,877	75,388	233,150	
TOTAL REVENUE		6,212,383	6,467,510	7,150,107	3,575,204	6,478,962	
EXPENSES							
GENERAL GOVERNMENT							
TOTAL EXPENSES -- ALL DEPARTMENTS		7,160,084	6,158,800	8,125,366	3,122,424	6,251,471	
TOTAL FUND REVENUES & BEG. BALANCE		6,212,383	6,467,510	7,150,107	3,575,204	6,478,962	
TOTAL FUND EXPENSES		7,160,084	6,158,800	8,125,366	3,122,424	6,251,471	
FUND SURPLUS (DEFICIT)		(947,701)	308,710	(975,259)	452,780	227,491	

DATE: 07/23/2012
 TIME: 11:11:57
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: PARAMEDIC RESCUE FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2012			
		--2010-- ACTUAL	--2011-- ACTUAL	6 MO. ACTUAL	
BEGINNING BALANCE				PROJECTED	
REVENUES					
TAXES					
37-00-1-30000	GENERAL PROPERTY TAX	3,551,590	3,551,590	2,367,800	3,551,590
TOTAL TAXES		3,551,590	3,551,590	2,367,800	3,551,590
STATE SHARED REVENUES					
37-00-2-31400	FIRE INSURANCE DUES	91,548	91,444	0	96,363
37-00-2-31800	OTHER STATE AIDS	43,900	36,100	0	35,000
TOTAL STATE SHARED REVENUES		135,448	127,544	0	131,363
STATE/COUNTY GRANTS & AIDS					
37-00-3-32700	MILW COUNTY & MISC GRANTS	264,498	275,000	0	0
TOTAL STATE/COUNTY GRANTS & AIDS		264,498	275,000	0	0
CHARGES FOR SERVICES					
37-00-5-34900	MISC CHARGES FOR SERVICES	0	11,309	14,792	29,585
TOTAL CHARGES FOR SERVICES		0	11,309	14,792	29,585
PUBLIC HEALTH & SAFETY					
37-00-6-35100	AMBULANCE BLS	595,833	786,720	423,876	875,000
37-00-6-35110	AMBULANCE ALS	167,054	0	17,787	35,574
TOTAL PUBLIC HEALTH & SAFETY		762,887	786,720	441,663	910,574
COMMERCIAL REVENUE					
37-00-7-36000	INTEREST ON INVESTMENTS	1,386	0	0	0
37-00-7-36800	MISCELLANEOUS INCOME	0	0	100	201
TOTAL COMMERCIAL REVENUE		1,386	0	100	201
TOTAL REVENUE		4,715,809	4,752,163	4,760,490	4,623,313
EXPENSES					
PARAMEDICS					
TOTAL EXPENSES -- ALL DEPARTMENTS		4,814,570	4,971,371	4,795,220	4,863,342
TOTAL FUND REVENUES & BEG. BALANCE		4,715,809	4,752,163	4,760,490	4,623,313
TOTAL FUND EXPENSES		4,814,570	4,971,371	4,795,220	4,863,342
FUND SURPLUS (DEFICIT)		(98,761)	(219,208)	(34,730)	(240,029)

DATE: 07/20/12
 TIME: 11:15:13
 ID: BP440000.WOW

City of Oak Creek
 EXPENSE SUMMARIZED BUDGET REPORT

FUND: STORM WATER UTILITY FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2012			
		2010-- ACTUAL	2011-- ACTUAL	6 MO. ACTUAL	
BEGINNING BALANCE				PROJECTED	
REVENUES					
LICENSES & PERMITS					
38-00-4-33820	STORMWATER MANAGEMENT PERMIT	900	300	900	1,800
TOTAL LICENSES & PERMITS		900	300	900	1,800
TOTAL CHARGES FOR SERVICES					
38-00-5-34650	STORM WATER FEES	605,072	697,876	709,500	698,000
TOTAL TOTAL CHARGES FOR SERVICES		605,072	697,876	709,500	698,000
TOTAL COMMERCIAL REVENUE					
38-00-7-36000	INTEREST INCOME	0	236	1,500	0
TOTAL TOTAL COMMERCIAL REVENUE		0	236	1,500	0
TOTAL REVENUE		605,972	698,412	712,500	699,800
EXPENSES					
STORM WATER					
TOTAL EXPENSES -- ALL DEPARTMENTS		569,143	601,403	707,450	533,014
TOTAL FUND REVENUES & BEG. BALANCE		605,972	698,412	712,500	699,800
TOTAL FUND EXPENSES		569,143	601,403	707,450	533,014
FUND SURPLUS (DEFICIT)		36,829	97,009	5,050	166,786
			(223,932)		

CAPITAL PROJECTS - 2012

PROJ.#	DESCRIPTION	PRIOR YEARS		CURRENT YEAR		TOTAL REV & PRIOR YEARS		CURRENT YEAR		CURRENT YEAR		TOTAL EXP &		7/20/2012
		REVENUE	TRANSFERS IN	REVENUE	TRANSFERS IN	REVENUE	TRANSFERS IN	EXPENSE	TRANSFERS OUT	EXPENSE	TRANSFERS OUT	TRANSFERS OUT	PROJ.BALANCE	
06007	CITY HALL/LIBRARY REMODELING	\$ 857,488.86	\$ -	\$ -	\$ 857,488.86	\$ 31,033.43	\$ -	\$ 265.64	\$ -	\$ -	\$ -	\$ 31,299.07	\$ -	\$ 826,189.59
06010	W DREXEL AVE DESIGN-S 13TH TO S 27TH ST	\$ 1,250,000.00	\$ -	\$ 6,000,000.00	\$ 8,055,907.00	\$ 1,094,100.24	\$ -	\$ 3,881,082.96	\$ -	\$ -	\$ -	\$ 4,975,163.20	\$ -	\$ 3,080,723.80
06032	ENVIRONMENTAL CORRIDOR ACQUISITION	\$ 232,276.26	\$ -	\$ -	\$ 232,276.26	\$ 215,676.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,676.02	\$ -	\$ 16,600.24
TOTAL - 2006		\$ 2,338,764.92	\$ -	\$ 6,000,000.00	\$ 9,145,671.92	\$ 1,340,809.69	\$ -	\$ 3,881,348.60	\$ -	\$ -	\$ -	\$ 5,222,158.29	\$ -	\$ 3,923,513.63
07025	W PUETZ RD-S LIBERTY LANE TO S 13TH ST - DESIGN	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ 330,301.35	\$ -	\$ 69,699.00	\$ -	\$ -	\$ -	\$ 400,000.35	\$ -	\$ (0.35)
07029	2007 VARIOUS PARK SHELTERS	\$ 56,828.48	\$ -	\$ -	\$ 56,828.48	\$ 50,279.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,279.55	\$ -	\$ 6,548.93
07031	OAK CREEK MANORWOODKNOLL NEIGHBORHOOD PARK	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	\$ 5,725.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,725.00	\$ -	\$ 94,275.00
07032	FIRE STATION #2 ROOF, ADDITION & REMODEL-OAK/WOOD	\$ 683,400.00	\$ -	\$ -	\$ 683,400.00	\$ 156,605.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,605.13	\$ -	\$ 526,794.87
07033	2007 & 2008 UNSPECIFIED STORM WATER	\$ 1,274,919.34	\$ -	\$ -	\$ 1,274,919.34	\$ 774,848.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 774,848.45	\$ -	\$ 501,071.89
07034	FIRE-INTERSECTION CONTROL EQUIPMENT	\$ 11,384.27	\$ -	\$ -	\$ 11,384.27	\$ 4,684.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,684.41	\$ -	\$ 6,700.86
TOTAL - 2007		\$ 2,526,531.09	\$ -	\$ -	\$ 2,526,531.09	\$ 1,322,443.89	\$ -	\$ 69,699.00	\$ -	\$ -	\$ -	\$ 1,673,842.75	\$ -	\$ 852,688.34
08019	STREET DEPARTMENT RENOVATION & ADDITION	\$ 8,727,414.51	\$ -	\$ 274.93	\$ 8,727,689.44	\$ 8,431,233.12	\$ -	\$ 9,785.50	\$ -	\$ -	\$ -	\$ 9,785.50	\$ -	\$ 286,660.82
08021	RECONSTRUCTION S PENNSYLVANIA AVE-E COLLEGE TC	\$ 846,575.00	\$ -	\$ -	\$ 846,575.00	\$ 125,747.17	\$ -	\$ 72,172.24	\$ -	\$ -	\$ -	\$ 197,919.41	\$ -	\$ 648,655.59
08022	RECONSTRUCTION E PUETZ RD-S SHEPARD TO S PENNS	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	\$ 1,042.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.50	\$ -	\$ (0.50)
08024	FIRE-STATION PLACEMENT & DESIGN	\$ 59,067.64	\$ -	\$ -	\$ 59,067.64	\$ 24,479.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,479.00	\$ -	\$ 28,588.64
08049	USPS LAND SALE	\$ 812,670.27	\$ -	\$ 3,360.47	\$ 816,030.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 816,030.74
TOTALS - 2008		\$ 10,639,727.42	\$ -	\$ 3,635.40	\$ 10,643,362.82	\$ 8,582,501.79	\$ -	\$ 81,967.74	\$ -	\$ -	\$ -	\$ 8,963,427.53	\$ -	\$ 1,779,935.29
09003	2009 STREET LIGHTING	\$ 364,029.90	\$ -	\$ -	\$ 363,849.90	\$ 363,962.52	\$ -	\$ 1,575.12	\$ -	\$ -	\$ -	\$ 365,537.64	\$ -	\$ (1,687.74)
09004	S PENNSYLVANIA AVE & E DREXEL AVE INTERSECTION	\$ 200,000.00	\$ (180.00)	\$ -	\$ 200,000.00	\$ 93,050.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,999.73	\$ -	\$ 0.27
09024	STORM SEWER - PUETZ RD FROM RR TO CREEK	\$ 750,000.00	\$ -	\$ -	\$ 750,000.00	\$ 35,380.40	\$ -	\$ 289.17	\$ -	\$ -	\$ -	\$ 35,669.57	\$ -	\$ 714,330.43
09030	DREXEL AVE S 13TH TO S 27TH STREET (FUNDS ALSO IN S	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ 245.76	\$ -	\$ 499,754.24	\$ -	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -
TOTAL - 2009		\$ 1,814,029.90	\$ (180.00)	\$ -	\$ 1,813,849.90	\$ 492,639.41	\$ -	\$ 501,618.53	\$ -	\$ -	\$ -	\$ 1,101,208.94	\$ -	\$ 712,642.96
10001	FIRE HOSE	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00	\$ 13,979.00	\$ -	\$ 1,845.00	\$ -	\$ -	\$ -	\$ 16,000.00	\$ -	\$ -
10022	FIRE-UNSPECIFIED EQUIPMENT	\$ 174,744.00	\$ -	\$ -	\$ 174,744.00	\$ 55,805.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,805.58	\$ -	\$ 118,938.42
10024	IT - WINDOWS SERVER	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -
10029	SIDEWALK-UNSPECIFIED SEGMENTS	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00	\$ 521.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521.00	\$ -	\$ 74,479.00
10031	PENNSYLVANIA-COLLEGE AVE TO RAWSON	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
10034	DPW-STREET GARAGE BUILDING CATWALK	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00
TOTAL - 2010		\$ 773,744.00	\$ 6,000.00	\$ -	\$ 779,744.00	\$ 76,305.58	\$ -	\$ 1,845.00	\$ -	\$ -	\$ -	\$ 78,326.58	\$ -	\$ 701,417.42
11000	2011 CONTROL ACCT (UNPROGRAMMED FUNDS)	\$ 1,441,226.62	\$ -	\$ -	\$ 1,441,402.62	\$ 1,036,907.69	\$ -	\$ 1,599.92	\$ -	\$ -	\$ -	\$ 1,401,337.61	\$ -	\$ 40,065.01
11001	PC REPLACEMENTS	\$ 111,640.00	\$ 176.00	\$ -	\$ 111,816.00	\$ 58,747.73	\$ -	\$ 14,188.26	\$ -	\$ -	\$ -	\$ 72,935.99	\$ -	\$ 38,704.01
11002	WINDOWS SERVER	\$ 12,000.00	\$ (6,000.00)	\$ -	\$ 6,000.00	\$ 3,045.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,045.00	\$ -	\$ 2,955.00
11003	NETWORK INFRASTRUCTURE UPGRADES	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
11004	PRINTER/PLOTTER REPLACEMENTS	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 2,082.50	\$ -	\$ 2,917.50	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -
11005	POLICE BODY ARMOR	\$ 22,919.00	\$ -	\$ -	\$ 22,919.00	\$ 12,610.83	\$ -	\$ 6,257.58	\$ -	\$ -	\$ -	\$ 16,668.41	\$ -	\$ 9,434.00
11006	TACTICAL BODY ARMOR	\$ 22,500.00	\$ -	\$ -	\$ 22,500.00	\$ 21,000.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 22,500.00	\$ -	\$ -
11007	VIDEO CONFERENCING UPGRADE	\$ 8,409.00	\$ -	\$ -	\$ 8,409.00	\$ 7,876.78	\$ -	\$ 532.21	\$ -	\$ -	\$ -	\$ 8,409.00	\$ -	\$ -
11008	NARROWBANDING UPGRADE (PHASE 1)	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	\$ 40,566.00	\$ -	\$ 6,027.96	\$ -	\$ -	\$ -	\$ 40,566.00	\$ -	\$ 9,434.00
11009	FIRE GEAR 4/5	\$ 127,358.00	\$ -	\$ -	\$ 127,358.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,358.00
11010	EXP TRAFFIC PREEMPTION (PHASE 1)	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
11011	Paint Station 3 Inside locations	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
11012	MILLER PARK PAVILLION WINDOWS	\$ 13,000.00	\$ -	\$ -	\$ 13,000.00	\$ 10,035.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,035.45	\$ -	\$ 2,964.55
11013	ABENDSCHEN PARK	\$ 905,689.00	\$ -	\$ -	\$ 905,689.00	\$ 1,003.62	\$ -	\$ 16,618.27	\$ -	\$ -	\$ -	\$ 17,621.89	\$ -	\$ 888,067.11
11014	TREE PLANTING/PRUNING/REMOVAL	\$ 114,067.00	\$ -	\$ -	\$ 114,067.00	\$ 67,318.14	\$ -	\$ 107.08	\$ -	\$ -	\$ -	\$ 67,425.22	\$ -	\$ 46,641.78
11016	BRIDGE MAINTENANCE	\$ 202,477.00	\$ -	\$ -	\$ 202,477.00	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00	\$ -	\$ 201,077.00
11017	FLOODPLAIN REMODELING	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
11019	SIDEWALK REPAIR/PATCHING	\$ 214,234.00	\$ -	\$ -	\$ 214,234.00	\$ 25,805.00	\$ -	\$ 407.24	\$ -	\$ -	\$ -	\$ 26,212.24	\$ -	\$ 188,021.76

CAPITAL PROJECTS - 2012

PROJ #	DESCRIPTION	PRIOR YEARS REVENUE	CURRENT YEAR REVENUE	CURRENT YEAR TRANSFERS IN	TOTAL REV & TRANSFERS IN	PRIOR YEARS EXPENSE	CURRENT YEAR EXPENSE	CURRENT YEAR TRANSFERS OUT	TOTAL EXP & TRANSFERS OUT	7/20/2012 PROJ BALANCE
11020	STREETLIGHTING	\$ 325,000.00	\$ -	\$ -	\$ 325,000.00	\$ 38,289.00	\$ 27,940.80	\$ -	\$ 66,239.80	\$ 258,760.20
11022	Pennsylvania-Rawson to College	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00	\$ -
11025	Side load Garbage Truck #55	\$ 130,000.00	\$ -	\$ -	\$ 130,000.00	\$ -	\$ 99.28	\$ 129,900.72	\$ 130,000.00	\$ -
11026	S. 20th Street-Wood to Carrington	\$ 126,000.00	\$ -	\$ -	\$ 126,000.00	\$ -	\$ -	\$ -	\$ -	\$ 126,000.00
11027	S. 20th St - Carrington to 6425 PL	\$ 116,000.00	\$ -	\$ -	\$ 116,000.00	\$ -	\$ -	\$ -	\$ -	\$ 116,000.00
11040	LAKEVIEW VILLAGE PRELIMINARY COSTS	\$ -	\$ -	\$ -	\$ -	\$ 1,180,557.26	\$ 135,280.10	\$ -	\$ 1,315,837.36	\$ (1,315,837.36)
11042	DELPHI REDEVELOPMENT	\$ -	\$ -	\$ -	\$ -	\$ 171,084.22	\$ 66,581.25	\$ -	\$ 237,665.47	\$ (237,665.47)
TOTAL - 2011		\$ 4,532,519.62	\$ -	\$ (5,824.00)	\$ 4,528,695.62	\$ 2,678,339.23	\$ 280,057.45	\$ 992,730.72	\$ 3,951,127.40	\$ 600,568.22
12000	Control Account/Unprogrammed Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12001	PC Replacements & New (City Depts.)	\$ -	\$ -	\$ 65,000.00	\$ 65,000.00	\$ -	\$ 2,630.00	\$ -	\$ 2,630.00	\$ 62,370.00
12003	Network Infrastructure Upgrades	\$ -	\$ -	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ 11,000.00
12004	Printer/Plotter Replacements	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 3,660.62	\$ -	\$ 3,660.62	\$ 1,339.38
12005	Department Copy Machines	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00	\$ -	\$ 14,000.00	\$ -	\$ 14,000.00	\$ -
12006	Document Scanning	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
12007	APX Portable Radios	\$ -	\$ -	\$ 58,630.00	\$ 58,630.00	\$ -	\$ -	\$ -	\$ -	\$ 58,630.00
12008	Storage System Filing Carriages	\$ -	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00
12009	Fire Gear 5/5	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00
12010	Phase 2 of 4 EVP plan (traffic preemption)	\$ -	\$ -	\$ 31,699.86	\$ 31,699.86	\$ -	\$ -	\$ -	\$ -	\$ 31,699.86
12011	Narrowbanding Phase 2	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
12012	Repair Breathing apparatus	\$ -	\$ -	\$ 9,100.00	\$ 9,100.00	\$ -	\$ -	\$ -	\$ -	\$ 9,100.00
12014	Urban Forest Tree Planting/Removal	\$ -	\$ 38,500.00	\$ -	\$ 38,600.00	\$ 77,100.00	\$ -	\$ 96,065.15	\$ 96,065.15	\$ (18,965.15)
12016	Bridge Inspections/Maintenance	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
12017	Marquette Ave. (W. 200 blk)	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ 35,000.00
12018	8th Street (S. 7600 blk)	\$ -	\$ -	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ 65,000.00
12019	Nicholson Rd. (S. 9000 blk)	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00
12020	Streetlight Maintenance	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
12021	Weatherly Dr. - Wilding to Waring	\$ -	\$ -	\$ 75,000.00	\$ 75,000.00	\$ -	\$ 17,329.36	\$ -	\$ 17,329.36	\$ 57,670.64
12022	Unspecified Storm Water	\$ -	\$ -	\$ 110,000.00	\$ 110,000.00	\$ -	\$ -	\$ -	\$ -	\$ 110,000.00
12023	Remodel Flood Plans	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
12024	Box Culverts	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
12025	Sidewalk, Unspecified Segments	\$ -	\$ -	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00
12026	Ryan Rd. - Chicago to Ryan	\$ -	\$ -	\$ 175,000.00	\$ 175,000.00	\$ -	\$ 35.32	\$ -	\$ 35.32	\$ 174,964.68
12027	13th St./Puetz Rd. Intersection Improvements	\$ -	\$ 222,002.09	\$ 350,000.00	\$ 572,002.09	\$ -	\$ 342,841.20	\$ -	\$ 342,841.20	\$ 229,160.89
12028	PP&I Investigation/Design/Construction	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00
12029	Lakeview Village Park Phase 1	\$ -	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ 42,962.00	\$ -	\$ 42,962.00	\$ 957,038.00
12030	Unspecified Roadway Repair	\$ -	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ 390.28	\$ -	\$ 390.28	\$ 999,609.72
12045	Equipment Replacement Fund	\$ -	\$ -	\$ 750,000.00	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	\$ 750,000.00
12046	Heavy Duty Multi-Purpose Truck	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ 40,016.13	\$ -	\$ 40,016.13	\$ (16.13)
12047	Replace Truck #39 (1997)	\$ -	\$ -	\$ 159,900.72	\$ 159,900.72	\$ -	\$ 105,546.42	\$ -	\$ 105,546.42	\$ 54,354.30
12048	Replace Truck #34 (1991)	\$ -	\$ -	\$ 123,000.00	\$ 123,000.00	\$ -	\$ 72,001.30	\$ -	\$ 72,001.30	\$ 50,998.70
12049	Replace Sign Truck # 5 (1995)	\$ -	\$ -	\$ 80,000.00	\$ 80,000.00	\$ -	\$ 44,581.64	\$ -	\$ 44,581.64	\$ 35,418.36
TOTAL - 2012		\$ -	\$ 260,502.09	\$ 4,627,430.58	\$ 4,887,932.67	\$ -	\$ 782,059.42	\$ -	\$ 782,059.42	\$ 4,105,873.25
TOTAL ALL OPEN BALANCES/FUND 40 FUND BALANCE										\$ 12,676,639.11

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 17

Recommendation: That the Common Council adopt Resolution 11270-080612 establishing a Three-Year Financial Plan.

