



PLAN COMMISSION MEETING AGENDA

**TUESDAY, April 11, 2017
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the March 28, 2017 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM SIGN APPEAL HEARINGS
 - a) Hold a public hearing on a proposed sign appeal for the property at 7981 S. 6th St. submitted by Robb Kashevarof, Valentine Coffee, that would allow the applicant to install one 3'x3' flag sign on a non-entry façade (east elevation) and one 3.1'x8.8' wall sign on a non-entry façade (northeast elevation) in addition to the proposed 3.1'x8.8' wall sign on the entrance façade (south elevation) of the Valentine tenant space (813-9062-000). Follow this item on Twitter **@OakCreekPC#OCPCValentine**.
 - b) Hold a public hearing on a proposed sign appeal for the property at 160 W. Town Square Way, #500 submitted by Drew Sellars, Identity Resources for Potbelly Sandwich Shop, that would allow the applicant to install one internally illuminated eye level sign that is 3'x2.1' and not to exceed ten percent of the glazing on a non-entry façade (east elevation) of the Potbelly tenant space (813-9059-000). Follow this item on Twitter **@OakCreekPC#OCPCPotbelly**.
 - c) Hold a public hearing on a proposed sign appeal for the property at 7798 S. Drexel Ridge Way submitted by Anthony DeRosa, HSI Drexel Ridge, LLC, that would allow the applicant to install a total of four development signs. One wall sign located on the club house and three ground signs located at the entrance to the development on the property (779-9008-000). Follow this item on Twitter **@OakCreekPC#OCPCDrexelRidge**.
- 5) 6:00 TAX INCREMENTAL FINANCING DISTRICT PUBLIC HEARINGS
 - a) TID NO. 13 PROJECT PLAN & BOUNDARIES - Hold a public hearing on a proposed district boundary and Project Plan for Tax Incremental Financing District (TID) No. 13. Follow this agenda item on Twitter **@OakCreekPC#OCPCTID13**.
 - b) TID NO. 6 PROJECT PLAN - Hold a public hearing on a proposed Project Plan amendment for Tax Incremental Financing District (TID) No. 6. Follow this agenda item on Twitter **@OakCreekPC#OCPCTID6**.
 - c) TID NO. 11 PROJECT PLAN - Hold a public hearing on a proposed Project Plan amendment for Tax Incremental Financing District (TID) No. 11. Follow this agenda item on Twitter **@OakCreekPC#OCPCTID11**.
- 6) NEW BUSINESS

- a) SIGN APPEAL - Consider a request for a sign appeal for the property at 7981 S. 6th St. submitted by Robb Kashevarof, Valentine Coffee, that would allow the applicant to install one 3'x3' flag sign on an non-entry façade (east elevation) and one 3.1'x8.8' wall sign on an non-entry façade (northeast elevation) in addition to the proposed 3.1'x8.8' wall sign on the entrance façade (south elevation) of the tenant space located at 7981 S. 6th Street (813-9059-000). Follow this item on Twitter **@OakCreekPC#OCPCValentine**.
- b) SIGN APPEAL - Consider a request for a sign appeal for the property at 160 W. Town Square Way, #500 submitted by Drew Sellars, Identity Resources for Potbelly Sandwich Shop, that would allow the applicant to install one internally illuminated eye level sign that is 3'x2.1' and not to exceed ten percent of the glazing on a non-entry façade (east elevation) of the Potbelly tenant space (813-9059-000). Follow this item on Twitter **@OakCreekPC#OCPCPotbelly**.
- c) SIGN APPEAL - Consider a request for a sign appeal for the property at 7798 S. Drexel Ridge Way submitted by Anthony DeRosa, HSI Drexel Ridge, LLC, that would allow the applicant to install a total of four development signs. One wall sign located on the club house and three ground signs located at the entrance to the development on the property (779-9008-000). Follow this item on Twitter **@OakCreekPC#OCPCDrexelRidge**.
- d) TID NO. 13 PROJECT PLAN & BOUNDARIES – Review and consider Plan Commission Resolution No. 2017-04 adopting the boundaries and Project Plan for Tax Incremental Financing District (TID) No. 13. Follow this agenda item on Twitter **@OakCreekPC#OCPCTID13**.
- e) TID NO. 6 PROJECT PLAN – Review and consider Plan Commission Resolution No. 2017-03 adopting Project Plan amendment for Tax Incremental Financing District (TID) No. 6. Follow this agenda item on Twitter **@OakCreekPC#OCPCTID6**.
- f) TID NO. 11 PROJECT PLAN – Review and consider Plan Commission Resolution No. 2017-05 adopting the Project Plan amendment for Tax Incremental Financing District (TID) No. 11. Follow this agenda item on Twitter **@OakCreekPC#OCPCTID11**.
- g) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Robb Kashevarof, Valentine Coffee, Inc., for the Valentine Café building at 7981 S. 6th St (Tax Key No. 813-9059-000). Follow this item on Twitter **@OakCreekPC#OCPCValentine**.
- h) REZONE & CONDITIONAL USE PERMIT – Review a request by Mark Weigt, The Ridge Community Church, to rezone the properties at 6912 & 6912R S. 27th St. from B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential to I-1, Institutional (no change to the RRO, Regional Retail Overlay District) with a Conditional Use Permit for a religious institution (Tax Key Nos. 737-9026-000 & 737-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCTheRidge**.

7) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, or in writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at Oak Creek City Hall, 8040 South 6th Street, during operating hours (7:30 am-4 pm weekdays).

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 28, 2017**

Alderman Guzikowski (acting Chairman) called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Carrillo, Commissioner Correll, Commissioner Siepert, and Commissioner Chandler. Mayor Bukiewicz was absent and Commissioner Johnston was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator; Doug Seymour, Director of Community Development.

Minutes of the March 14, 2017 meeting

Commissioner Siepert moved to approve the minutes of the March 14, 2017 meeting. Commissioner Correll seconded. On roll call: all voted aye, except Commissioner Dickmann, who abstained. Motion carried.

**PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
PROPOSED AMENDMENT
2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Planner Papelbon read the public hearing notice into the record.

Alderman Guzikowski called three times for public comment. Seeing none, Alderman Guzikowski declared the public hearing closed.

**COMPREHENSIVE PLAN AMENDMENT
PROPOSED AMENDMENT
2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Planner Papelbon provided an overview of the proposal to update the Planned Land Use category and map in the Comprehensive Plan for the property at 140 E. Rawson Ave. from Planned Business to Planned Industrial to reflect the existing zoning (M-1, Manufacturing) and the recently-approved multitenant office and warehouse development plans for the property (see staff report for details).

Commissioner Correll moved that the Plan Commission adopts resolution 2017-01, amending the Comprehensive Plan and Planned Land Use map to reflect the change in land use from “Planned Business” to “Planned Industrial” for the property at 140 E. Rawson Ave. following a public hearing and adoption by the Common Council. Commissioner Siepert seconded.

Arden Degner, 8540 S. Pennsylvania Ave., stated his concern that there is a big plan coming up, but there is no plan for sidewalks on Rawson Avenue. He feels this is an omission that cannot be allowed in the City. He stated that this is a requirement on any of these cross streets that lead from the County line way over out. There aren't that many streets to travel on to cross town west to east. To have sidewalks, to allow people to use public transportation or without public transportation. The City is going to be loaded with all kinds of apartments.

On roll call: all voted aye. Motion carried.

PLAN COMMISSION RESOLUTION MKE AEROTROPOLIS DEVELOPMENT PLAN

Doug Seymour, Director of Community Development, spoke on this item. He stated that the plan provides a guide for a more comprehensive and coordinated development in the communities surrounding the Mitchell International Airport. Aerotropolis is a term that was coined by a university professor who talks about all the interactions between activities in and surrounding the airport areas. There are logistics, hospitality, and other forms of manufacturing, offices and things of that nature. Within the context of Milwaukee, there hasn't been a lot of coordination in and around the airport, which is unfortunate because it is a tremendous economic asset not only to Milwaukee, but for the entire region. Without that, there wouldn't be the attractiveness that Oak Creek has as a community for some of the industrial and commercial development.

Mr. Seymour stated that he is on the board of the Milwaukee Gateway Aerotropolis Corporation. That group consists of seven municipalities surrounding the airport, including the airport, Milwaukee County, the cities of Milwaukee, South Milwaukee, Cudahy, St. Francis, Oak Creek, Franklin, Greenfield, Greendale and Hales Corners. The idea was that by coordinating the efforts for land uses surrounding the airport that "pie" as a whole can grow. For example, so that all of the communities are not trying to acquire a hotel when a hotel may not make sense in each community, but maybe it makes sense in the hospitality cluster on 13th & College, for example. The goal is to not all be committing resources chasing that one proposal, but that things are coordinated to build in the attractiveness of Milwaukee because there is a more viable airport and land uses around that.

Mr. Seymour continued that for the last couple of years they have been working on a land use plan that coordinates those activities. It has been a major undertaking and involves a number of private and public sector stakeholders who are also represented in the MGAC.

There are six catalytic areas surrounding the airport that they are focusing these coordinated land use efforts in and around. They include the Layton Town Center area (Howell and Layton), the Layton Lake Parkway area (northeast corner of the airport), communities of Cudahy and St. Francis, Milwaukee south industrial area (Oak Creek), 13th and 27th Street area, Oakwood Road area (southern portion of the County), Loomis Road area (northwest corner of Greenfield).

Mr. Seymour stated that the land use that is proposed as the Aerotropolis development plan doesn't vary considerably from those in the City of Oak Creek Comprehensive Plan. The exceptions are:

- The MKE Milwaukee South Industrial Area (intersections of Howell Ave. with College, Rawson)

Commissioner Chandler asked if the City is looking to change the existing Comprehensive Plan for Oak Creek to reflect the suggestions of the Aerotropolis board. Mr. Seymour responded that ultimately, yes. This action by the Plan Commission and Common Council does not by itself change that. The Comprehensive Plan amendment would still need to be gone through.

Commissioner Siepert asked for more information on the airport development plan (area F.) Mr. Seymour responded that that is the runway safety area and cannot be touched.

- 13th/27th Street Area

Commissioner Chandler asked if there are mobile homes in the area and if they are considered

residential. Mr. Seymour responded, yes.

Commissioner Chandler asked what commercial/residential means? Mr. Seymour responded that typically in an area under single ownership or parcels that may convert over to a multi-family or retail use. Commissioner Chandler asked if the homes that are there can remain. Mr. Seymour stated that there are many times, there is a disconnect between zoning and land use. Land use is the ultimate based on the community's goals and objectives. The zoning is reflective of the current use of the property. It is not unusual to have a comprehensive plan designation of the existing zoning and existing use.

Commissioner Chandler asked if the zoning would exclude these homes if it changes. Mr. Seymour responded that if the Common Council were to change the planned land use to a planned business or mixed use. The only way it would be zoned for that is if there was a proposal of the owners of the property to change that.

Commissioner Dickmann asked about the relationship between the Comprehensive Plan and this plan; which one has higher standards. Mr. Seymour responded that the Comprehensive Plan does. It is more than a suggestion. It is putting out the intent of the communities and endorsing the unified development scheme surrounding the airport. The Plan itself has no force of law.

Commissioner Correll stated that the Aerotropolis plan which seems to blend a little bit commercial into what's existing residential is the direction that the City's Comprehensive Plan in the future is going to head.

- Oakwood Road Area

Commissioner Dickmann asked if the City is going to look at some of their recommendations as the City's Comprehensive Plan is looked at. Mr. Seymour responded that the City will take under advisement any of the recommendations of this plan if the Plan Commission and Common Council pass resolutions in support of that.