Background: The City of Oak Creek has never had a long-term financial plan document. Certainly, the Common Council, Mayor, and City staff have contemplated long-range fiscal obligations and deliberated large-scale, multi-year capital expenditures, but there has never been a recognized policy or document which contains projections and/or financial goals focused on the long-term.

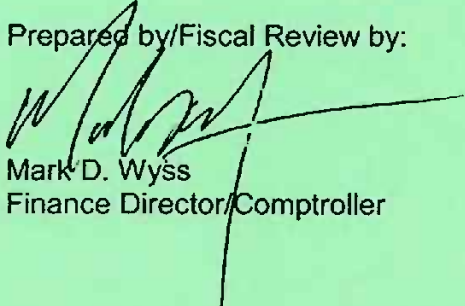
With resources becoming ever more precious, it is important that the Council, Mayor, and City staff look beyond the annual budget process and, as prudently as possible, establish longer term fiscal strategies. This Three-Year Financial Plan (The Plan) hopes to provide insight and be a tool that the Council and Mayor can use when making resource allocation decisions.

This task was undertaken by the Finance Committee, and The Plan was developed over a three month process. The Plan contains policy statements and recommendations, as well as fiscal and economic information focusing on the City, County, State, and region. It is hoped that the data contained in the document can offer guidelines as to potential economic conditions and might serve to guide the elected officials as funding decisions are made.

The Finance Committee unanimously supports this plan and recommends its adoption by the full Common Council.

Fiscal Impact: The Plan will focus on long-range financial planning to provide the Council some insight when making decisions on resource allocation.

Prepared by/Fiscal Review by:


Mark D. Wyss
Finance Director/Comptroller

Respectfully submitted,


Gerald R. Peterson,
City Administrator

held 8-6-12

RESOLUTION NO. 11270-080612

**A RESOLUTION ADOPTING A THREE-YEAR FINANCIAL PLAN
FOR THE CITY OF OAK CREEK.**

BY: _____

WHEREAS, the City of Oak Creek acknowledges that prudent financial planning is important to maintaining service levels balanced against fiscal realities; and,

WHEREAS, the Common Council is annually engaged in the budgeting and allocation of available resources; and,

WHEREAS, the Common Council recognizes that it is prudent to look at the fiscal landscape beyond the annual budget process; and,

WHEREAS, the Common Council agrees that looking forward three years helps to provide perspective and guidelines to shepherd the budget process and aid in potential future resource allocation deliberations;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oak Creek, Wisconsin, that there is hereby established a Three Year Financial Plan ("The Plan"), as attached to and made a part of this resolution in its entirety, to ensure continuous, prudent examination of long-term fiscal goals and prudent financial management.

BE IT FURTHER RESOLVED that the Common Council directs the Finance Committee to see that The Plan will be updated and resubmitted to the Common Council annually, along with the most recently completed fiscal audit.

BE IT FURTHER RESOLVED that a certified copy of this resolution be delivered to bond rating agencies, financial advisors, investment advisors and posted on the City's website

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6th day of August, 2012.

Passed and adopted this 6th day of August, 2012.

President, Common Council

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

CITY OF OAK CREEK

3 Year Financial Plan

With Statistical Information

2012

TABLE OF CONTENTS

Background.....	Page 1
Purposes and Benefits.....	Page 1
Policy Guidelines	
General Fund Balance.....	Page 2
Tax Rate Stability.....	Page 2-3
Financing Capital Equipment & Roadway Maintenance.....	Page 3
Preservation of GO Borrowing Capacity.....	Page 3
Debt Structure and Duration.....	Page 3
Tax Increment Borrowing.....	Page 4
Land Use & Growth.....	Page 4
Maintenance of Credit Rating.....	Page 4
Summary.....	Page 4
Statistical Tables.....	Page 6-23

City of Oak Creek, Wisconsin

Three Year Financial Management Plan

BACKGROUND:

Oak Creek is a growing, diverse suburban community in southeastern Milwaukee County. To plan for its growth, the City adopted a plan titled "2020 Vision – A Comprehensive Plan for the City of Oak Creek". The Oak Creek Community Vision is: "In the 21st century, the City of Oak Creek will strive to be a diverse, balanced, and attractive suburban community. Permanent open space, the lakeshore, parks, thoughtfully planned development, and citizen involvement will define its character. Oak Creek will aim to provide a variety of land uses, housing, activities, and jobs to meet resident needs, maintain a stable and mixed tax base, and provide a recognizable and attractive sense of place." This vision statement expresses the direction in which the community wants to go in the future.

There are nine planning goals within the plan which relate to growth management, community character, agricultural, natural and cultural resources, land use, transportation, utilities and community facilities, housing and neighborhood development, economic development and intergovernmental cooperation. These goals focus on the "ends". They do not identify the financial "means" and resources that may be necessary in the future. Financial planning has not been undertaken on a long range basis in the past.

PURPOSES AND BENEFIT of a "THREE YEAR FINANCIAL PLAN":

- *Maintain a standard of services that meet the demands of the community while maintaining a mill rate that citizens are willing to pay.*
- *Maintain the infrastructure by continuous improvement and rehabilitation.*
- *Invest in the achievement of the planning goals in the "2020 Community Vision..."*
- *Maintain a stable tax rate.*
- *Diversify, research and identify a variety of revenue sources, both traditional and non-traditional.*
- *Maintain long-term fiscal stability by assessing long-term financial sustainability.*
- *Identify any potential negative trends in order to make adjustments to avoid fiscal distress.*
- *Forecast the fiscal health of the various funds for the upcoming three year period.*
- *Apply analysis of trends and discussion with departments regarding the operation of programs*
- *React to stagnating revenues and implementation of expenditure control measures.*

A financial plan is not meant to be a static document. It is anticipated that as circumstances and conditions warrant, modifications to the plan and policies contained herein will be considered by the Common Council.

POLICY GUIDELINES:

1. GENERAL FUND UNDESIGNATED AND UNRESERVED FUND BALANCE

The City shall seek to maintain its undesignated and unreserved fund balance at a minimum of 15% and 25% of total general fund annual revenues plus the amount of state shared revenue during the previous year. The purpose of this balance is to provide adequate cash flow during the year and to provide the ability of the City to respond to unforeseeable contingencies. The City will also apply any amounts in excess of this policy toward onetime expenses or capital items and not to operating purposes. Use of the Fund Balance includes:

1. Not an annually recurring expenditure
2. Vehicle purchase or repair projects
3. Equipment or repair projects related to facilities
4. Other office, operating or personal equipment
5. Use of consultants – none recurring.

Any annual budget surplus generated in the General Fund shall be distributed as follows:

1. 30% of surplus goes to undesignated General Fund Balance
2. 30% of surplus goes to vehicle equipment replacement fund
3. 30% of surplus goes to the debt service fund
4. 10% of surplus goes to funding OPEB liability

2. TAX RATE STABILITY

A. Capital Improvement Financing

The City will only issue debt and fund capital projects at a level sustainable with the proceeds from Utility Aid, Mitigation Payments and existing tax levy. It is the intent that for the foreseeable future, the City will not levy for additional funding for capital projects.

The exceptions to this rule will be the financing of Tax Increment Districts, where it is the policy of the City to limit TID expenditures to enable districts to be closed as quickly as possible, and in instances of emergency or natural disaster.

B. Operating Expenses and Staffing

The City will project operating expenses and staffing needs and will integrate the projected impact of these needs with capital financing plans so that the tax rate required to finance both operations and capital can be coordinated and maintained at an affordable level. This will also require annually reviewing projections and amending the operating and or capital plan to address changing environmental conditions as part of the annual budget process.

C. Growth Projections and Assumptions

While it is the intent of the City to encourage growth consistent with the Comprehensive Plan, for purposes of financial planning, the City will use a growth model that assumes the application of a straight line figure of 75% of the actual average annual historical growth occurring over the most recent five year period. If economic conditions change, this will be adjusted as required.

3. FINANCING CAPITAL EQUIPMENT AND ONGOING ROAD MAINTENANCE

Capital improvements and capital expenditures are any items which are expected to exceed \$10,000 in value and which are likely to have a useful life of three years or more. The City intends to establish a sinking fund for such capital costs. It intends to move toward full funding of annual road maintenance projects up to \$1,000,000 per year from the annual Utility Aid appropriation. Equipment maintenance will be fully funded from the annual levy/sinking funds with an understanding that large apparatus and public works equipment with a value in excess of \$200,000 and a projected life of greater than 10 years could be debt financed.

4. PRESERVATION OF GENERAL OBLIGATION BORROWING CAPACITY

It is the City's philosophy that its general obligation borrowing authority must be protected and conserved. Wisconsin allows municipalities to borrow up to 5% of its Equalized Valuation on a general obligation basis. The City hereby reaffirms its intention to control its direct debt burden while still meeting its capital needs.

In addition, it is the philosophy of the City of Oak Creek that enterprise funds should be financed with revenue debt and not general obligation debt. Utilities should continue to be self supporting from their user fee base and therefore the use of revenue bonds for water and sewer costs is recommended as a preferred approach to financing these needs vs. general obligation borrowing.

5. DEBT PAYMENT STRUCTURE/DURATION

When debt is to be issued, the City of Oak Creek shall generally finance capital improvements with the issuance of 10 year general obligation notes. The exception to this would be the financing of Tax Increment District expenses where the debt will be structured to match the projected cash flow of the district and larger building projects with a projected useful lives of 20 or more years. It is generally the philosophy of the City to avoid balloon payment structures or significant back loading of the issue where more than 50% of the principal is matured in the last two years of the issue. It is also the policy of the city that Districts be closed as soon as possible to capture revenue growth.

6. POLICY ON BORROWING FOR TAX INCREMENTAL FINANCING

The City has enjoyed success with the early retirement of 2 previous tax increment districts. This is due in part to the careful planning of borrowing to coincide with the projected development of the districts. To assure that this success continues, the City has determined that it will borrow for TID related expenditures only when a development agreement been secured or when the history of the development of an area (market conditions) clearly indicate that the development will support the projected debt load. It is also the policy of the City that life of Districts be as short as possible, with an eye toward the ability to retire TID's within a ten-year or less time table whenever possible.

7. LAND USE AND GROWTH

The City recognizes that it is important that its tax base be maintained and expanded where appropriate. It has been the policy of the City of Oak Creek to encourage new growth and development as a means of tax base expansion provided that such growth conforms to the City's Comprehensive Plan. The emphasis is on balanced growth to assure diversity in the tax base.

8. MAINTENANCE AND ENHANCEMENT OF CREDIT RATING

The City of Oak Creek recognizes that a high quality credit rating is important to achieving the lowest possible cost of debt when debt is used to finance capital needs. In addition, a high quality rating is also reflective of sound financial management and prudent operating practices. It is therefore the City's policy that its current Aa2 credit rating is maintained and that efforts are made where possible to seek to upgrade this rating. It is recognized that the City is within two steps of the top Moodys rating scale of Aaa The City remains committed to maintaining positive working relationships with the Credit rating agencies and will cooperate with the representatives of such agencies through the provision of information and, when appropriate, through personal presentations to the analysts responsible for review of the Oak Creek account.

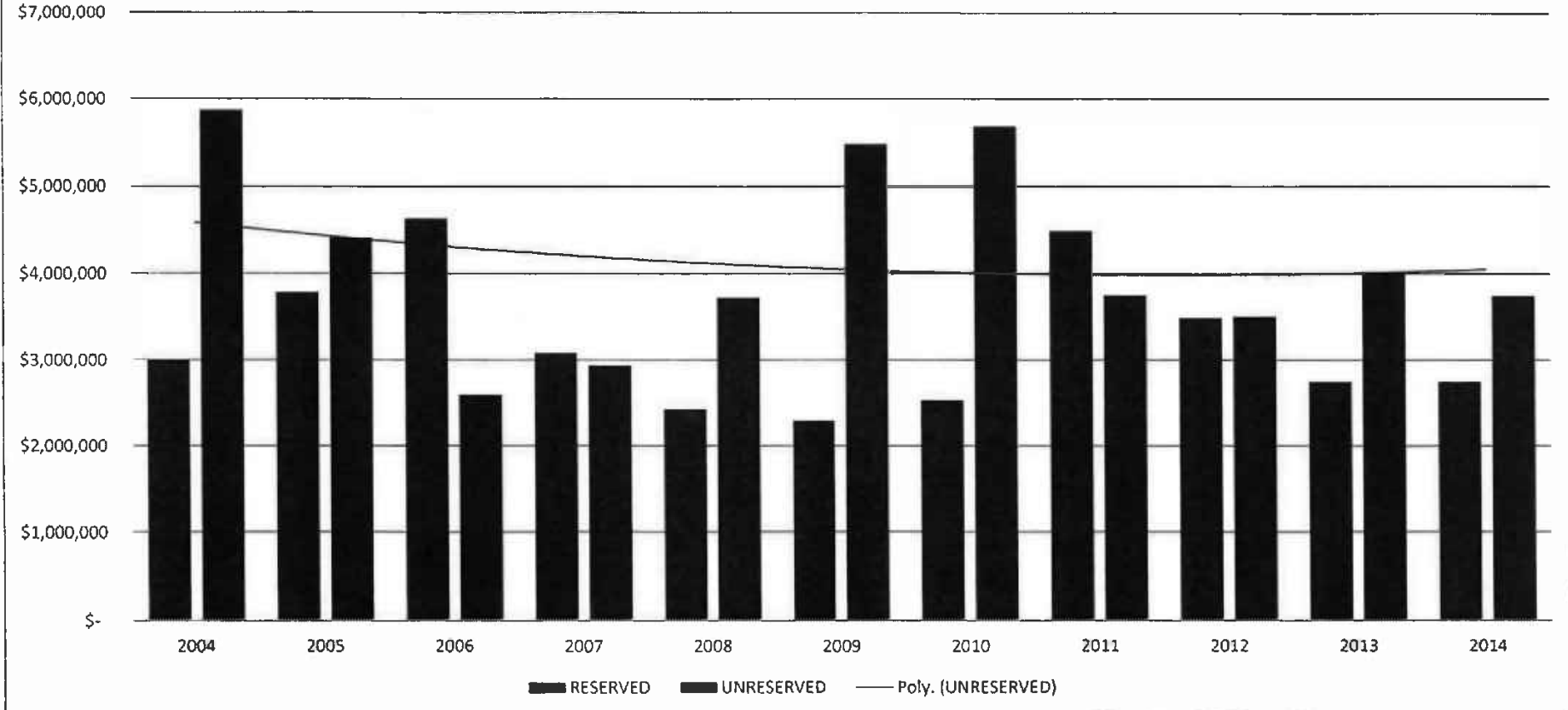
SUMMARY

In summary, the City has developed these policy objectives with the intent of setting forth its philosophy related to fiscal management. The Common Council and Mayor recognize that circumstances change and that these objectives must be reviewed annually, however it is the intent of the City of Oak Creek to follow these general principals in subsequent years in order to assure the continued improvement of the City's fiscal integrity. This three year financial plan has thus been developed in a manner to be fully consistent with the policy guidelines set forth herein.

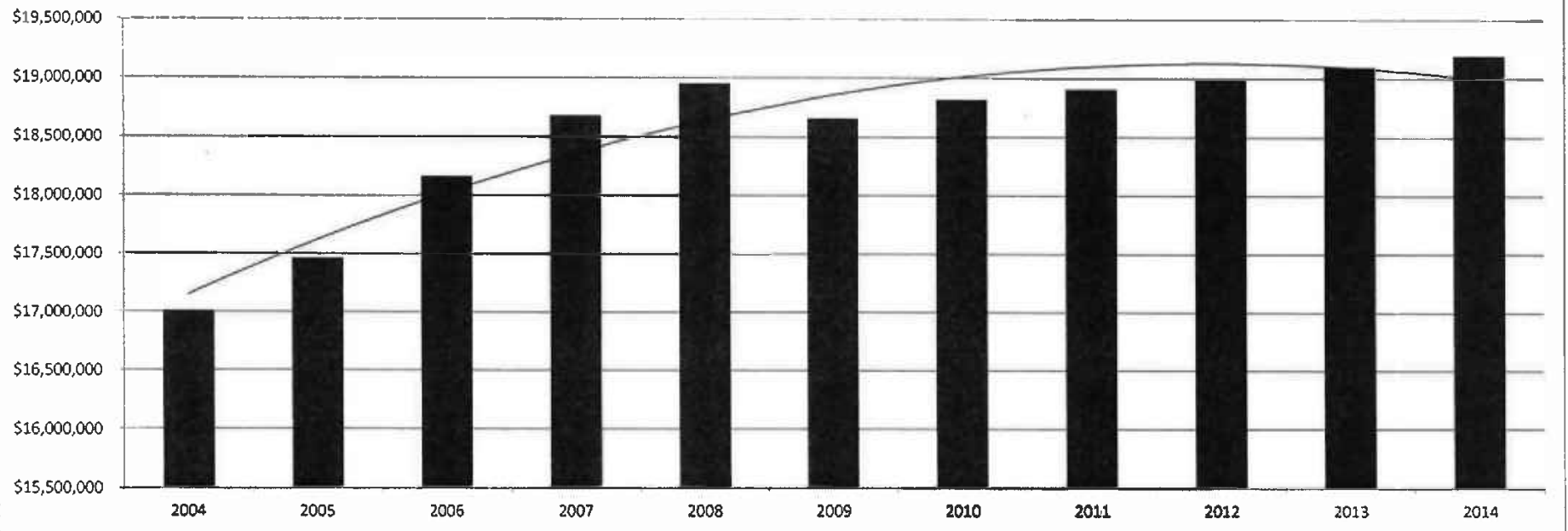
TABLES:

- **Fund Balance, 2004 – 2014**
- **Total Levy, 2004 – 2014**
- **Annual Percentage Change in Levy, 2004 - 2014**
- **Equalized Value, 2004 – 2014**
- **General Obligation & Tax Increment Debt, 2004 – 2014**
- **Total Debt Capacity, 2004 – 2014**
- **Oak Creek Quick Facts**
- **Labor Market Information, 2010 – 2011**
- **Industry Employment Projections, 20080-02018**
- **Metro Area Economic Indicators**
- **Per Capital Spending & Revenues**
 - o **Basic & Operating**
 - o **General Government & Street Maintenance**
 - o **Police & Fire**
 - o **Property Taxes & Shared Revenues**
 - o **General Obligation Debt**
 - o **Miscellaneous Characteristics**

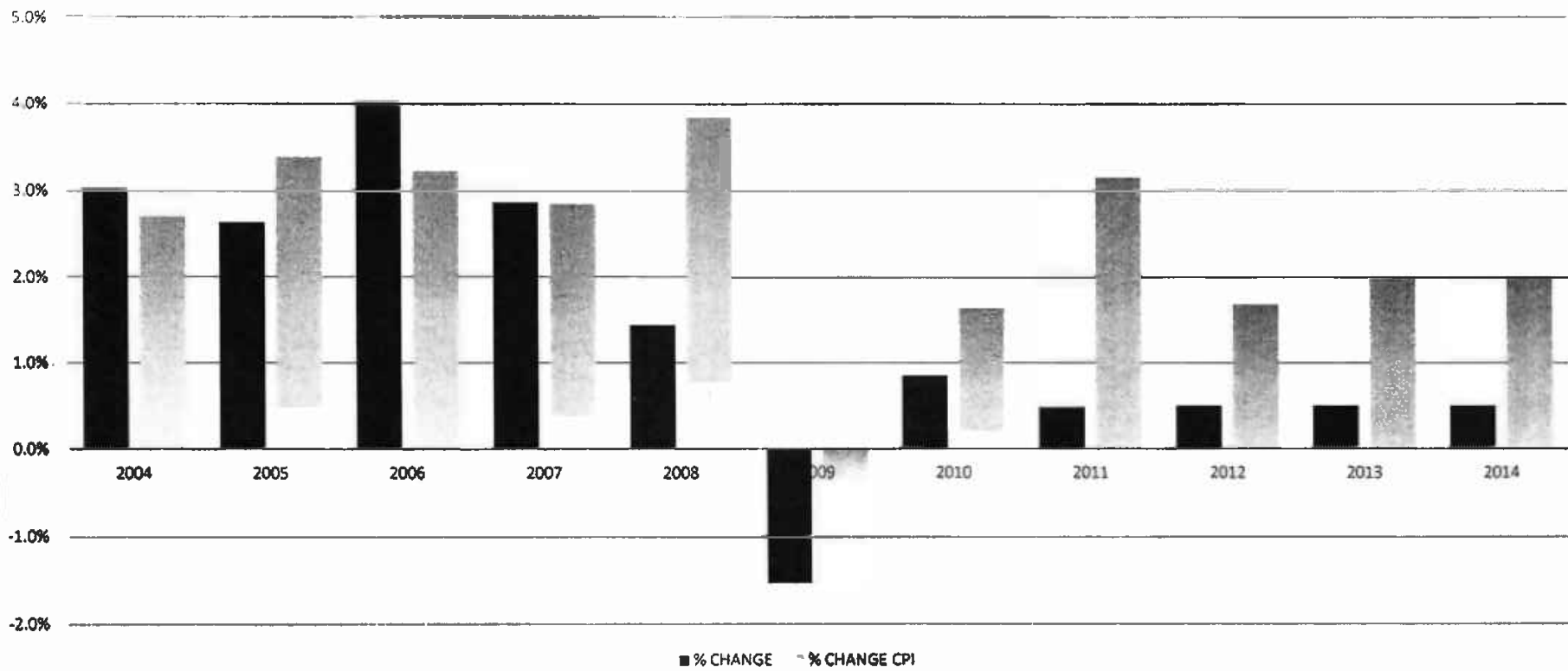
CITY OF OAK CREEK
Fund Balance 2004-2014
 (2012-2014 estimated)



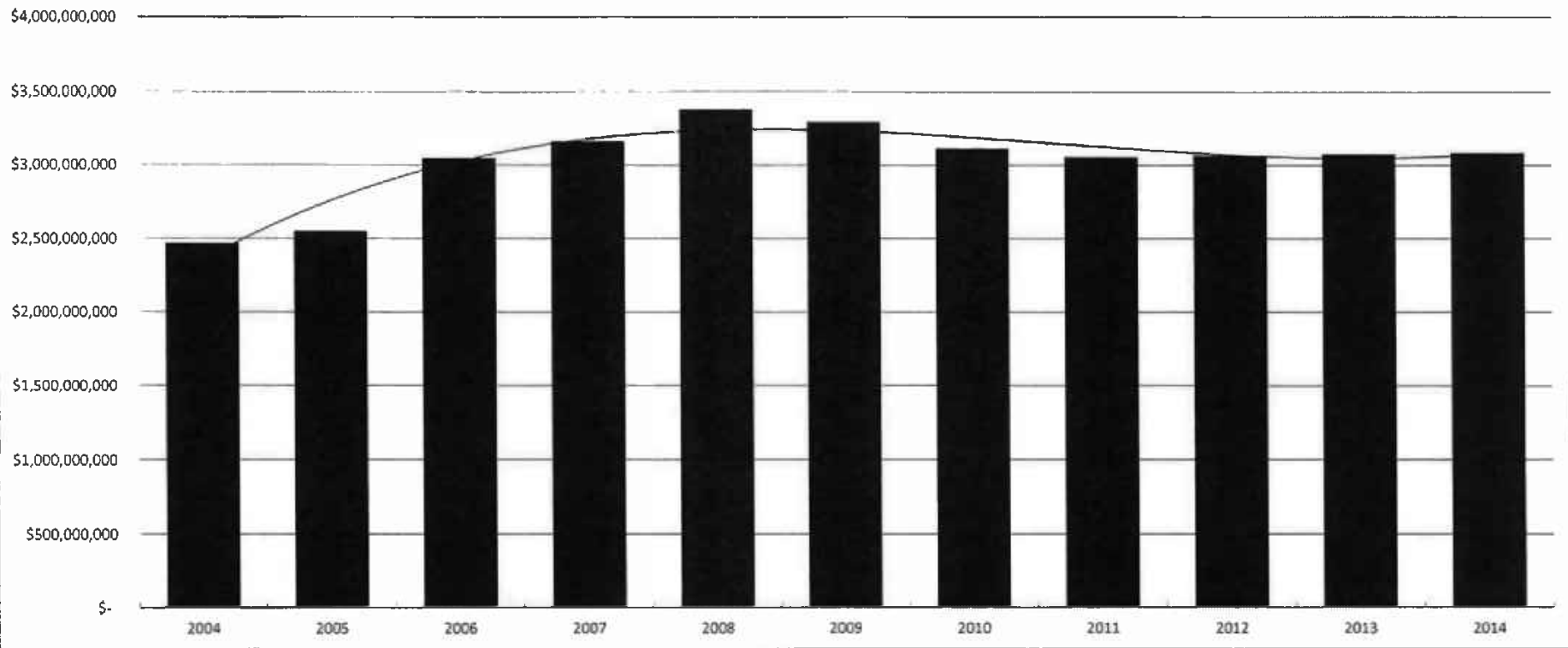
CITY OF OAK CREEK
TOTAL LEVY 2004-2014
(2012-2014 est)



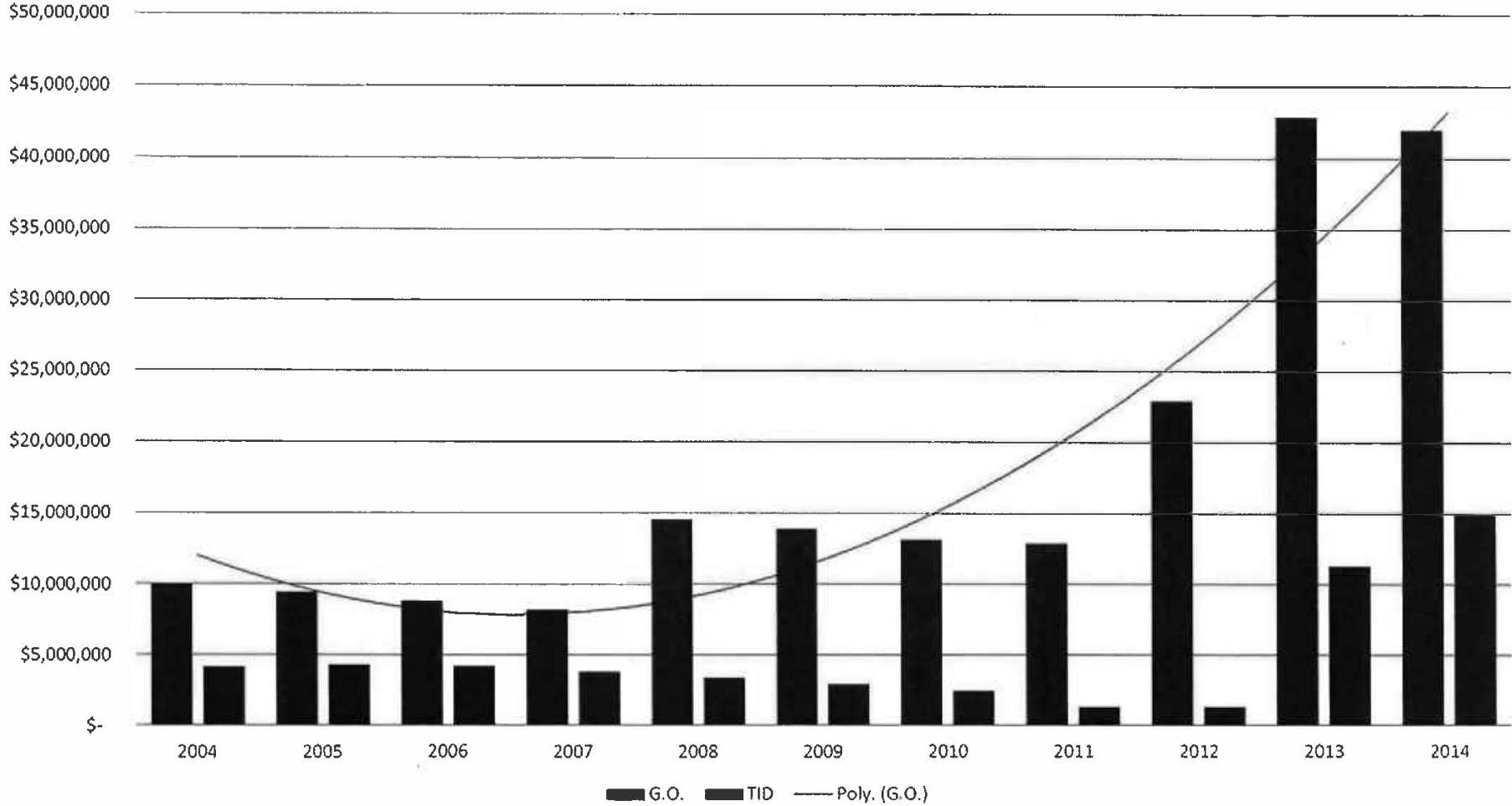
CITY OF OAK CREEK
ANNUAL % TAX LEVY CHANGE 2004-2014
(2012-2014 est)



**CITY OF OAK CREEK
EQUALIZED VALUE 2004-2014
(2012-2014 EST)**

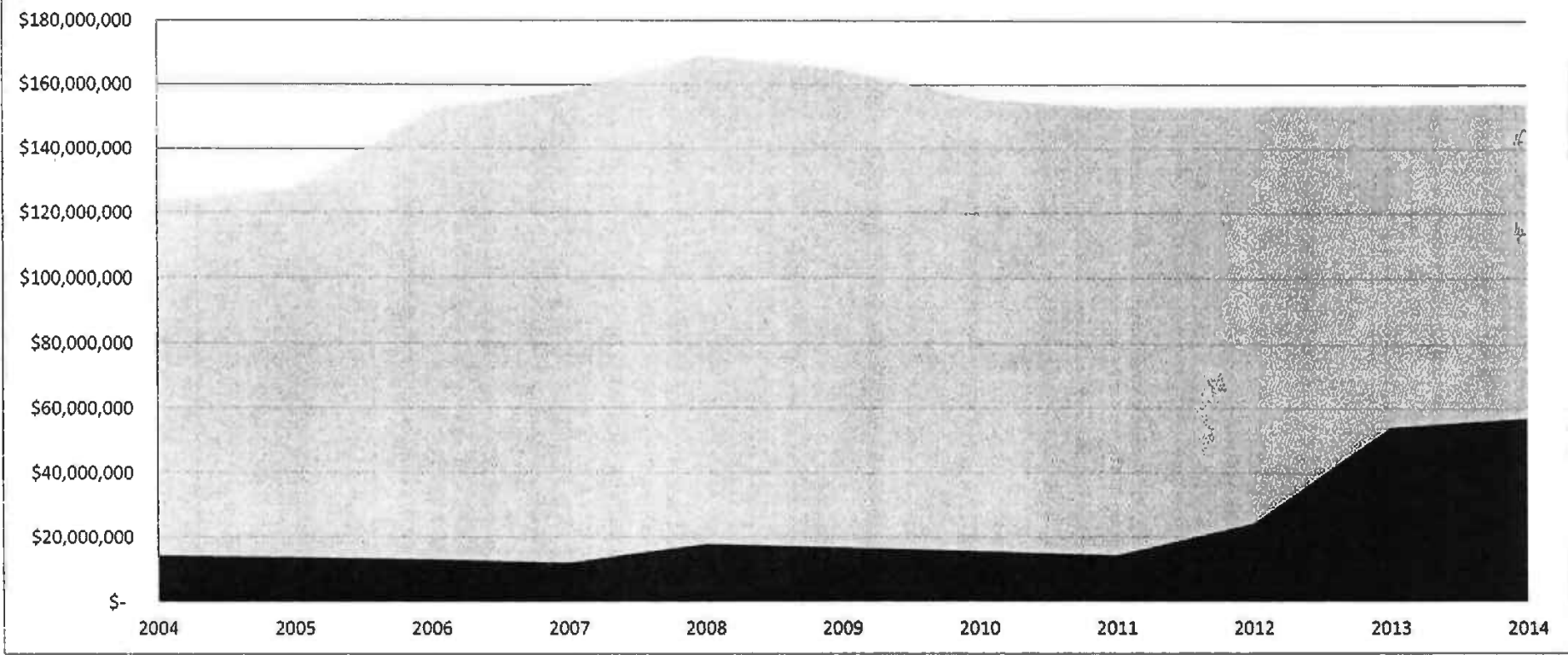


**CITY OF OAK CREEK
G.O. & TID Debt 2004-2014
(2012-2014 EST)**



CITY OF OAK CREEK TOTAL DEBT CAPACITY 2004-2014 (2012-2014 EST)

▨ DEBT CAPACITY ■ DEBT OUTSTANDING



OAK CREEK QUICK FACTS

People QuickFacts

	<u>Oak Creek</u>	<u>Wisconsin</u>
Population, 2011 estimate	NA	5,711,767
Population, 2010	34,451	5,686,986
Population, percent change, 2000 to 2010	21.1%	6.0%
Population, 2000	28,456	5,363,675
Persons under 5 years, percent, 2010	6.5%	6.3%
Persons under 18 years, percent, 2010	23.6%	23.6%
Persons 65 years and over, percent, 2010	11.0%	13.7%
Female persons, percent, 2010	50.9%	50.4%
White persons, percent, 2010 (a)	87.7%	86.2%
Black persons, percent, 2010 (a)	2.8%	6.3%
American Indian and Alaska Native persons, percent, 2010 (a)	0.7%	1.0%
Asian persons, percent, 2010 (a)	4.5%	2.3%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	Z	0.0%
Persons reporting two or more races, percent, 2010	2.1%	1.8%
Persons of Hispanic or Latino origin, percent, 2010 (b)	7.5%	5.9%
White persons not Hispanic, percent, 2010	83.0%	83.3%

Living in same house 1 year & over, 2006-2010	85.1%	85.3%
Foreign born persons, percent, 2006-2010	7.2%	4.6%
Language other than English spoken at home, pct age 5+, 2006-2010	11.0%	8.4%
High school graduates, percent of persons age 25+, 2006-2010	90.9%	89.4%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	25.4%	25.8%
Mean travel time to work (minutes), workers age 16+, 2006-2010	23.5	21.3
Housing units, 2010	14,754	2,624,358
Homeownership rate, 2006-2010	61.7%	69.5%
Housing units in multi-unit structures, percent, 2006-2010	40.5%	25.5%
Median value of owner-occupied housing units, 2006-2010	\$217,800	\$169,000
Households, 2006-2010	13,390	2,274,611
Persons per household, 2006-2010	2.47	2.41
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$30,325	\$26,624
Median household income 2006-2010	\$66,336	\$51,598
Persons below poverty level, percent, 2006-2010	6.7%	11.6%

Business QuickFacts

Total number of firms, 2007	2,298	433,797
Black-owned firms, percent, 2007	S	2.6%
American Indian- and Alaska Native-owned firms, percent, 2007	F	0.6%
Asian-owned firms, percent, 2007	2.1%	1.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	S
Hispanic-owned firms, percent, 2007	4.1%	1.3%
Women-owned firms, percent, 2007	29.5%	25.9%

Manufacturers shipments, 2007 (\$1000)	2,478,622	163,563,195
Merchant wholesaler sales, 2007 (\$1000)	794,409	59,996,244
Retail sales, 2007 (\$1000)	588,590	72,283,321
Retail sales per capita, 2007	\$17,710	\$12,904
Accommodation and food services sales, 2007 (\$1000)	50,260	9,247,311

Geography QuickFacts

Land area in square miles, 2010	28.45	54,157.80
Persons per square mile, 2010	1,211.0	105

Wisconsin Department of Workforce Development
Labor Market Information
Local Area Unemployment Statistics (LAUS)
Not Seasonally Adjusted - Annual Averages

	<u>2010</u>	<u>2011</u>
Wisconsin		
Labor Force	3,082,676	3,062,259
Employment	2,821,803	2,833,431
Unemployment	260,873	228,828
Rate	8.5%	7.5%
 Milwaukee County		
Labor Force	461,268	461,017
Employment	415,613	419,601
Unemployment	45,655	41,416
Rate	9.9%	9.0%
 Oak Creek city		
Labor Force	20,208	20,217
Employment	18,713	18,892
Unemployment	1,495	1,325
Rate	7.4%	6.6%

Milwaukee-WOW Workforce Development Areas Industry Employment Projections, 2008-2018
(Milwaukee, Washington, Ozaukee, and Waukesha counties)

NAICS	Industry Title	Employment ⁽¹⁾			
		2008 Estimate	2018 Projection	Change	% Change
	Total, All Nonfarm Industries	838,420	876,130	37,710	4.5%
1133, 21, 23	Construction/Mining/Natural Resources	33,630	35,460	1,830	5.4%
31-33	Manufacturing	130,450	117,270	- 13,190	- 10.1%
333	Machinery Manufacturing	22,100	21,210	- 890	- 4.0%
332	Fabricated Metal Product Manufacturing	23,550	21,200	- 2,350	- 10.0%
323	Printing and Related Support Activities	12,550	10,780	- 1,770	- 14.1%
42, 44-45	Trade	120,550	120,440	- 120	- 0.1%
423	Merchant Wholesalers, Durable Goods	26,070	26,100	30	0.1%
48-49, 22	Transportation and Utilities (Including US Postal)	34,800	35,440	650	1.9%
52-53	Financial Activities	57,040	58,290	1,250	2.2%
61-62	Education and Health Services (Including State and Local Government)	174,740	202,010	27,280	15.8%
611	Educational Services (Including State and Local Government)	59,160	59,950	790	1.3%
621	Hospitals (Including State and Local Government)	35,100	42,610	7,510	21.4%
71-72	Leisure and Hospitality	69,720	73,900	4,190	6.0%
51, 54-56, 81	Information/Prof. Services/Other Services	177,120	191,640	14,530	8.2%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽²⁾	40,380	41,670	1,300	3.2%

Notes:

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid family, or railroad workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

(2) Government employment includes tribal owned operations, which are part of Local Government employment. Information is derived using 2008 CES and 2008 QCEW data. Unpublished data from the US Bureau of Labor Statistics and the US Census Bureau is also used. To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2008 to 2018. It is important to note that unanticipated events may affect the accuracy of the projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, April 2011

Projections Methodology:

Victoria Udalova
(608) 267-9607

Victoria.Udalova@dwd.wisconsin.gov

Dan Barroilhet
(608) 267-7314

Dan.Barroilhet@dwd.wisconsin.gov

Local Economist:

Elizabeth Falk
(262) 638-6602

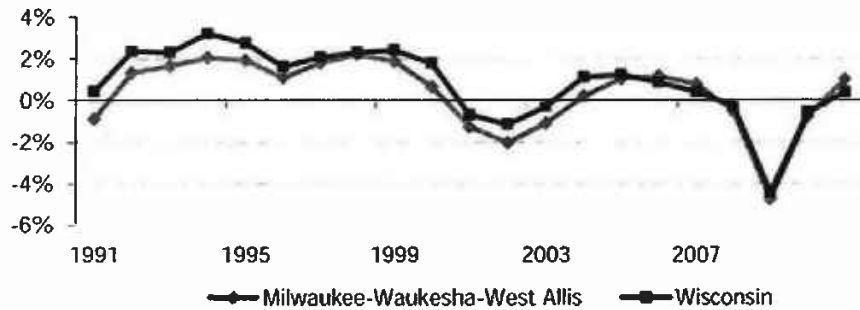
Elizabeth.Falk@dwd.wisconsin.gov

Milwaukee-Waukesha-West Allis MSA

Milwaukee, Ozaukee, Washington and Waukesha Counties



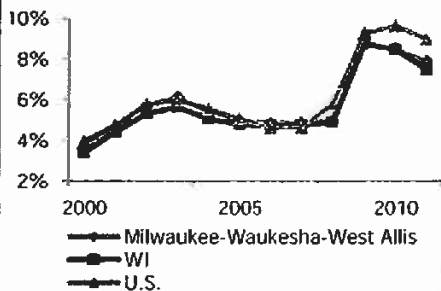
Total Employment Growth



Source: U.S. Bureau of Labor Statistics

2008	2009	2010	2011	Indicators	2012	2013	2014	2015
852,767	812,292	805,725	813,817	Employment	821,527	835,648	849,344	863,923
-0.5%	-4.7%	-0.8%	1.0%	Percent Change	0.9%	1.7%	1.6%	1.7%
4.9%	8.7%	8.5%	7.9%	Unemployment Rate	7.0%	6.5%	5.9%	5.1%
66,670.8	65,978.3	67,766.9	70,781.4	Personal Income (\$ millions)	72,394.4	74,844.0	77,769.7	80,781.1
3.2%	-1.0%	2.7%	4.4%	Percent Change	2.3%	3.4%	3.9%	3.9%
43,342	42,577	43,517	45,409	Per Capita Personal Income (\$)	46,397	47,925	49,761	51,658
77,461.0	75,222.0	76,264.0		Real GDP (millions of 2005 \$)				
1,215	875	955	900	Housing Permits (Single Family)				

Unemployment Rate

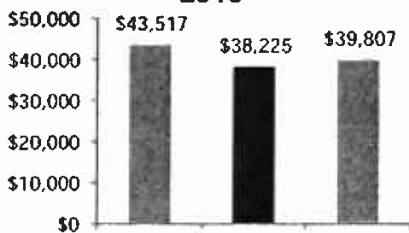


Unemployment Rate

	2011	2012
Milwaukee-Waukesha-West Allis MSA	7.9%	7.0%
Wisconsin	7.5%	6.5%
U.S.	8.9%	8.1%

Source: U.S. Bureau of Labor Statistics, WI Dept of Revenue and IHS Global Insight, Inc

Per Capita Personal Income 2010



Source: U.S. Bureau of Economic Analysis

The **Milwaukee-Waukesha-West Allis MSA** is in the southeast corner of the state, just north of the Racine MSA and on the shores of Lake Michigan. It is made up of four counties: Milwaukee, Waukesha, Ozaukee and Washington. It is home to numerous colleges and universities: UW-Milwaukee, Marquette University, the Medical College of Wisconsin, Milwaukee School of Engineering, Alverno College, Mount Mary College, Wisconsin Lutheran College, Concordia University, Cardinal Stritch University, Carroll University, Milwaukee Institute of Art and Design, UW-Waukesha County, Milwaukee Area Technical College, Waukesha Area Technical College, and UW-Washington County.

The Milwaukee MSA is by far the largest MSA in the state. It had 1.56 million residents in 2010, equal to 27.3% of the state's population. The population has increased 3.7% since 2000.

Employment in the Milwaukee MSA rose 1.0% in 2011, a turnaround of the 0.8% decline in 2010. Milwaukee has never recovered its pre-recession peak from the 2001 recession. In 2011, employment was 6.2% below its 2000 employment

level. However, employment is expected to increase throughout the forecast.

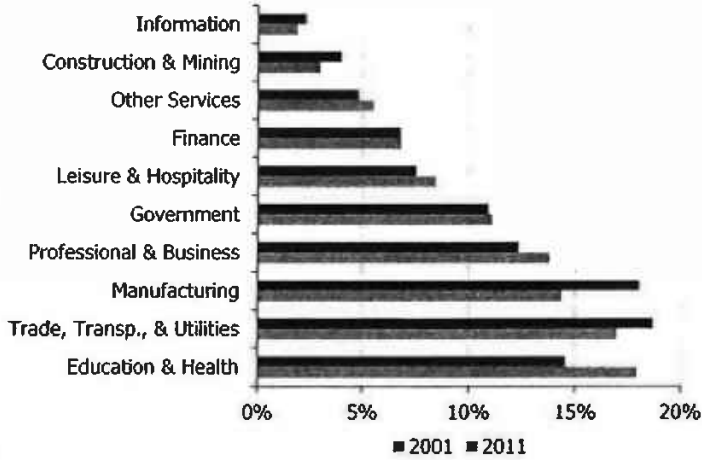
The unemployment rate in the Milwaukee MSA has declined since peaking at 8.7% in 2009. Last year, it fell to 7.9% and is expected to continue to fall throughout the forecast period.

Personal income increased 2.7% in the Milwaukee MSA in 2010, the most recent year that data is available. This compares to an increase of 3.8% at the state level. As employment rises during the forecast period, personal incomes are also expected to grow as total wages increase. In the forecast, personal income rose 4.4% in 2011 and will increase 2.3% in 2012.

Single-family housing permits declined to 900 in 2011 in the Milwaukee MSA, down from 955 in 2010. However, the number of homes sold (new and existing), using data from the Wisconsin Realtors Association, rose 2.9% to 13,111. The median sales price declined in all four counties in 2011.

Employment

Industry Sectors as a Percent of Total Employment 2001 and 2011



Source: U.S. Bureau of Labor Statistics

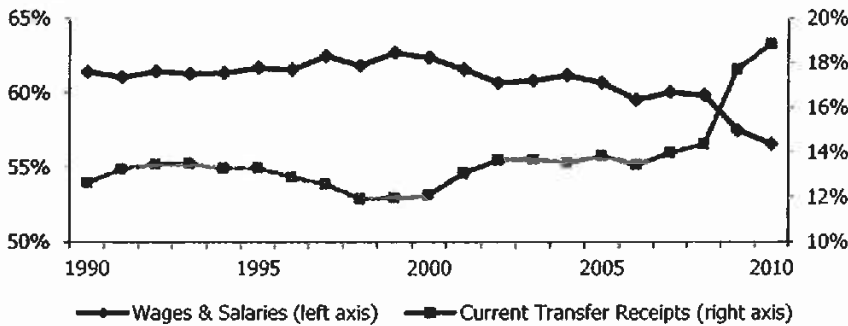
Largest Employers

Employer	Industry
Milwaukee Public Schools	Elementary & secondary schools
Aurora Health Care Metro, Inc	Medical & surgical hospitals
City of Milwaukee	Executive & legislative offices
County of Milwaukee	Executive & legislative offices
Froedtert Memorial Lutheran Hospital	General medical & surgical hospitals
Medical College of Wisconsin, Inc	Colleges, universities & professional schools
Children's Health System Group	General medical & surgical hospitals
Northwestern Mutual Life Insurance	Direct life insurance carriers
UW - Milwaukee	Colleges & universities
Aurora Health Care Inc	Medical & surgical hospitals

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

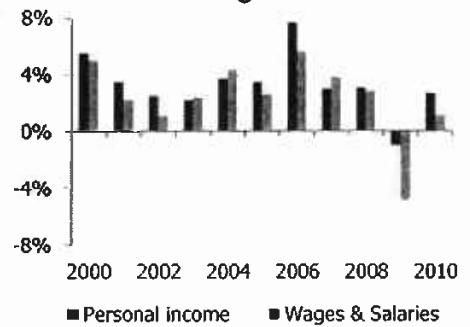
Personal Income

Select Components as a Percent of Total Personal Income



Source: U.S. Bureau of Economic Analysis

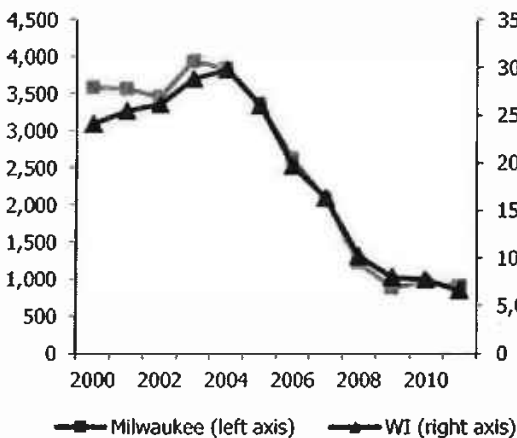
Annual Growth in Personal Income and Wages and Salaries



Source: U.S. Bureau of Economic Analysis

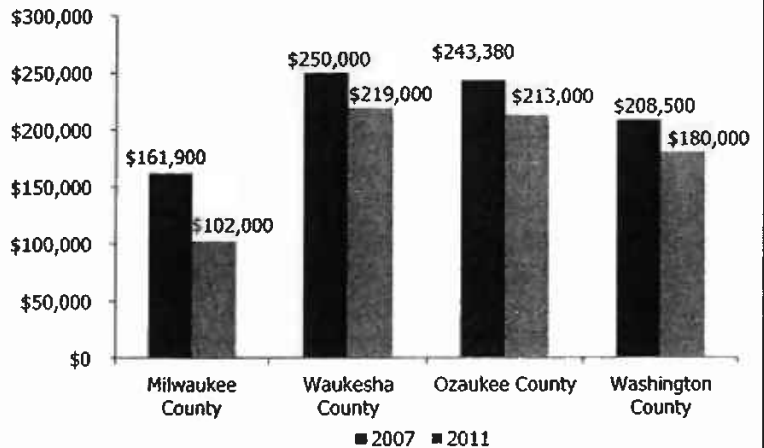
Housing

Single-Family Housing Permits



Source: U.S. Census Bureau

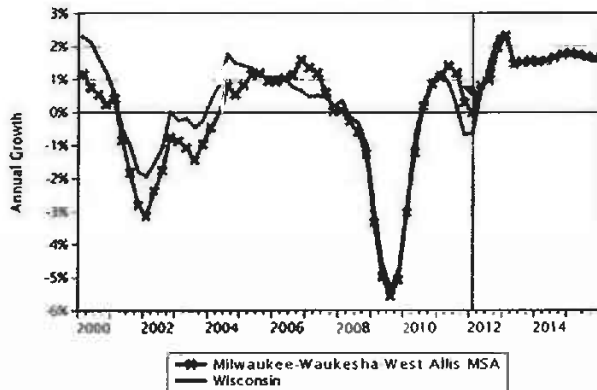
Median Homes Sales Price, 2007 and 2011



Source: Wisconsin Realtors Association

Forecast

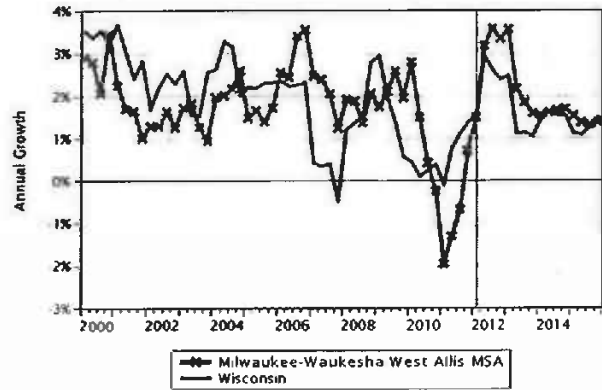
Total Nonfarm Employment



Growth Forecast for Total Nonfarm Employment

	Milwaukee-Waukesha-West Allis MSA	Wisconsin
2011 (actual)	1.0%	0.4%
2012	0.9%	1.0%
2013	1.7%	1.7%
2014	1.6%	1.6%
2015	1.7%	1.6%

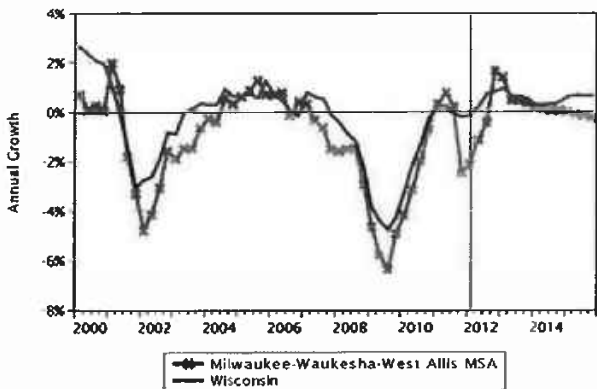
Employment in Education and Health Services



Growth Forecast for Employment in Education and Health Services

	Milwaukee-Waukesha-West Allis MSA	Wisconsin
2011 (actual)	-0.8%	0.8%
2012	2.9%	2.4%
2013	2.3%	1.4%
2014	1.6%	1.5%
2015	1.4%	1.2%

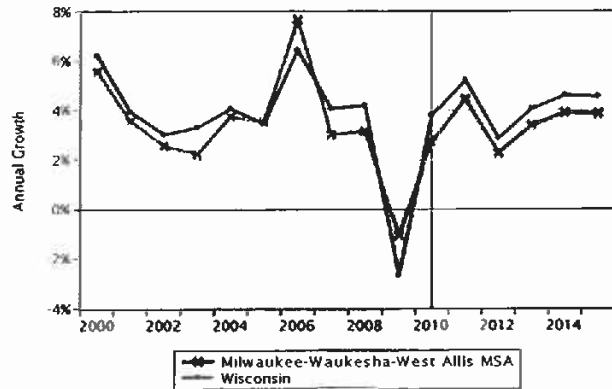
Employment in Trade, Transportation, and Utilities



Growth Forecast for Employment in Trade, Transportation, and Utilities

	Milwaukee-Waukesha-West Allis MSA	Wisconsin
2011 (actual)	-0.3%	0.0%
2012	-0.5%	0.4%
2013	0.7%	0.7%
2014	0.1%	0.3%
2015	-0.1%	0.6%

Personal Income



Growth Forecast for Personal Income

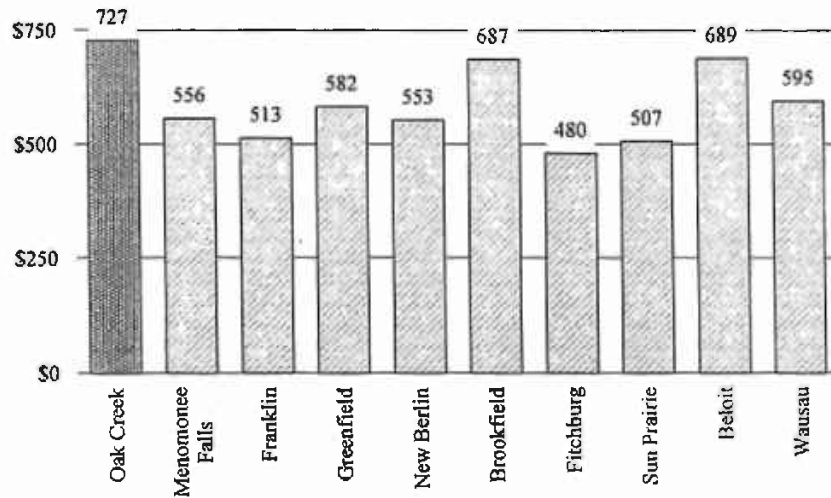
	Milwaukee-Waukesha-West Allis MSA	Wisconsin
2011	4.4%	5.2%
2012	2.3%	2.9%
2013	3.4%	4.1%
2014	3.9%	4.6%
2015	3.9%	4.6%

Per Capita Spending

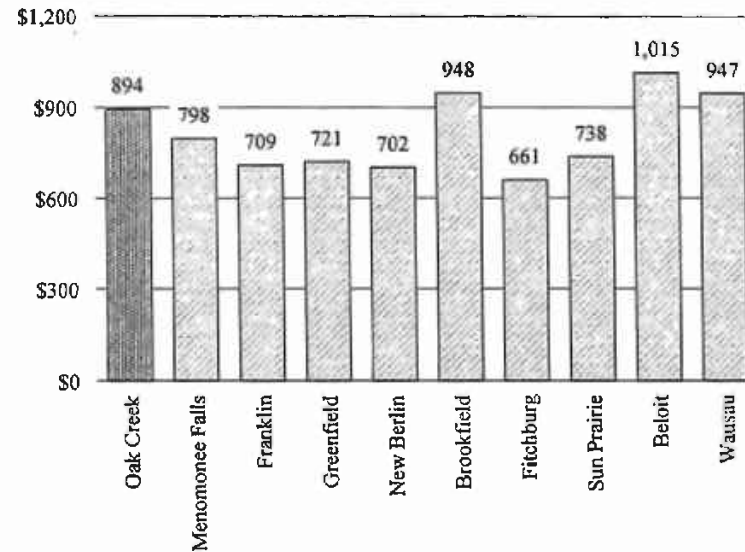
Basic and Operating

Basic spending is the sum of general government, street maintenance, fire-ambulance, and police expenditures. It is a measure of what a community spends on essential or core services. Operating spending is a broader spending measure. It includes basic spending as well as other expenditures, such as those for health and human services, recreation, and public works. Only debt service and capital payments are excluded from this category. For both measures, revenues received from other municipalities for fire or police services are netted out.

Basic Spending (Net)
Per Capita, 2010



Operating Spending (Net)
Per Capita, 2010

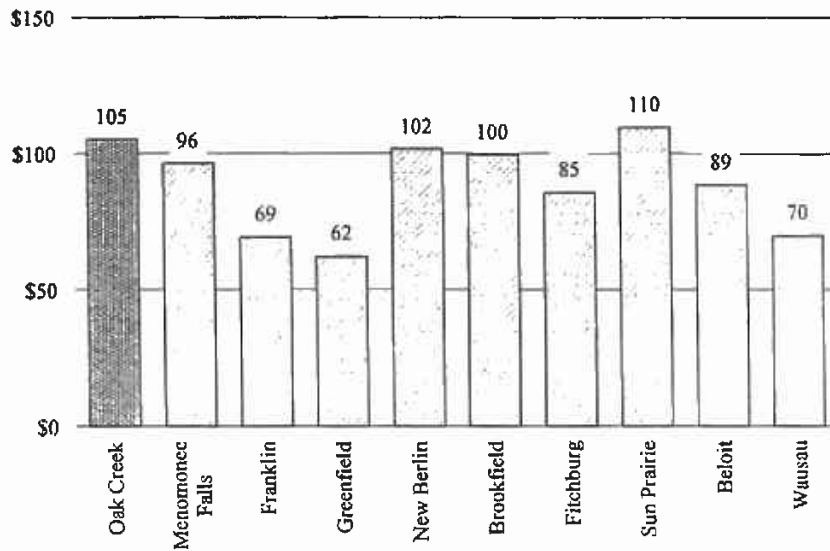


Per Capita Spending

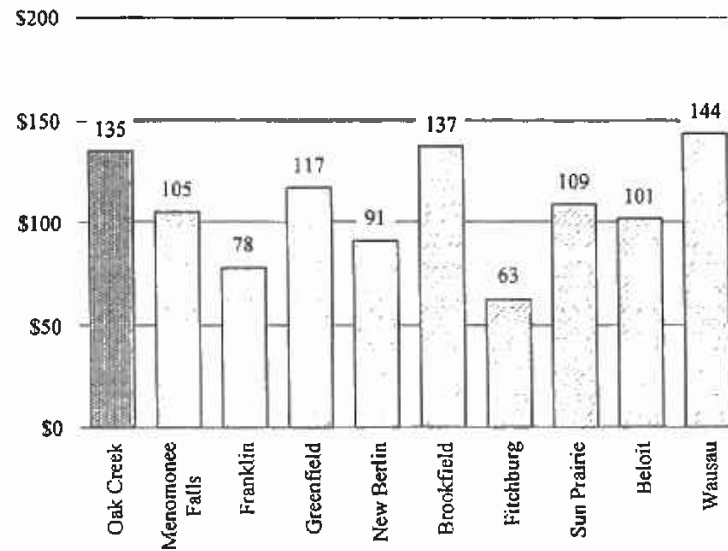
General Government and Street Maintenance

General government spending includes expenditures for general and financial administration, legislative functions, legal services, and general buildings and plant. Street maintenance costs include road maintenance, street lighting, highway administration, and sewer.