Commissioner Siepert asked if the City still has flexibility if something does come in like industrial/commercial. Mr. Seymour stated that rezoning or any land use actions by the City must be consistent with its Comprehensive Plan. There is flexibility within the aspect of how you set the Comprehensive Plan. For instance, if someone came in on a property that was shown as residential on the future land use map and wanted to put a business park there, that is something that they could not do. They would have to request to change the Comprehensive Plan.

Commissioner Dickmann asked if there are any plans in place to keep this updated or changed. Mr. Seymour responded that the corporation has been in existence for several years now. The plan is revisited at intervals because of market conditions or other factors which dictate that we revisit some of these areas. The corporation would be open to revisiting the plan should the need arise.

Commissioner Chandler asked for more information on the Elm Road interchange. Mr. Seymour responded that they talked about the Elm Road interchange as a mainline north/south reconstruction and expansion project. This would have been completed by now had funding proceeded along as it had been intended. Those improvements would be in. Included were major reconstructions at College/Rawson/Ryan at the City's request and participation the Drexel Avenue interchange, which included adding additional capacity to the mainline, the lanes, within the City of Oak Creek. It also included taking a look at the half interchange, which is at County Line Road. It would have been cost prohibitive or environmentally impactful had they tried to do

a full interchange at Elm Road. That is why they proposed to move that north to Elm Road. It is on the books for 2019.

Commissioner Chandler stated that several times throughout the documents funding issues are referred to. Mr. Seymour responded that if there are individual projects such as business parks within the member communities or for instance, the Layton Town Center in Milwaukee, certainly those do not come cheap. There are infrastructure and other costs associated with development which says they are for developments we've seen in Oak Creek. It really recognizes that and sees the authority and the responsibility of the member communities and stakeholders to develop the financing and implementation plans to really implement these plans.

Commissioner Chandler asked what the financial impact is with these changes to the City's Comprehensive Plan, what is the financial impact. Mr. Seymour responded that the changes to the City's Comprehensive Plan as proposed are not significant. They are building upon the concepts that the City has been taking with respect to how it really capitalizes on its infrastructure assets and surrounds the airport and interstates. From the standpoint that it really coordinates and focuses development on the six or seven critical areas, it really positions Oak Creek very well to capitalize on the General Mitchell International Airport and that Aerotropolis area as a way to promote development in the region.

Commissioner Chandler asked if when changing some of the zoning, if the surrounding areas been valuated? Are some of these duplicates? Mr. Seymour responded that there are certainly areas outside of these catalytic areas. The lines were drawn somewhat arbitrarily just to focus on the predominately open and developable areas year round. These specific sites could be extended further into the neighborhoods.

Commissioner Siefert asked about arterial streets and highways going through Oak Creek. He wanted to know if that will have an effect on some of the planning. Mr. Seymour stated that it does. The long range transportation plans do call for finishing off the interstate system, the mainline, which hopefully is not that long term of a plan. The WisDOT has proposed changes to their arterials on their six-year plan. This dovetails into a similar region-wide comprehensive planning process that the Regional Planning Commission has undertaken with the assistance and cooperation of WisDOT. To really analyze what transportation improvements and land use changes may need to be made over the next 20 to 30 years and how that impacts Oak Creek. There is a strong state highway network and expanding that when demand warrants to really keep up with capacity issues. When its current terminus at S. Layton Avenue down to potentially Highway 100. While that is part of the plan, it should be noted that this is a long way off, and is not funded in any shape or form. The WisDOT has explicitly said that this is not funded. It is just something that appears on their plan for the next 20-30 years and there needs to be a serious discussion should that traffic and community support warrant that.

Commissioner Chandler stated she did not see specific information about the bicycle pedestrian routes. Mr. Seymour responded that this is not a substitute for the Comprehensive Plan. This focuses on the overall high altitude view of our land use. Mr. Seymour stated his concurrence with Mr. Degner that sidewalks and trail systems are a critically important part as to how we as a community intend to grow and to refine our transportation network. From that standpoint, we are in agreement that we need to have a comprehensive train and sidewalk policy. Mr. Seymour stated that a hugely important part of this concept of Aerotropolis, and Oak Creek certainly has three railroads which run through it. The Aerotropolis has the port of Milwaukee. There was also discussion about oversize, overweight vehicles and how they move throughout the region and connect Milwaukee area to the rest of the world.