General Government
Per Capita, 2010



Street Maintenance
Per Capita, 2010

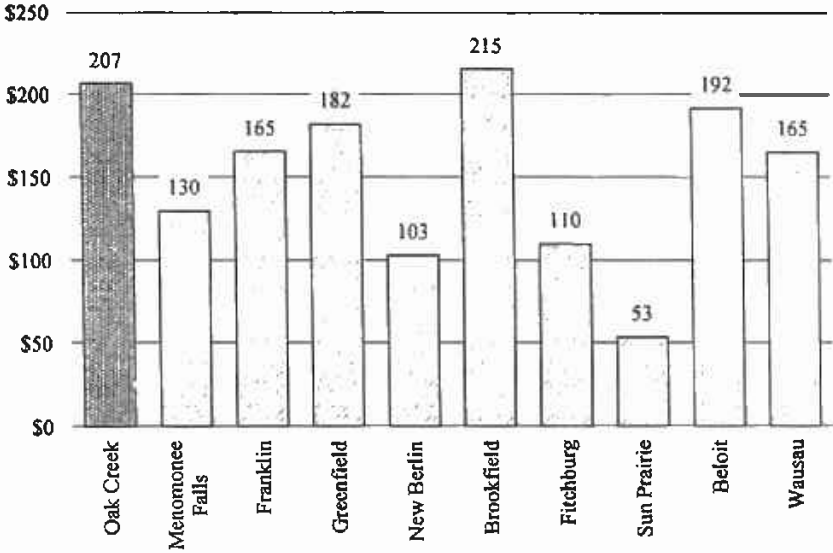


Per Capita Spending

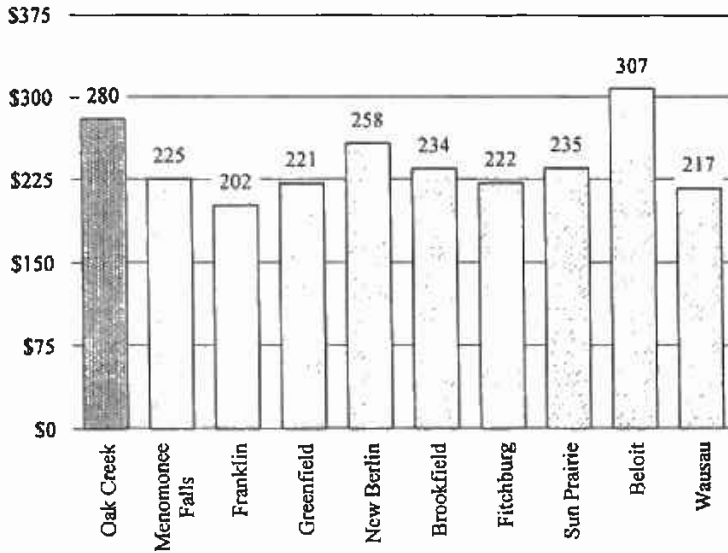
Fire and Police

Fire-ambulance expenditures include the costs of operating a fire department and providing mobile emergency care. They also include payments to other municipalities or private companies if a municipality does not provide its own service. Revenue municipalities receive for providing fire-ambulance service to other communities are subtracted. Police spending includes expenditures for traffic patrol, criminal investigation, and other police activities. Again, revenues for providing these services to other municipalities are subtracted.

Fire-Ambulance (Net)
Per Capita, 2010



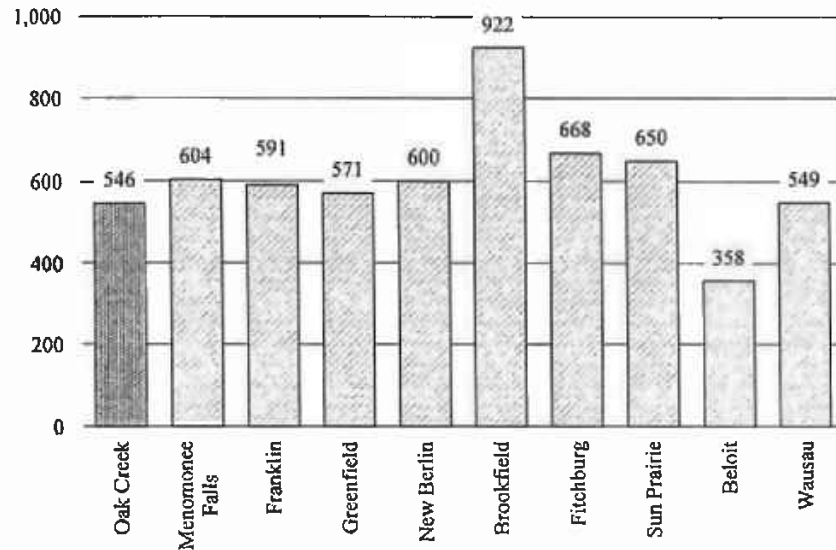
Police (Net)
Per Capita, 2010



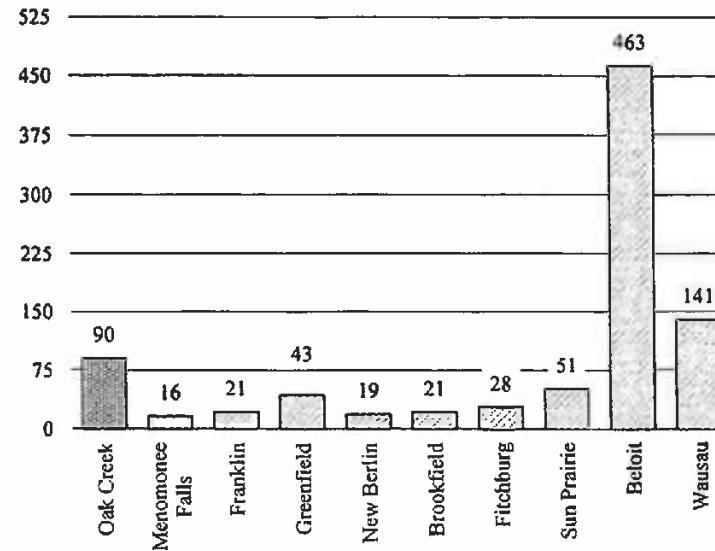
Property Taxes and Shared Revenues Per Capita

Property taxes are the largest revenue source for most Wisconsin municipalities. Since 2005, municipalities have been under state-imposed levy limits. The state shared revenue program distributes state taxes to local governments for discretionary use. Declines in shared revenues can sometimes be accompanied by increases in property taxes.

**Property Tax Levy
Per Capita, 2010-11**



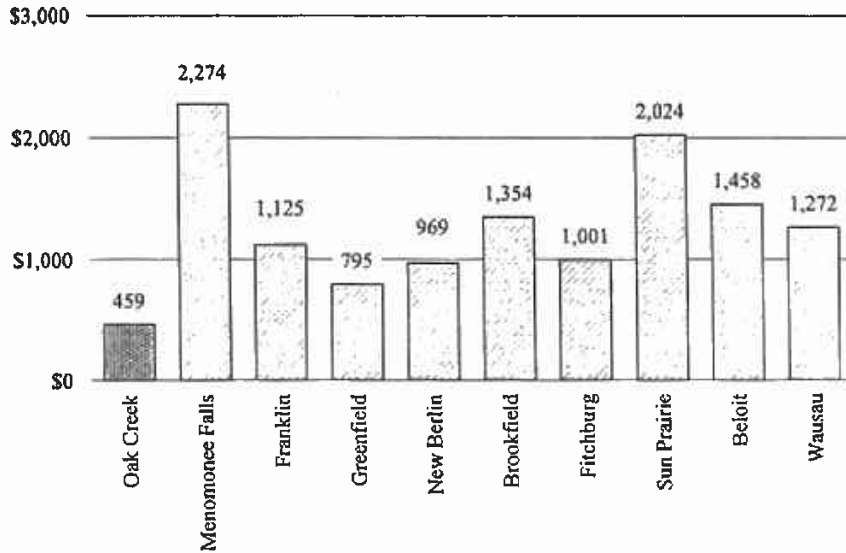
**Shared Revenues
Per Capita, 2010**



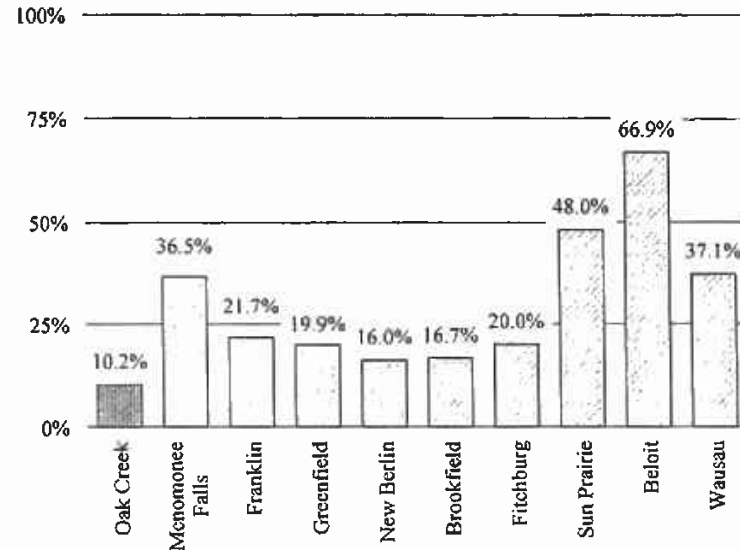
General Obligation Debt

General obligation debt is backed by the full faith, credit, and taxing power of the issuing government. Governments are legally obligated to levy the taxes necessary to meet the debt service payments. Under state law, general obligation debt is generally limited to 5.0% of total equalized value of real and personal property, including the value of property in tax incremental financing (TIF) districts. As a result, property-rich municipalities are able to assume more debt than property-poor ones. The charts below show general obligation debt per capita, and as a percentage of the state limit.

**General Obligation Debt
Per Capita, 2010**



**General Obligation Debt
As % of State Limit, 2010**

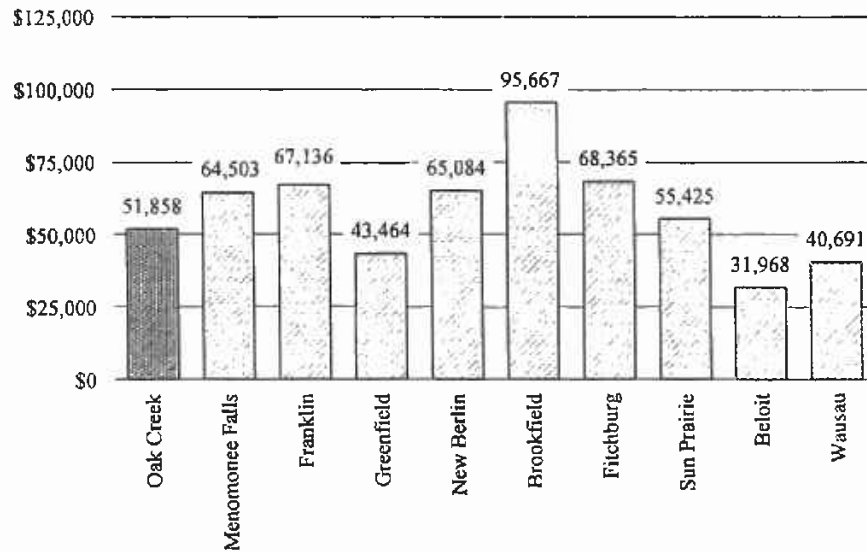


Miscellaneous Characteristics

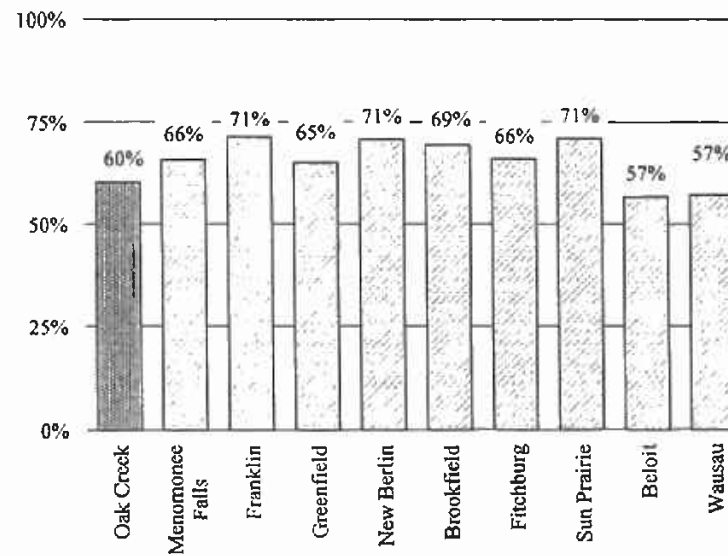
Income and Percentage Residential

The graph below (left) shows Wisconsin adjusted gross income per state tax return filed. This measure shows average income among residents of individual communities. The second graph shows what share of the municipal property tax base is classified as residential property. In recent years, residential property has grown into the majority of total property, driven by higher demand for housing than other kinds of property.

Wisconsin Adjusted Gross Income
Per Return, 2010



Residential Property
% of Property Residential, 2011



City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 18

Recommendation: That the Common Council appoint Mayor Stephen Scaffidi and City Administrator Gerald Peterson to be the City's representatives on One West Drexel ("OWD, LLC").


Background: On the Agenda for August 21, 2012 is approval of the Term Sheet by and between the City of Oak Creek and OWD, LLC. The Term Sheet provides that there will be five members of OWD, LLC two of whom are to be appointed by the City of Oak Creek. It is recommended that the Mayor and City Administrator represent the City as members of OWD, LLC. The role of OWD is spelled out in the Term Sheet and is more clearly pointed out in the Common Council Report relative to the approval of the Term Sheet.

Fiscal Impact: None. The Mayor and City Administrator will serve on the LLC without compensation.

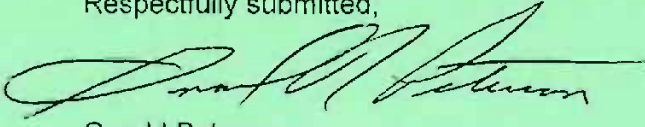
Prepared by:


Lawrence J. Haskin
City Attorney

Fiscal Review by:


Mark Wyss
Finance Director

Respectfully submitted,


Gerald Peterson
City Administrator

City of Oak Creek Common Council Report

Meeting Date: 8/21/12

Item No.: 19

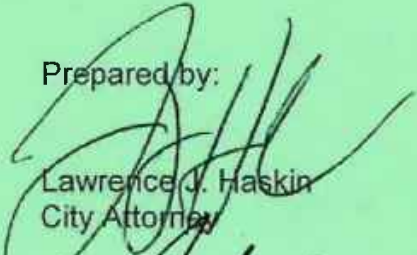
Recommendation: That the Common Council approve Resolution No. 11279-082112 a Resolution approving an Access Easement Agreement by and among the City of Oak Creek ("City"), the State of Wisconsin ("State") and the Oak Creek-Franklin Joint School District ("District").

Background: At its meeting of June 5, 2012, the Common Council approved Resolution No. 11238-041712 a Resolution Vacating South Knights Place. This street vacation was a condition precedent to the Exchange Agreement by and between the City and the School District whereby the School District will receive the property located at 8640 S. Howell Avenue, which includes City Hall, the Library and Fire Station No. 1 and the City will receive 50 acres at Oakwood and Howell which it will then exchange with Wis Park LLC for 7 acres at Drexel Town Square, where the new City Hall and Library will be located. Therefore, Knights Place is no longer a public street.

However, access to the state owned Armory, the Community Center, the Library, City Hall, Miller Park, the water and sewer utility facility and High School will remain open to the public in its current condition until such time as the School District creates an integrated campus with school buildings located on the west side of the former Knights Place. At that time thru traffic will no longer be allowed on Knights Place from Puetz Road to the north boundary of the high school property. However, traffic will be allowed off of Groveland Avenue onto the former Knights Place to the north boundary of the high school property in order to get access to the Armory, the Community Center, the water and sewer utility facility and Miller Park. The Access Easement Agreement which has been executed by representatives of the State of Wisconsin and the Oak Creek Franklin School District specifically identifies the rights and responsibilities. The City will maintain Knights Place in its current location and configuration just as it has in the past until such time as the School District builds structures on the west side of the former Knights Place. Thereafter, the City will continue to maintain the former Knights Place which will essentially be a cul de sac private road extending from Groveland to approximately the north boundary of the School District property as depicted on the attached drawing.


Fiscal Impact: There will be no new fiscal impact to the City in that the City will have continued maintenance responsibilities for Knights Place just as it currently does.

Prepared by:



Lawrence J. Haskin
City Attorney

Fiscal Review by:



Mark Wyss
Finance Director

Respectfully submitted



Gerald Peterson
City Administrator

RESOLUTION NO. 11279-082112

RESOLUTION APPROVING AN ACCESS EASEMENT AGREEMENT BY AND
AMONG THE CITY OF OAK CREEK ("CITY"), THE STATE OF WISCONSIN
("STATE") AND THE OAK CREEK-FRANKLIN
JOINT SCHOOL DISTRICT ("DISTRICT")
(Former Knights Place)
(3rd Aldermanic Districts)

WHEREAS by virtue of the adoption of Resolution No. 11238-041712 by the Oak Creek Common Council on June 5, 2012, South Knights Place was vacated, and

WHEREAS by operation of law the east half of vacated South Knights was returned to property owned by the City (tax key #8279015) and the District (tax key #8279026), and

WHEREAS by operation of State law the west half of vacated Knights Place was returned to the State (tax key #8279981) and to the City (tax key #8279014), and

WHEREAS the District intends to build school buildings on a portion of 8640 S. Howell Avenue (tax key #8279014) and connect those buildings via a walkway across a portion of vacated Knights Place to the high school at 340 E. Puetz Road (tax key #8279026), all subject to the approval of the public through a referendum, and

WHEREAS until buildings are constructed on tax key #8279014 and a walkway is constructed to link the properties on the west side and east side of vacated Knights Place the City and District intend to allow Knights Place to be open to the public for traffic, and

WHEREAS once buildings are constructed to link the properties on the west side and east side of vacated Knight's Place vacated Knights Place will remain open to the public from Groveland Avenue south to the north boundary of vacated Knights Place.

NOW THEREFORE BE IT RESOLVED that the Access Agreement by and among the City, State and District be in the same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the same in behalf of the City.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this _____ day of August, 2012.

Passed and adopted this ____ day of _____, 2012.

President, Common Council

Approved this ____ day of _____, 2012.

Mayor Stephen Scaffidi

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes ____ Noes ____

City of Oak Creek Common Council Report

Meeting Date: 8/21/12

Item No.: 20

Informational: On August 17, 2012, the closing on the exchange of lands among Milwaukee County, Northwestern Mutual ("Northwestern") and the City of Oak Creek (the "City") occurred. As a result the City transferred ownership of property located at 8245 S. 20th Street, 2211 W. Drexel Avenue and 2301 W. Drexel Avenue to the Milwaukee County Department of Parks, Recreation and Culture (the "County"). The County transferred approximately 16 acres at 2200 W. Drexel Avenue to the City. Attached is a map that depicts the land exchange.

On or before August 30, 2012, a second and related exchange of lands will take place. As part of that exchange the City will receive approximately 7 acres at the Delphi site, Wispark LLC will receive 50 acres on Oakwood Road west of Howell Avenue and the Oak Creek-Franklin Joint School District (the "District") will receive approximately 12 acres at the corner of Howell and Puetz, presently occupied by City Hall, the Library and fire station #1.

These two historic and interrelated land exchanges have previously been approved by the Common Council. With respect to the Northwestern and County land exchange, attached please find a copy of the Common Council report of January 18, 2011 for the background. The driving forces behind this transaction are:

1. Creation of an enhanced sense of community and the approving and preservation of habitat of coordinating planning and development of resources.
2. Maximizing taxable value.
3. Job creation.

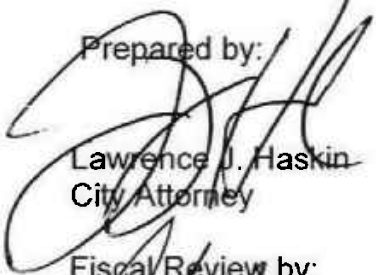
The aesthetic value of the area will be enhanced tremendously as a result of the expansion and improvement of Falk Park.

This was a complicated transaction involving the exchange of approximately 16 parcels of land among the three parties. Seven property owners within the City sold all or a portion of their lands to Northwestern which in turn conveyed those lands to the County to become part of Falk Park. In exchange, Northwestern received 50 acres on the west side of I-94 just north of the Drexel interchange. Without the successful closing of this transaction it would not have been possible to consummate the land exchange among the City, the District and Wispark.

For the background regarding the exchange agreement among the District, Wispark and the City please see the Common Council Report dated February 20, 2012.


Fiscal Impact: As stated above.

Prepared by:



Lawrence J. Haskin
City Attorney

Fiscal Review by:



Mark Wyss
Finance Director

Respectfully submitted,



Gerald Peterson
City Administrator

Proposed reconfiguration of Falk Park and vicinity

MAP KEY

- A Oak Creek to Milwaukee County
- B 1.8 to 1 ratio
- C 30.21 acres
- D Milwaukee County to Oak Creek
- E Milwaukee County to Northwestern Mutual
- F 52.90 acres
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P

Total acres transferred to Milwaukee County **105**

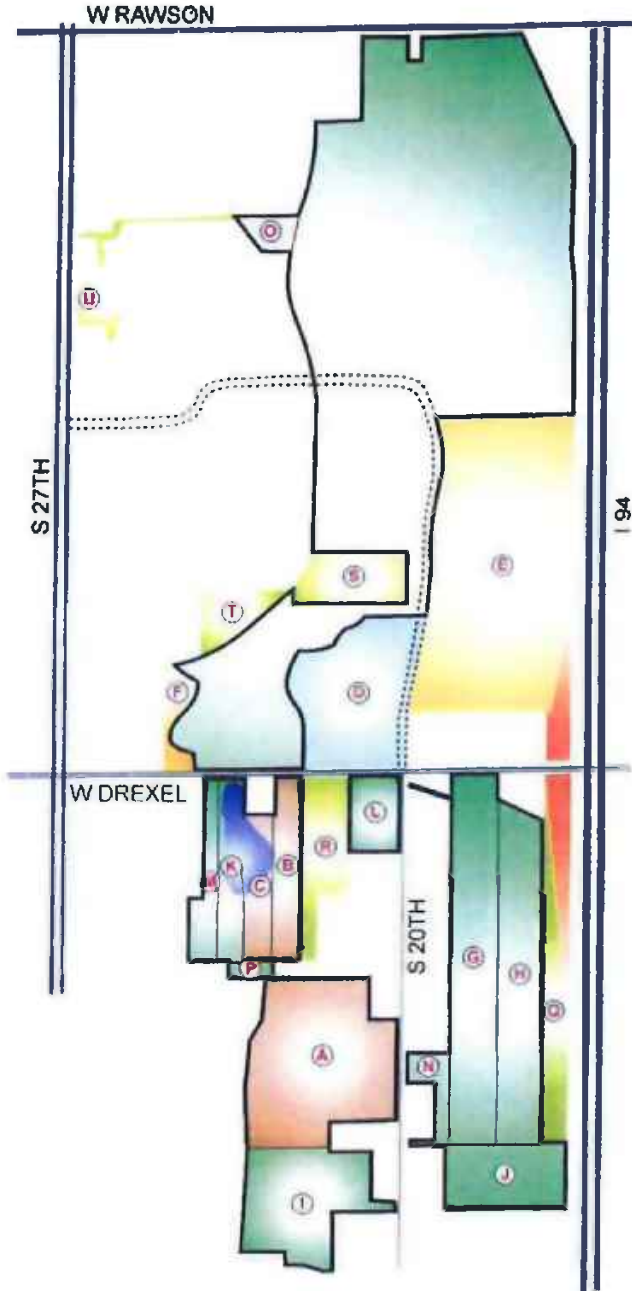
Total acres transferred to others **69.5**

Ratio of total acres of new parkland to those transferred **1.5 to 1**

Falk Park (existing) **217.7 acres**
 Falk Park (reconfigured) **254 acres**

- Q
 - R
 - S
 - T
 - U
- Possible Future Park Additions
 28.50 acres

- ▣ Falk Park Outline (New)
- ▣ Milw Co from Oak Creek
- ▣ Milw Co from Others
- ▣ Oak Creek from Milw Co
- ▣ Milw Co to Northwestern Mutual
- ▣ Falk Park - Possible Future Additions
- ▣ Stormwater Pond (App Size & Location)
- ▣ Drexel Interchange
- ⋯ Possible Future Parkway



City of Oak Creek Common Council Report

Meeting Date: January 18, 2011

Item No.: 5

Recommendation: That the Common Council authorize an exchange of lands and transfers of title for 8245 S. 20th Street, 2211 W. Drexel Avenue and 2301 W. Drexel Avenue to the Milwaukee County Department of Parks, Recreation and Culture subject to receiving title to 2200 W. Drexel Avenue from the Milwaukee County Department of Parks, Recreation and Culture and further subject to obtaining appraisals for the properties included in this action as well as approvals from the National Park Service (NPS), Wisconsin Department of Natural Resources (WDNR), and Milwaukee County Parks.

Background: The City of Oak Creek owns 23 acres located at 8245 S. 20th Street (see attached site map parcel A) which it received from Heartland Development at no cost to taxpayers as part of a 2006 agreement. Interest by the Milwaukee County Department of Parks, Recreation and Culture to add this highly desirable park and habitat property to its holdings has been expressed in the past and known to the city. The City also owns nearly 6 acres of donated property located at 2211 W. Drexel Avenue (see attached site map parcel B) and 4.9 acres to be purchased by the City as part of the Drexel Avenue road project (parcel C). Combined with 8245 S. 20th Street this property could be exchanged with County Parks for a more useable property by the City containing 18 acres located on the north side of Drexel Avenue east of 27th Street (see attached site map parcel D).

Northwestern Mutual owns property east of 27th Street and north of Drexel Avenue on which they have expressed interest in developing an urban village. Approximately 60 acres is owned by the Milwaukee County Parks, Recreation and Culture Department north of Drexel Avenue and east of Northwestern Mutual's holdings which is now part of its park holdings. This property has less desirable habitat and park characteristics for County use than the 23 acre parcel owned by the city south of Drexel Avenue. The further expansion of Drexel Avenue and its interchange with I-94 create the potential for high quality high value development on this property which Northwestern Mutual has expressed an interest in exchanging with County Parks in an effort to also improve the quality of their park holdings.

Consideration of land purchases, valuations and surveys have been discussed amongst the three parties and a conceptual agreement reached which serves each party's interest. The City has been guided by several principles in these discussions including:

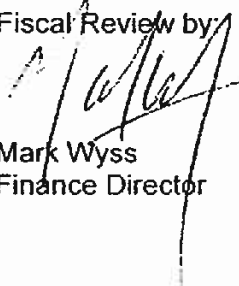
1. Creation of an enhanced sense of community and the improvement and preservation of habitat through coordinated planning and development of resources and assets;
2. Maximizing taxable value; and
3. Job creation

As a result of these discussions the following property exchanges could result: City land to be exchanged includes 8245 S. 20th Street, 2211 W. Drexel Avenue, and 2301 W. Drexel Avenue. County land which the City would receive in exchange is located at 2200 W. Drexel Avenue and

would be used for future community uses including the potential use of the site as an elementary school.

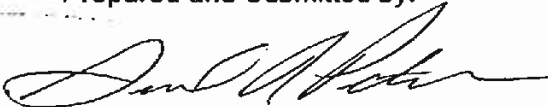
Fiscal Impact: It is expected the City's taxable value will be increased by this action and job creation will result from placing 60 developable and valuable acres into business use from their current park status.

Fiscal Review by:



Mark Wyss
Finance Director

Prepared and Submitted by:



Gerald R. Peterson, ICMA-CM
City Administrator

City of Oak Creek Common Council Report

Meeting Date: 2/20/12

Item No.:

PERSONAL AND CONFIDENTIAL

Recommendation: That the Common Council consider a proposed Exchange Agreement with the Oak Creek/Franklin Joint School District (the "School District") to exchange the 12-acre Civic Center site with the School District for 50 acres on Oakwood and Howell (the "Oakwood Property") and a proposed Exchange Agreement with Wispark, LLC to exchange the Oakwood Property for seven acres at the Delphi site, 7929 S. Howell Avenue (the "Delphi Site").

Background: On February 7, 2012 the Oak Creek Common Council voted to locate the new City Hall and Library at the Delphi Site. On January 17, 2012 the Common Council met in closed session and approved in concept the terms of a Letter of Intent ("LOI") with the School District. Also attached are drafts of proposed Exchange Agreements between the City and the School District and the City and OWD, LLC, the LLC formed by Wispark to own the Delphi Site.

The terms of this exchange are as follows:

- No exchange of money between the City and the School District.
- The City will continue to occupy the current City Hall, Library and Fire Station Number 1 until such time as a new City Hall, Library and Fire Station Number 1 are ready for occupancy, but no later than December 31, 2015.
- The City will continue to pay all costs to insure and maintain the City Hall, Library and Fire Station until new buildings are ready to occupy, but there will be no lease payment.
- The School District will assume the Community Center Lease. The Community Center will continue to enjoy all the rights it currently has under the lease with the City.
- The City will be responsible for the costs to demolish Fire Station Number 1, the Library and City Hall. Demolition will occur when the School District notifies the City it intends to build a school building of at least 10,000 square feet on the Civic Center Site.
- The City will be responsible for any environmental remediation of the Property. We do not expect any environmental remediation will be

necessary. Before the Town of Oak Creek purchased this property it was a farm field. The staff has identified three Underground Storage Tanks ("UST's") on the Property which have been removed. From a review of the records it appears that any cleanup related to the UST's has taken place.

- The City will have the right to repurchase the Property if the School District does not commence construction of a school building of at least 10,000 square feet within ten years of the date that the closing takes place on the exchange of property.
- The City can assign the Exchange Agreement for the 50 acres to Wispark or OWD

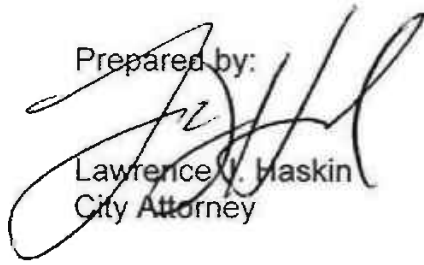
The terms of the exchange of lands with OWD are as follows:

- Wispark pays the City \$725,000.00 and receives a credit in that Agreement against its \$20 million commitment to the City pursuant to the Agreement of April 2, 2003 whereby the City supported construction of the new power plant.
- Wispark takes the Oakwood Property as is and the City takes the Delphi Site as is. Both properties have been the subject of extensive environmental study as a result of recent acquisitions of both properties. The City has an extensive environmental report regarding the Delphi Site. The Master Agreement between Wispark and the City anticipates that a TIF will be created to fund the cost of environmental remediation over the entire 80 acres.
- The site for the City Hall and Library will be one of two locations as depicted on the attached map.
- A certified survey map will need to be prepared and approved in order to create the parcel to be conveyed by Wispark to the City.
- The City will pursue any available grants to fund concrete removal, environmental remediation, installation of infrastructure or other improvements for the Delphi development.

These Exchange Agreements will be presented to the School District and Wispark once they have been reviewed and approved by the Common Council. The School Board has met and discussed the terms of the LOI on January 23, 2012 and February 13, 2012 and is scheduled to review the terms once again on February 20, 2012.

Fiscal Impact: As stated above.

Prepared by:

A large, stylized handwritten signature in black ink, appearing to read 'L. Haskin', is written over the printed name and title.

Lawrence V. Haskin
City Attorney

Respectfully submitted by:

Gerald R. Peterson-ICMA-CM
City Administrator

Fiscal Review by:

Mark Wyss
Finance Director

City of Oak Creek Common Council Report

Meeting Date: 08/21/12

Item No.: 21

Recommendation: That the Common Council approves the appointments of election officials as listed on the attached page, for the two-year period of August 1, 2012 through Dec. 31, 2013.

Background: Election officials are appointed in accordance with Wis. Statutes. Because 2012 is a major election year, recruitment for new election officials continues, and as new election officials are recruited and trained, these appointments are recommended for approval by the Council. Additional appointments may be recommended in the future.

Fiscal Impact: Funds have been included in the General Government budget, Part-time Salaries Account, to cover the wages paid to the appropriate number of election officials for all elections.

Prepared by and fiscal review by:



Catherine A. Roeske
City Clerk

Respectfully submitted,



Gerard Peterson
City Administrator

Unaffiliated

Election Official Appointments

8/1/2012 – 12/31/2013

Carol J.	Anderson	435 E. Fitzsimmons Road
Carol J.	Baltutis	7585 S. Manitowoc Ave
Jill	Brooks	1401 E. Mass Drive
Eric	Brooks	1401 E. Mass Drive
Nancy	Dudek	1414 W Daniel Lane
Erin	Dugan	500 E. Quail Run
Virginia L.	Ertman	9734 S. Shepard Hills Circle
Rita	Fadness	1530 W Mario Lane
Tyler Adam	Flynn	3466 E. Carrollton Drive
Carrie Ann	Haselow	456 W. Sunnyview Drive, #8
Elaine B.	Kelly	6441 S. Crabapple Court #4
Sarah	Kick	2181 E. Spruce Court
Josephine P.	Knitter	233 Summerhill Place
Diane L.	Kratz	891 West Creekway Court
Carol A.	LaBodda	1124 E. Marquette Ave
Thomas	Lewis	455 E Oak Lane
Joyce M.	Loppnow	7580 S. Lenox Ave
Carri E.	Lupton	10201 Hawk Circle
Nicolo	Maniaci	9380 S. Burrell St.
Matthew	Morrisette	325 E. Fitzsimmons Rd.
Cherryl D.	Pergande	1750 W. Timber Ridge Ln. #8104
Willa	Placek	305 E. Parkway Ests. Dr.
Peggy S.	Renner-Howell	55 E. Fieldstone Circle #4
Colleen	Runge	8125 S. Wildwood Drive
Joyce P.	Sadowski	8583 S. Glen Forest Ct.
Molly E.	Schuerman	9025 S. Nicholson Rd
Christopher J.	Schuerman	9025 S. Nicholson Rd
Barbara J.	Sommers	9200 S. Nicholson Road
Barb	Stanton	711 E Mackinac Ave
Mark	Timmers	331 E Wynbrook Drive
Jill S.	Unglaub	7576 S. Pine Ave.
Marissa	Widenski	7363 South Quincy Ave

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 23

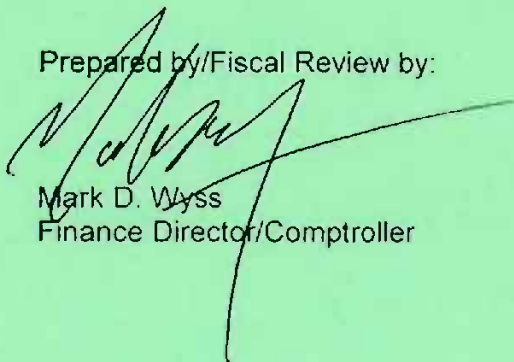
Recommendation: That the Common Council approve payment of the obligations as listed on the 8/22/2012 Vendor Summary Report.

Background: Of note are the following payments:

1. \$6,150.40 to AT&T (pg #2) for land-line phone service.
2. \$77,382.54 to Benistar (pg #4) for retiree Medicare supplemental insurance.
3. \$9,121.50 to Buelow Vetter (pg #4) for legal services related to police and fire negotiations, duty disability claims, and for general personnel-related matters.
4. \$33,878.00 to Ewald Chevrolet (pg #7) for the purchase of a new sign truck for the Street Department. It replaces a similar truck originally purchased in 1995.
5. \$7,392.61 to Gleason Redi-Mix (pg #8) for materials and supplies related to storm drainage, streetlight maintenance, and sidewalk repair.
6. \$63,408.45 to Godfrey & Kahn (pg #8) for legal fees related to the Peter Cooper property, Lakeview, and Delphi for May and June of 2012.
7. \$59,195.77 to JP Morgan Chase (pg #11-18) for purchases via the City's P-Card program. Purchases include Recreation programs and tours, parks maintenance supplies, consulting services for Delphi, data services for IT, Journal Sentinel legal notices, and various supplies.
8. \$6,338.58 to Minnesota Life (pg #20) for term life insurance offered via the State of Wisconsin Department of Employee Trust. Employees pick up approximately 75% of these costs.
9. \$52,674.26 to Oak Creek Water Utility (pg #21) for final installment of tax collections and for digger's hotline services.
10. \$108,116.00 to Schranz Roofing (pg #23) for the replacement of the fire station #2 roof.
11. \$28,178.79 to Strand Associates (pg #24) for design work related to the Ryan Road extension to the lakefront.
12. \$248,502.45 to Super Western (pg #25) for construction related to the widening of Drexel Avenue.
13. \$64,337.84 to Veolia Solid Waste (pg #25-26) for solid waste and recycling removal charges.
14. \$46,794.76 to the Wisconsin Department of Revenue (pg #27) refund of overpayment of the 1st Dollar Tax Credit.
15. \$218,279.97 to Wisconsin Department of Transportation (pg #28) for payment on the Drexel Avenue interchange construction and the Puetz Road and 13th street intersection improvement.
16. \$28,431.09 to World Fuel (pg #28) for unleaded and diesel fuel.

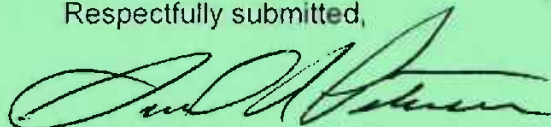
Fiscal Impact: Total claims paid of \$1,144,072.73.

Prepared by/Fiscal Review by:



Mark D. Wyss
Finance Director/Comptroller

Respectfully submitted,



Gerald R. Peterson, ICMA-CM
City Administrator

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 24

Recommendation: That the Council authorize staff to negotiate exclusively with Savage Communications, LLC to provide marketing and branding services for the City.

Background: Since 2007, the Community Development Authority has taken a more active role in marketing of our community. In that year, after going through an RFP process, the City contracted with Celtic, Inc., a local advertising and public relations firm to undertake marketing and branding efforts on behalf of the City. Over the course of the last few years, Celtic assisted the CDA in establishing its own website, developing an email marketing campaign and producing collateral print graphics for the City to use. That was the initial phase of what was planned to be a much larger engagement with this firm. Unfortunately, our resources at that time prevented the City from fully implementing that plan.

There continues to be a need for branding and marketing our community. Given the number of catalytic projects underway in our community (Drexel Town Square, Lakefront, 27th Street) we have a rare opportunity to create a very strong brand for our City.

The City is a member of the Milwaukee Gateway Aerotropolis Corporation as well as the Airport Gateway Business Association (AGBA), of which I serve on the Board of Directors. During my work with AGBA, which goes back several years, I have had the opportunity to witness an organization grow from a start up to a major player in regional economic development circles. A major part of that success can be attributed to the proactive and innovative marketing strategies that had been developed by their marketing partners, Savage Solutions.