Commissioner Siefert asked about the greenspace being taken into consideration. Mr. Seymour responded that where greenspace functions as a regional land use (ball park, local

parks and parkways, trail systems such as the former North Shore right-of-way, Oak Leaf trail), those are the things that are seen in higher level regional plans. Things which are more aptly governed at the local level such as percentage green space on a site plan. Those you would not see in here. It is something that is more appropriate for a higher and more refined level of review by the individual municipalities. Commissioner Siepert emphasized that green space is important. Mr. Seymour gave an example of green space in that MKD South Industrial Area, section F runway safety area. In that area right now there is a dog park, foot soccer, and a golf driving range. This area should remain open space.

Commissioner Dickmann asked if our airport should be looking at getting more cargo volume through there. Mr. Seymour stated that while it is always going to be a goal of the airport to accommodate freight, it is difficult to control that given the geography that we have been dealt with.

Commissioner Dickmann moved that the Commission approves Resolution No. 2017-02 endorsing the MKE Aerotropolis Development Plan. Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
APPLIED PLASTICS
7320 S. 6TH ST.
TAX KEY NO. 765-9034**

Planner Papelbon provided an overview of the proposal to replace the existing windows, louvres, and entry storefront on the west elevation (see staff report for details).

Commissioner Correll moved that the Plan Commission approves the building plans submitted by Applied Plastics for the property at 7320 S. 6th St. with the condition that all building and fire codes are met. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**ZONING TEXT AMENDMENT
SECTION 17.0317(c)
ALLOW DOG OBEDIENCE TRAINING FACILITIES AS CONDITIONAL USES
M-1, MANUFACTURING DISTRICT**

Planner Papelbon provided an overview of the proposal to allow dog obedience training facilities in the M-1, Manufacturing district (see staff report for details). There are questions as to whether this category should be simplified to dog training, whether a definition is necessary, or whether the category should be expanded.

Commissioner Correll stated that he supports this because the dog training as a more general description is more fitting. It actually fits better and is less of a concern than the kenneling, but he would go with the broader description. Planner Papelbon asked him if he would also support adding doggy daycare. Commissioner Correll responded that because they have combined so many of the different uses and some of these and not knowing who is coming next, he recommends adding this.

Planner Papelbon would not recommend incorporating dog obedience training or a doggy daycare or a grooming facility as a lumped category with the existing animal hospital and kennel category. She would keep the two separate. She does agree with lumping the dog obedience, doggy daycare and perhaps a grooming component separate. Commissioner Siepert concurred.

Commissioner Siepert concurred with Commissioner Correll.

Commissioner Dickmann moved that the Commission recommends to the Council that Section 17.0317(c) of the Municipal Code be amended to allow dog obedience training facilities, grooming facilities and dog daycare type facilities as conditional uses in the M-1, Manufacturing District after a public hearing. Commissioner Correll seconded. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 7:11 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

3/30/2017

Date

DRAFT

Summary of Significant Common Council Actions

April 3, 2017

1. **APPROVED** - Ordinance No. 2847, amending Sections 17.0330(c), Section 17.0331(c), 17.0332(c), and 17.0333(c), and creating Sections 17.0330(c)(10), 17.0331(c)(9), 17.0332(c)(10), and 17.0333(c)(7), to allow religious institutions as conditional uses in the 27th Street Overlay Districts.
2. **APPROVED** – Ordinance No. 2846, amending Sections 17.0329(c)(2)(c)(1) and 17.0329(c)(2)(c)(2) and creating Sections 17.0329(c)(2)(c)(1)(f) and 17.0329(c)(2)(c)(2)(e) to allow the Plan Commission to grant a modification of standards for buildings in the 27th Street Overlay Districts.
3. **APPROVED** – Ordinance No. 2848, creating Section 17.03170 of the Municipal Code to create a new LM-1, Light Manufacturing zoning district.
4. **APPROVED** - Ordinance No. 2849, amending the Comprehensive Plan and Planned Land Use map for the property at 140 E. Rawson Avenue to reflect the change in land use from Planned Business to Planned Industrial.
5. **APPROVED Resolution** No. 11805-040317, approving the First Amendment to the Land Purchase Agreement with The Waters Senior Living Holdings, LLC