Savage Solutions is a local firm that provides a comprehensive, integrated, approach to marketing and branding. Based on my experiences with this firm, I felt that they would be a great partner for the City. As such, I arranged for the firm to meet with the Mayor and Alderman Ruetz (then a CDA member) to see if they shared my enthusiasm for this group. Based on that meeting, Savage Solutions made a presentation to the entire CDA. At that August 1st meeting, the CDA voted to authorize staff to further investigate and take steps to engage Savage Solutions to provide marketing and branding services to the City.

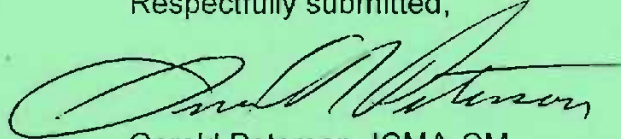
The initial marketing and branding firm was selected through an RFP process. However, the City Attorney has confirmed that, with the Council's consent the City may negotiate with this firm exclusively, without going through an RFP process. If the Council concurs, staff will work with this firm to develop a professional service agreement and scope of services which would be brought back for Council approval at a later date.

Fiscal Impact: A scope of services and project agreement will be negotiated and brought to the Common Council for approval at a later date. It is anticipated that the bulk of funding for this initiative will be provided through Fund 31 – Economic Development, which is supported largely through the use of hotel-motel room tax.

Prepared by:


Doug Seymour, AICP
Director of Community Development

Respectfully submitted,


Gerald Peterson, ICMA-CM
City Administrator

Fiscal Review by:


Mark Wyss
Finance Director

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 25

Recommendation: That the Council adopt Resolution No. 11276-082112 approving a certified survey map for the property at 9349 S. Nicholson Road.

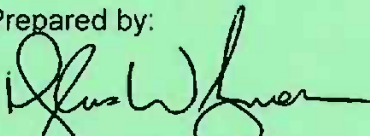
Background: On February 7, 2012 the Common Council approved a certified survey map for the property at 9349 S. Nicholson Road subject to technical corrections being made and the applicant having a grading plan approved by the Engineering Department. The CSM was returned to the City in and sent to the County for recording. The County requires that the last approval cannot be more than six (6) months prior to the date of recording. Due to an unintended postdate on the check sent to the County they held the item for two days to match the date on the check, unfortunately that meant that the CSM was two days past the six month requirement so the County is requiring that the Common Council reapprove the CSM before they record it.

The CSM is unchanged from the previous approval. It will split off one (1) parcel from a larger tract of unplatted land located at 9349 S. Nicholson Road. The property would be 85'x150' (12,750 square feet) and is located in the Rs-3, Single Family Residential zoning district which requires a minimum lot width of 80 feet and 12,000 square feet in area. The proposed parcel exceeds these requirements.

The proposed parcel was previously identified as being in the floodplain however the applicant has done some filling and the parcel has since been removed from the flood fringe and is now buildable. The City has received confirmation of this from the Federal Emergency Management Agency (FEMA).

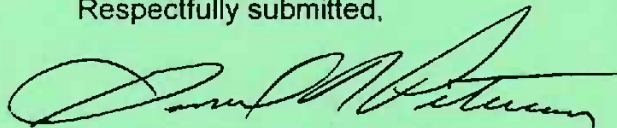
Fiscal Impact: Residential development of this lot will generate \$3,996 in impact fees. Data has suggested that any homes constructed on the newly created parcel would need to have an assessed value in excess of \$249,577 in order to generate revenues equal to costs.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Gerald Peterson, ICMA-CM
City Administrator

Fiscal Review by:



Mark Wyss
Finance Director

RESOLUTION NO. 11276-082112

BY: _____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP
FOR MARK VERHALEN

9349 S. Nicholson Road
(3rd Aldermanic District)

WHEREAS, it appears that the certified survey map submitted by MARK VERHALEN, hereinafter referred to as the subdivider, is in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved subject to any technical corrections bring made prior to recording;

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved, and the dedication of public right-of-way accepted, by the Common Council subject to any technical corrections bring made prior to recording.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21st Day of August, 2012.

Passed and adopted this ___ Day of _____, 2012.

President, Common Council

Approved this ___ Day of _____, 2012.

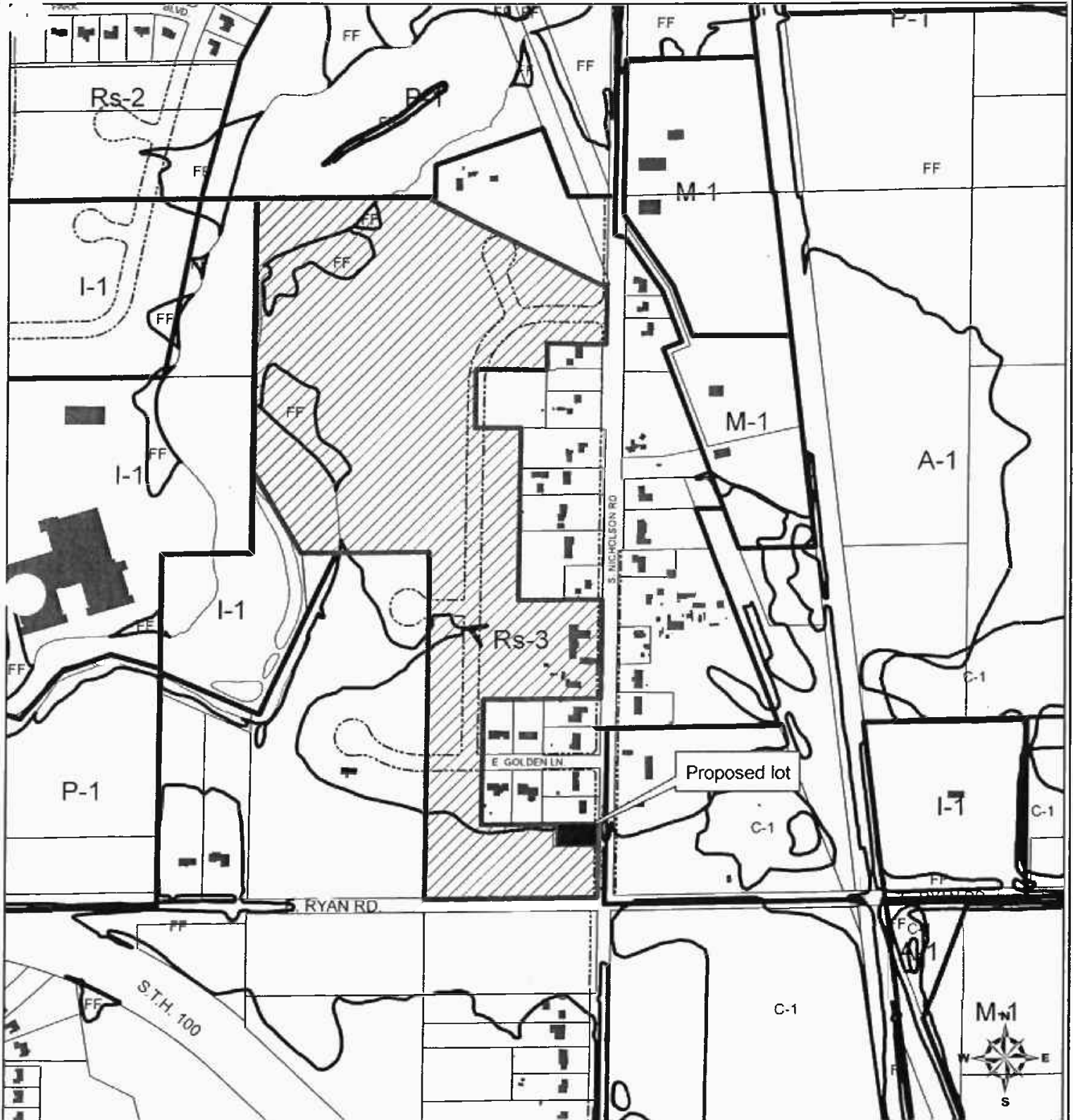
Mayor

ATTEST:

City Clerk

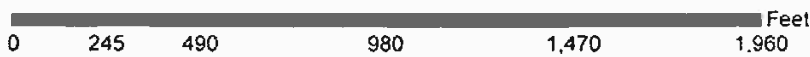
VOTE: Ayes _____ Noes _____

**Mark Verhalen
 Certified Survey Map
 9349 S. Nicholson Road**



Oak Creek

Department of Community Development



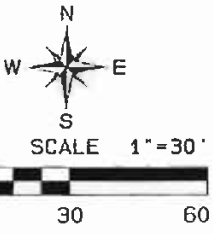
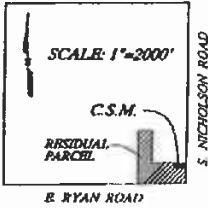
Legend

-  Verhalen Property
-  Parcels
-  Existing Street Pattern

CERTIFIED SURVEY MAP NO. 8454

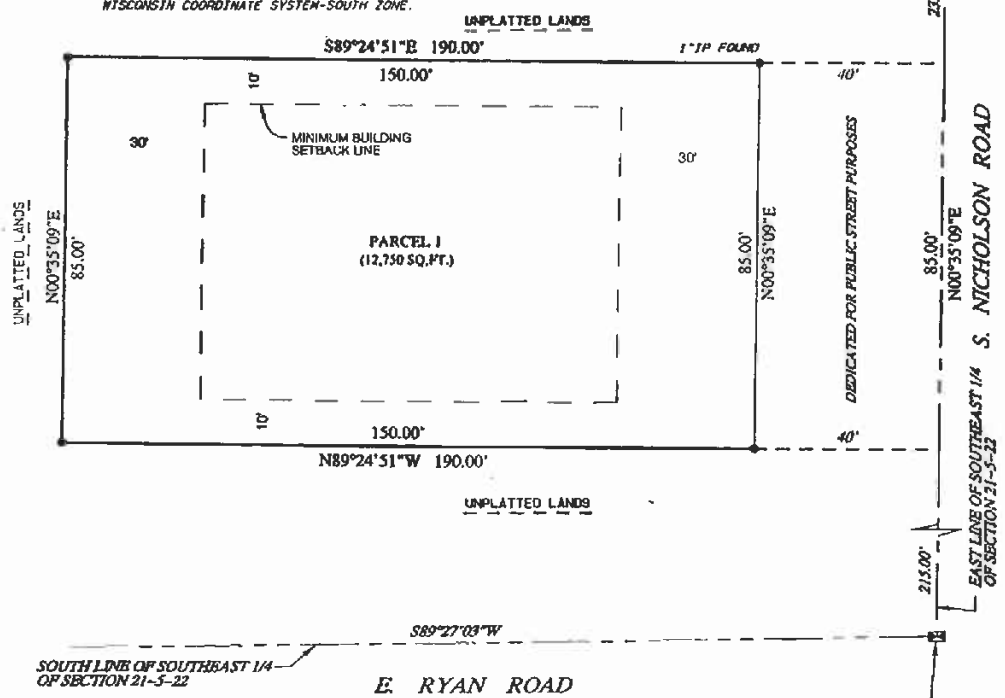
BEING ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

LOCATION MAP
SOUTHEAST 1/4 OF SECTION 21-5-22



NE CORNER OF SE 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 22 EAST
CONCRETE MONUMENT WITH BRASS CAP
N. 327, 837.15
E. 2, 064, 843.82
WISCONSIN COORDINATE SYSTEM SOUTH ZONE

• DENOTES 1" DIA. x 16" IRON PIPE SET
MIN. WT. 1.13 LBS. PER LINEAL FT.
ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM-SOUTH ZONE.



SOUTH LINE OF SOUTHEAST 1/4 OF SECTION 21-5-22

E. RYAN ROAD

SE CORNER OF SE 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 22 EAST
CONCRETE MONUMENT WITH BRASS CAP
N. 304, 883.28
E. 2, 064, 816.72
WISCONSIN COORDINATE SYSTEM SOUTH ZONE



OWNER:
KIM M. VERHALEN
LAND SURVEYORS
KUOKKANEN & ASSOCIATES, INC.
910 ELM GROVE ROAD
ELM GROVE, WI 53122
PHONE: 262-782-8690
FAX: 262-782-1770

THIS INSTRUMENT WAS DRAFTED BY KIT KUOKKANEN

SHEET 1 OF 3

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 26

Recommendation: That the Council adopt Resolution No. 11277-082112 approving a certified survey map for the property at 7929 S. Howell Avenue.

Background: The City of Oak Creek and One West Drexel, LLC are requesting approval of a certified survey map (CSM) that would split the property at 7929 S. Howell Avenue into one (1) parcel and one (1) outlet. The map is being done for conveyance purposes. Lot 1 (78.73 acres) would be retained by One West Drexel, LLC and Outlet 1 (7 acres) will be owned by the City and will be the site of the future civic center (City Hall and Library) portion of the Drexel Town Square mixed-use development.

The seven acre property is being created as an outlet because no public access is being provided at this time. The preliminary development concept for the Drexel Town Square development illustrates several points of access to this site. However, the details of that access (location, street cross section, right of way width) have not yet been finalized, and until that happens it would be counterproductive to dedicate right of way. There will be a separate agreement entered into that will guarantee access to this outlet.


It should also be noted that there is an officially mapped extension of S. 6th Street that runs north-south through this property. However it is unlikely the road will be constructed in the exact proposed location. Since this map is only for conveyance and not for development, staff is comfortable with it not being shown on the map. There are also some technical corrections that will need to be made prior to recording. The Engineering Department had suggested some access restrictions along W. Drexel Avenue and S. Howell Avenue, as well as some future cross easements on the map. However since this is only for conveyance purposes, staff feels that a more appropriate time for access restrictions and proposed easements is when plans Drexel Town Square development come before the Plan Commission.

Fiscal Impact: This outlet will be owned by the City of Oak Creek and will be tax exempt.

Prepared by:


Doug Seymour, AICP
Director of Community Development

Respectfully submitted,


Gerald Peterson, ICMA-CM
City Administrator

Fiscal Review by:


Mark Wyss
Finance Director

RESOLUTION NO. 11277-082112

BY: _____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP
FOR ONE WEST DREXEL, LLC

7929 S. Howell Avenue
(2nd Aldermanic District)

WHEREAS, it appears that the certified survey map submitted by ONE WEST DREXEL, LLC, hereinafter referred to as the subdivider, is in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved subject to any technical corrections bring made prior to recording;

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to any technical corrections bring made prior to recording.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21st Day of August, 2012.

Passed and adopted this ___ Day of _____, 2012.

President, Common Council

Approved this ___ Day of _____, 2012.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 10, 2012

**Certified Survey Map – City of Oak Creek/One West Drexel, LLC
7929 S. Howell Avenue
Tax Key No.: 813-9013**

Mr. Fortin explained to the Commission the applicant was requesting approval of a certified survey map that would split the property at 7929 S. Howell Avenue into one parcel and one outlot. The map is being done for conveyances purposes. Lot 1 would be retained by the One West Drexel, LLC and Outlot 1 will be owned by the City and will be the site of the future civic center portion of the Drexel Town Square mixed-use development.

Since the map is only for conveyance and not for development, staff is comfortable with it not being shown on the map. There also some technical corrections that will need to be made prior to recording.

Commissioner Siepert questioned why they didn't get a better location for the seven acres for the City such as in the center or in the corners. Mr. Fortin explained in working with the WISPARK and the Drexel Town Center that is where it was decided it would be located. It is kind of in the center of the property so it doesn't take up any of the prime retail parts of the property. Commissioner Siepert questioned if it wasn't the objective of this development to make city hall/library the center piece of the development. Mr. Fortin agreed the goal of the plan was to have the city hall site as the center piece with a boulevard that would lead to the outlot in the center of the development. It will be a center piece of the development but not located on a prime retail corner.

Mayor Scaffidi commented the pathway of the road would lead into the city hall/library complex and up to a square that will highlight those buildings.

Commissioner Johnston expressed the concerns of the Engineering department using a CSM for conveyance purposes that does not follow the rules and requirements of the ordinances.

Mr. Fortin showed the location of the officially mapped street and the explained the goal was to provide a connection from 6th Street down to Forest Hill Avenue. The idea with the proposed plans is to have the main entrance pushed further to the east. If there is going to be a road in the location of the officially mapped street it may not be a City road, it may be a private road. The actual City road has not been determined at this time and that is they don't show it on the CSM. They don't want to be tied to having the road at that location when all indications are that the road will be pushed further to the east.

Mayor Scaffidi commented the roadway could be used to provide access to a residential development in the future. Mr. Fortin confirmed there will be ingress at that location but it will not be the main entrance into the Town Square.

Commissioner Michalski commented he viewed the city hall/library as being an anchor but the anchor is not necessarily needed to be visible from Drexel and Howell. Sears is an anchor at Southridge that is only visible from Edgerton. If the road is going straight through to the city hall it works out pretty well. He has visited sites that are laid out similarly and he believes it does work this way.

Commissioner Siepert commented he felt they should not be putting the outlot on the CSM on a temporary basis. He would like to see a definite plan. Mr. Fortin explained this was the agreed upon seven acres by the City and WISPARK and that as why they are moving forward with the CSM at this time. City hall and the library will be on this site. Mayor Scaffidi pointed out there are a lot of reasons that seven acre site makes sense to be in that location. That has not changed since they have first started talking about this issue. Mr. Fortin explained you do not want to have a non-taxable thing taking up what is going to be very prime retail location.

Commissioner Dickmann questioned what would happen if they decided not to move forward with the conveyance CSM at this time and also commented the reason for putting the city hall/library at this location was to show the City's commitment to the whole project and get the ball rolling. It is key to keep moving forward. Mr. Fortin is not sure what the time frame was on this but that they did want to get moving on this fairly quickly which is why it is on this agenda.

Mayor Scaffidi recommended that they approve it because it has not changed one bit since they started talking about this. All of the early design plans show this as the center piece of the property.

Commissioner Michalski commented as he envisioned it the city hall/library complex would be the first thing that would be put up on the site. When it goes up it will be seen by people on Howell and Drexel. After it is seen and people know it is a magnet there at that point and time then the lots closer to Drexel and Howell Avenues will start to fill in around it. Those will be people that will be paying taxes to have those spots as opposed to sitting behind a city hall building and then saying they need a twenty or thirty foot sign to let people know they are behind the city hall. There is a rhyme and reason for this location.

Commissioner Correll agrees the site has always been at this location and it doesn't make any sense to tie up what could be difficult real estate sales to keep things going. The prime lots need to be kept for the retail to move things along. His only concern would be with where they are moving in terms of CSMs and not meeting their own ordinances. Mr. Fortin explained they typically require that officially mapped streets are shown and in some cases dedicated on the CSM and that is where the concern is at this time. What they have done with some of the conveyances for Falk Park which is a similar situation the officially mapped streets are not going to go in because the County was acquiring a lot of the land. They made them put a note on the CSM that the parcels were impacted by officially mapped streets. If there is a note on the CSM they will know there are officially mapped streets on the land.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the certified survey map be approved subject to all technical corrections being made prior to recording and with a note on the CSM stating officially mapped streets affect the CSM.

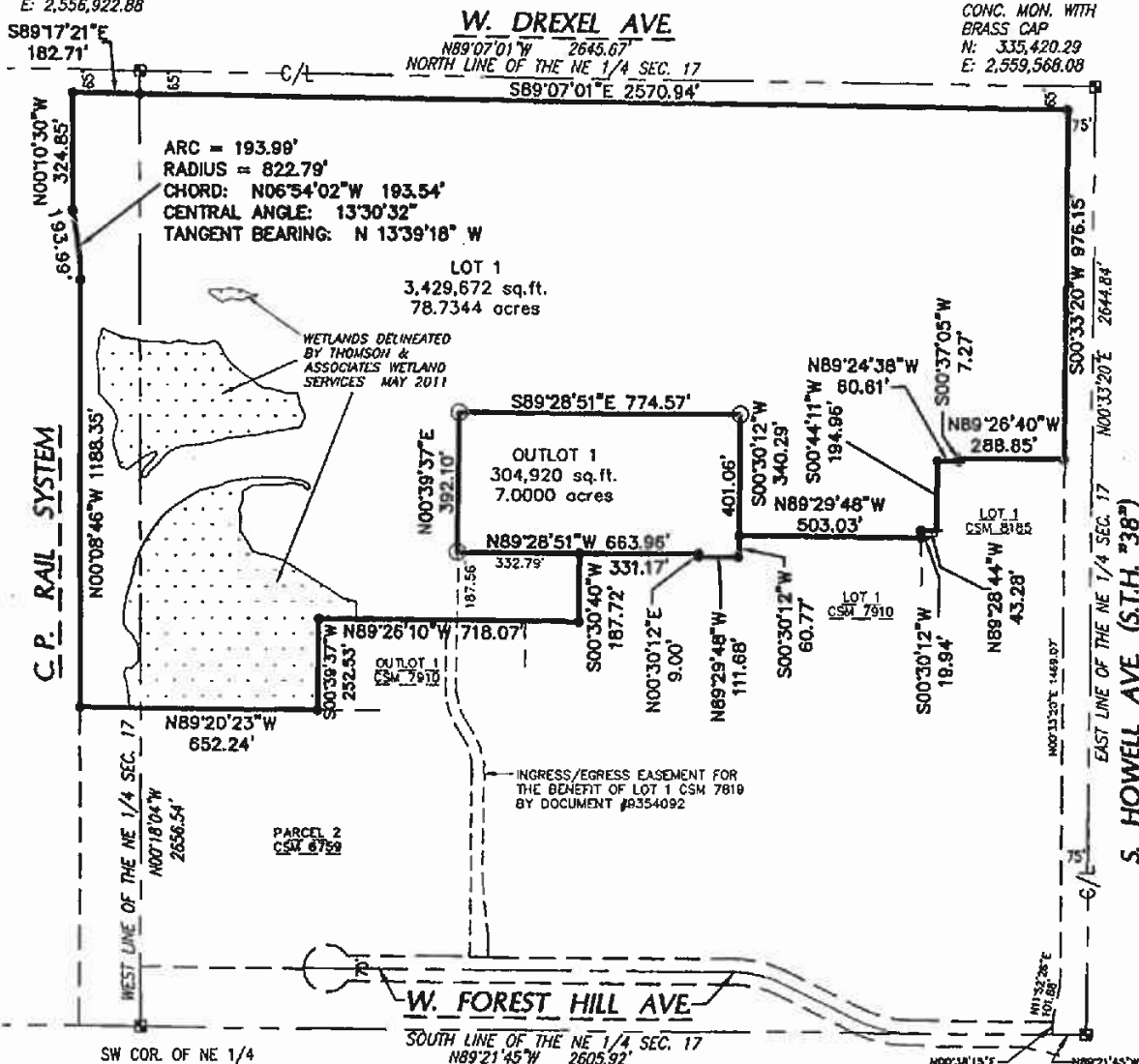
Commissioner Correll seconds. Roll call, Dickmann; aye, Johnston; aye, Carrillo; aye, Bukiewicz; aye, Scaffidi; aye, Michalski; aye, Correll; aye, Siepert; nay, and Chandler; aye. The motion to approve carries.

CERTIFIED SURVEY MAP NO. _____

NW COR. OF NE 1/4
SEC. 17, T5N, R22E.
CONC. MON. WITH
BRASS CAP
N: 335,461.06
E: 2,556,922.88

A division of Lot 1 of Certified Survey Map No. 7819, in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

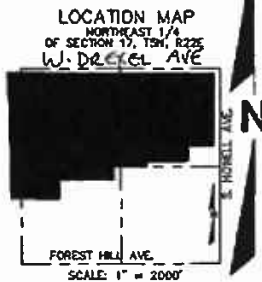
NE COR. OF NE 1/4
SEC. 17, T5N, R22E.
CONC. MON. WITH
BRASS CAP
N: 335,420.29
E: 2,559,568.08



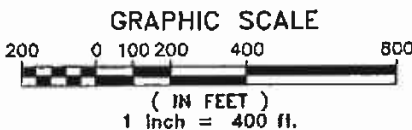
SW COR. OF NE 1/4
SEC. 17, T5N, R22E.
WITH BRASS CAP
N: 332,804.72
E: 2,556,936.84

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE NE 1/4 OF SECTION 17, T 5 N, R 22 E, WHICH BEARS N89°07'01\"W OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

SE COR. OF NE 1/4
SEC. 17, T5N, R22E.
CONC. MON. WITH
BRASS CAP
N: 332,775.73
E: 2,559,542.44



- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- + INDICATES FOUND CROSS CHISELED IN CONCRETE



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

33516349W-A
C810LRLDW00CS1911AR
SHEET 1 OF 4 SHEETS

City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 27

Recommendation: That the Common Council adopt Resolution No. 11275-082112, authorizing the Engineering Department to advertise a request for proposals for design services on the bridges located on W. Marquette Avenue (P-40-0557), S. 6th Street (P-40-0558) and S. Nicholson Road (B-40-0018). (Project Nos. 12017, 12018 & 12019) (1st & 3rd Aldermanic Districts)

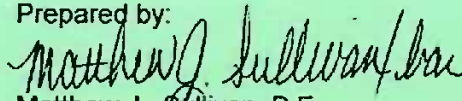
Background: The bridges under City jurisdiction are required to be inspected biennially by a licensed inspector. The City has been under contract with Westbrook Associated Engineers, Inc. to perform the bridge inspections in accordance with federal and state guidelines. The results are entered into the Wisconsin Department of Transportation Highway Structures Inventory System after every inspection. The structures are given a sufficiency rating from 0 to 100 with 0 being the lowest rating. When the rating for the structure is approaching or below 50, it should be scheduled for replacement. The bridges have failing ratings due to severe deterioration in the decks and substructures, spalling of concrete exposing rebar and tipping of wing walls. The following is a summary of the sufficiency ratings for the three bridges.

LOCATION	SUFFICIENCY RATING	PRIORITY
W. Marquette Avenue	47.9	2
S. 6 th Street	58.0	3
S. Nicholson Road	41.8	1

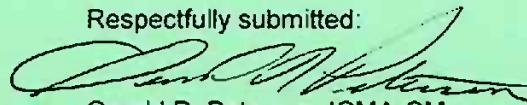
The Engineering Department would develop and advertise a request for proposals (RFP) from qualified firms. Proposals would be evaluated on a qualifications plus cost scale, and a recommendation for award of the work would be made to the Common Council.

Fiscal Impact: This work will be paid from CIP funds reserved in Project Nos. 12017, 12018 & 12019 which total \$140,000. Funding for the bridge replacement construction projects will be requested over the course of the next few budget years, and grant opportunities will be pursued.

Prepared by:


Matthew J. Sullivan, P.E.
Design Engineer


Respectfully submitted:


Gerald R. Peterson, ICMA-CM
City Administrator

Approved by:


Michael C. Simmons, P.E.
City Engineer

Fiscal review by:


Mark D. Wyss
Finance Director

RESOLUTION NO. 11275-082112

BY: _____

**RESOLUTION AUTHORIZING THE ENGINEERING DEPARTMENT TO
ADVERTISE A REQUEST FOR PROPOSALS FOR BRIDGE DESIGN SERVICES
BRIDGES LOCATED ON W. MARQUETTE AVENUE, S. 6TH STREET
AND S. NICHOLSON ROAD**

(PROJECT NOS. 12017, 12018, 12019)

(1ST & 3RD ALDERMANIC DISTRICTS)

WHEREAS, the City of Oak Creek has determined that public necessity requires the reconstruction of the bridges located on W. Marquette Avenue (P-40-0557), S. 6th Street (P-40-0558) and S. Nicholson Road (B-40-0018); and

WHEREAS, the 2012 Routine Local Bridge Inspections have been completed and recommend replacement of the bridges located on W. Marquette Avenue (P-40-0557), S. 6th Street (P-40-0558) and S. Nicholson Road (B-40-0018); and

WHEREAS, the design project will require a qualified consulting firm experienced in design projects of this scope;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council that the Engineering Department is hereby authorized to create and advertise a request for proposals for design services on the bridges located on W. Marquette Avenue (P-40-0557), S. 6th Street (P-40-0558) and S. Nicholson Road (B-40-0018).

BE IT FURTHER RESOLVED that funding for the design services would come from the 2012 capital improvement projects under Project Nos. 12017, 12018 & 12019.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 21st day of August, 2012.

Passed and adopted this 21st day of August, 2012.

President, Common Council

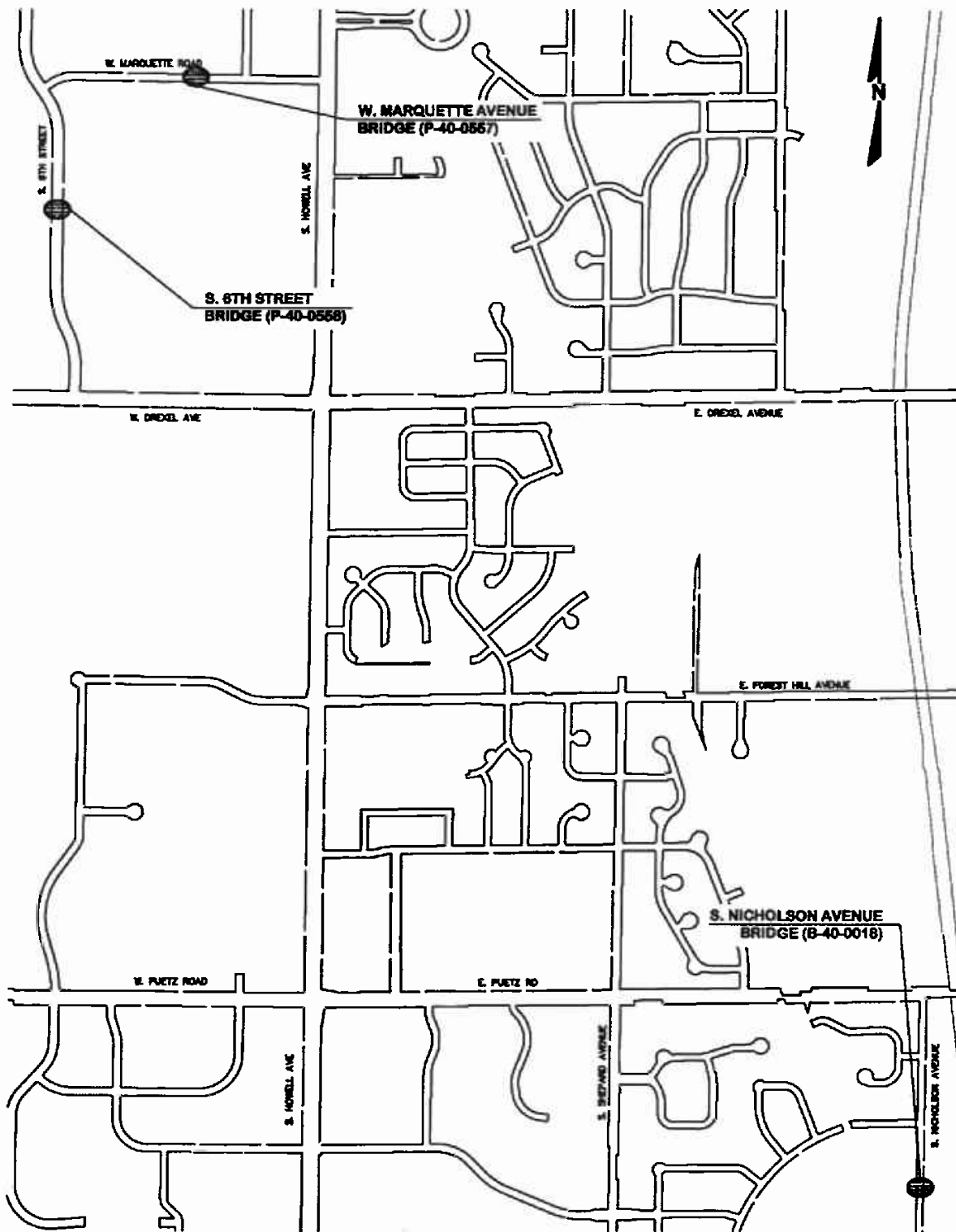
Approved this 21st day of August, 2012.

Mayor Stephen A. Scaffidi

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes ____ Noes ____



City of Oak Creek Common Council Report

Meeting Date: August 21, 2012

Item No.: 28

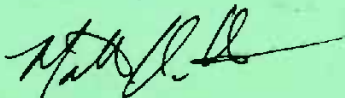
Recommendation: To concur with the recommendations of the Traffic and Safety Commission to deny the installation of 3-way stop signs at S. Sharon Drive and E. Stonefield Drive, and approve the removal of "No Parking Between Signs" signs at 155 W. Oak Leaf Drive.

Background: A resident at 8590 S. Sharon Drive requested the installation of the 3-way stop sign. Residents located at 8585 S. Sharon Drive attended the meeting and they were not in favor of the installation. The Commission asked the resident if they noticed any speeding or accidents at the intersection, and they stated that neither was an issue. A resident located at 8573 S. Sharon Drive contacted the Engineering Department and stated they were opposed to the installation.

The manager and owner of the apartment complex located at 155 W. Oak Leaf Drive requested to have the "No Parking Between Signs" signs removed. The manager stated that they were originally installed when a handicap person lived in the complex, but that tenant moved out in 2009. The manager also stated that there is off- street parking for handicap persons with ADA accessible sidewalk on site.

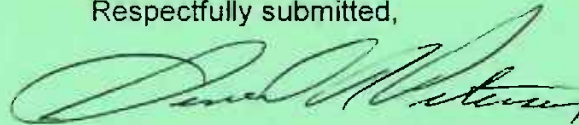
FISCAL IMPACT: No impact.

Prepared by:



Matthew J. Sullivan, P.E.
Design Engineer

Respectfully submitted,

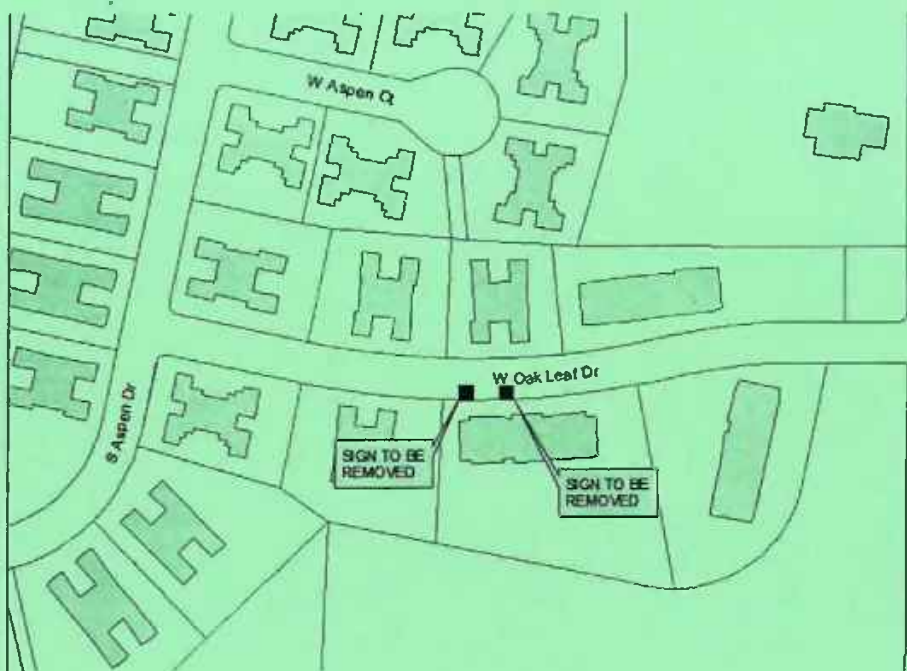
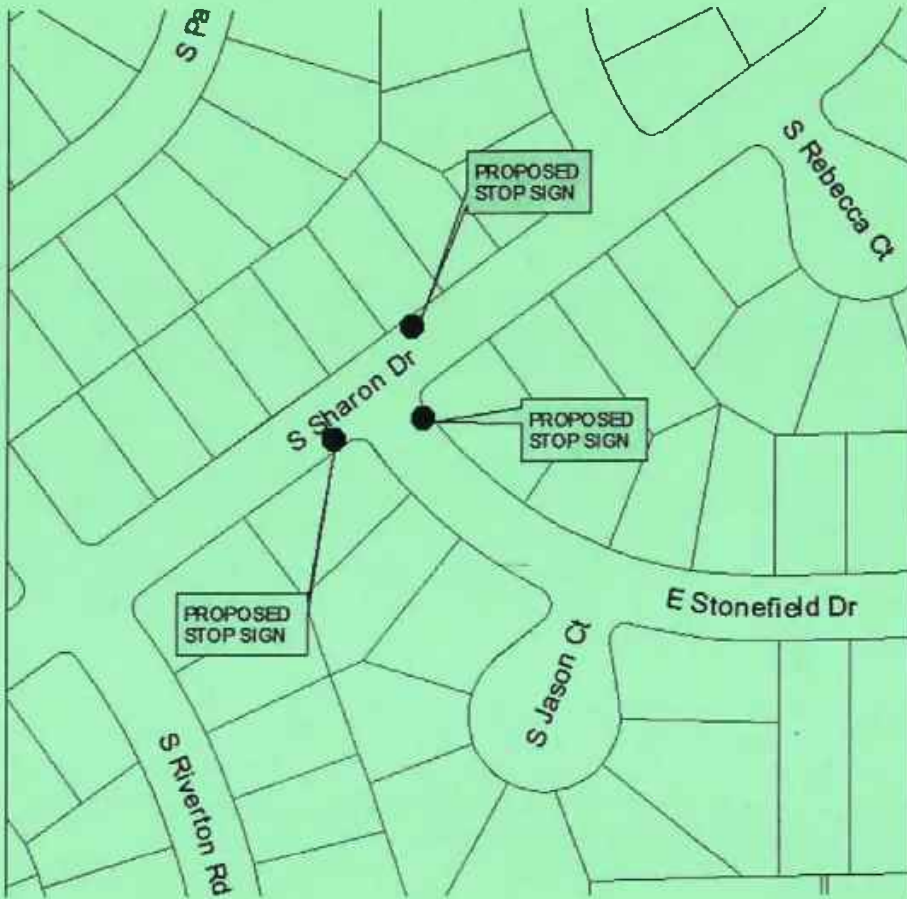


Gerald R. Peterson, ICMA-CM
City Administrator

Fiscal review by:



Mark D. Wyss
Finance Director



**MINUTES
LICENSE COMMITTEE
THURSDAY, AUGUST 16, 2012 AT 1:00 P.M.**

This meeting was called to order at 1:00 p.m. Present were: Ald. Gehl and Ald. Jakubczyk. Also in attendance were Assistant Attorney Melissa Karls and Deputy City Clerk Christa Miller.

1. The Committee reviewed the application for a Transient Merchant license submitted by Daniel J. Harding, 325 Estberg Ave., Waukesha, WI 53186, selling home improvement products for The Home Improvement Store. Mr. Harding was present for the meeting.

On his application, Mr. Harding disclosed no convictions. The police report confirmed that Mr. Harding has a 1983 conviction for Defrauding Innkeeper and a 1989 conviction for Carrying a Concealed Weapon Misdemeanor (non criminal).

Mr. Harding does not have a felony conviction. Mr. Harding is not considered a habitual offender.

The Committee questioned Mr. Harding regarding the convictions and inquired why they were not disclosed on his application. Mr. Harding stated that since both convictions were nearly 30 years ago, they had slipped his mind. He further explained the circumstances behind the convictions as running out on a bar bill when he was 19 and being pulled over for plate registration and having a buck-knife in his back pocket. The Committee noted that since Mr. Harding's 1989 conviction, his police report showed no further activity.

Ald. Gehl, seconded by Ald. Jakubczyk, moved to grant a Transient Merchant license to Daniel J. Harding, 325 Estberg Ave., Waukesha, WI 53186. All voted aye, motion carried.

Ald. Gehl, seconded by Ald. Jakubczyk, moved to adjourn this meeting at 1:09 p.m. On roll call, all voted aye; motion carried.