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 6a

DATE: April 11, 2017

PROJECT: Sign Appeal – Robb Kashevarof (Valentine Coffee)

ADDRESS: 7981 S. 6th St.

TAX KEY NOs: 813-9062-000

STAFF RECOMMENDATION: Staff does not make a recommendation of a sign appeal.

Ownership: Barrett Visionary Development LLC

Size: 3.4537 acres

Existing Zoning: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting a variance from the DTSMUPDD code limiting primary signage to one sign per entry façade. The applicant is proposing to install a 3’x3’ flag sign on the east elevation of the building and one 3.1’x 8.8’ primary wall sign on the northeast elevation. These elevations are not entry facades.

The proposed 3’x3’ flag sign located on the east elevation **does** comply with the DTSMUPDD size regulations for flag signs. The sign will be located on the southern corner of the east elevation. The sign will be constructed of aluminum and internally illuminated with LED lights. The sign will have a black finish with clear push through letter “v” and star. Included with this report is a graphic illustrating how the sign will look.

The applicant also intends to install identical primary wall signs on both the northeast elevation, a non entry façade and the south elevation, an entry façade. According to the DTSMUPDD, a primary sign can be installed only on an entry façade and cannot exceed 15% of the height of the retail level (37”). The proposed signs will be 30.5” tall, complying with code. The wall signs will be internally lit channel letters and there will be reverse channel letters on a bronze backer. Included in your report are illustrations showing what the signs will look like.

Overall, there will be three primary signs for this building. One primary sign on the northeast elevation (non-entry façade), one primary sign on the south elevation (entry façade), and one flag

sign on the east elevation (non-entry façade) of the building. The proposed signs are in compliance with size requirements for DTSMUPDD.

The Plan Commission in its deliberation of a variance may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate. When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

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

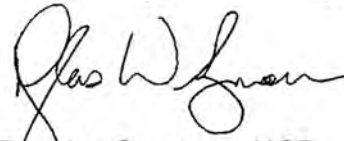
If the Plan Commission believes a variance should be granted for primary signs on non entry facades, a motion can be made to grant a variance allowing for the installation of one 3'x3' flag sign on the east elevation and one 3.1'x8.8' primary wall sign on the northeast elevation for the building located at 7981 S. 6th Street.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

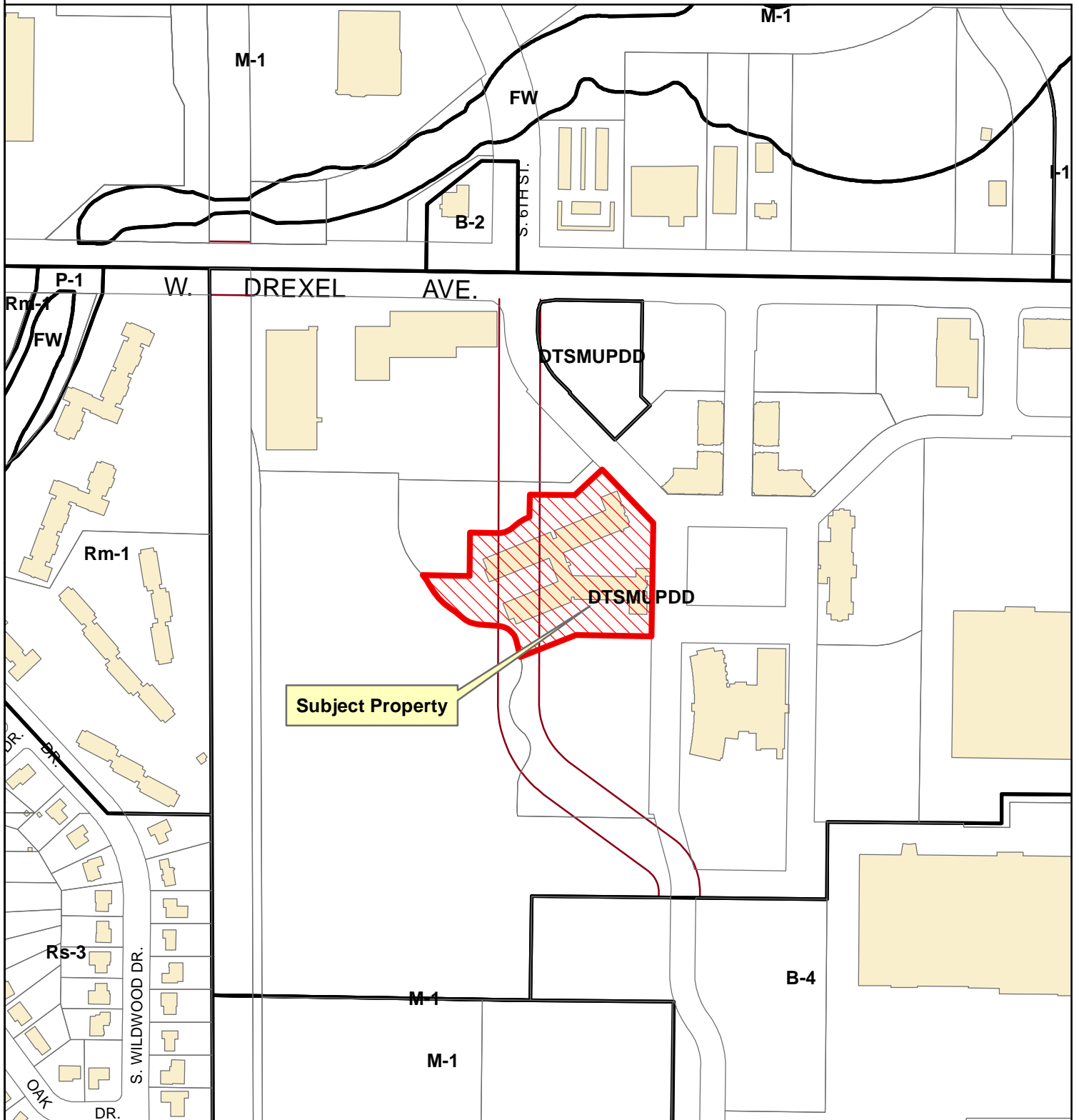
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

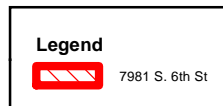
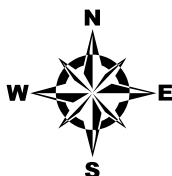
7981 S. 6th St



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



Department of Community Development



Publish March 30, 2017

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

A public hearing for a sign appeal will be held:

Date: Tuesday, April 11, 2017

Time: 6:00 p.m.

Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 S. 6th Street
Oak Creek, WI 53154

Appellant: Valentine Coffee (Robb Kashevarof)

Tax Key No. 813-9059-000

Property location: 7981 S. 6th Street

To Request: A variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that one primary sign per entry façade per tenant, not to exceed 15% of the retail height.

If granted, the variance would allow the applicant to install one 3'x3' flag sign on a non-entry façade (east elevation) and one 3.1'x8.8' wall sign on a non-entry façade (northeast elevation) in addition to the proposed 3.1'x8.8' wall sign on the entrance façade (south elevation) of the tenant space located at 7981 S. 6th Street.

Zoning of Property: DTSMUPDD, Drexel Town Square Mixed Use Development District

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

Dated this 30th Day of March 2017

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

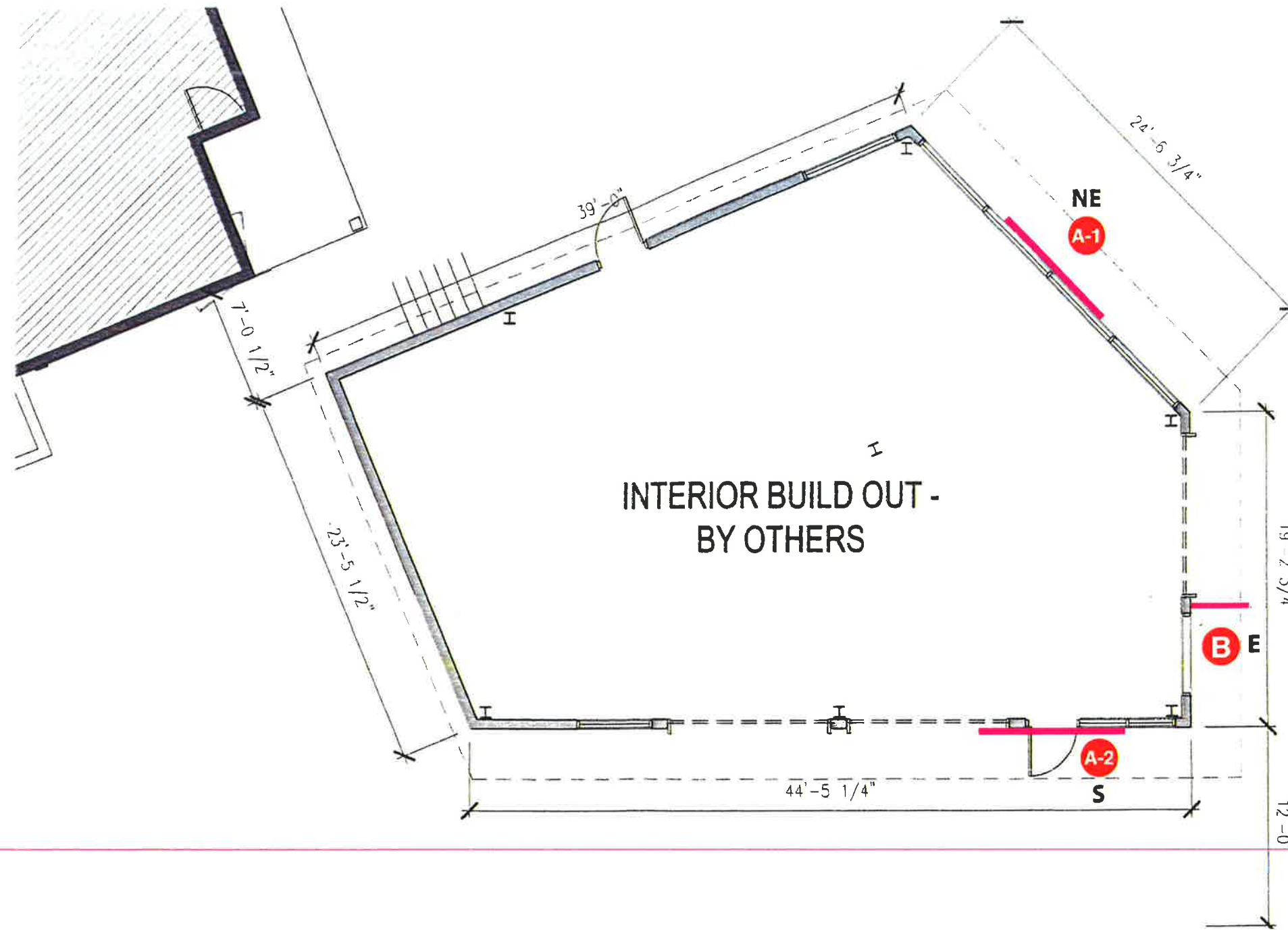
/s/ Mayor Dan Bukiewicz, Chairman

Public Notice

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

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

BUILDING SIGNS - SITE PLAN

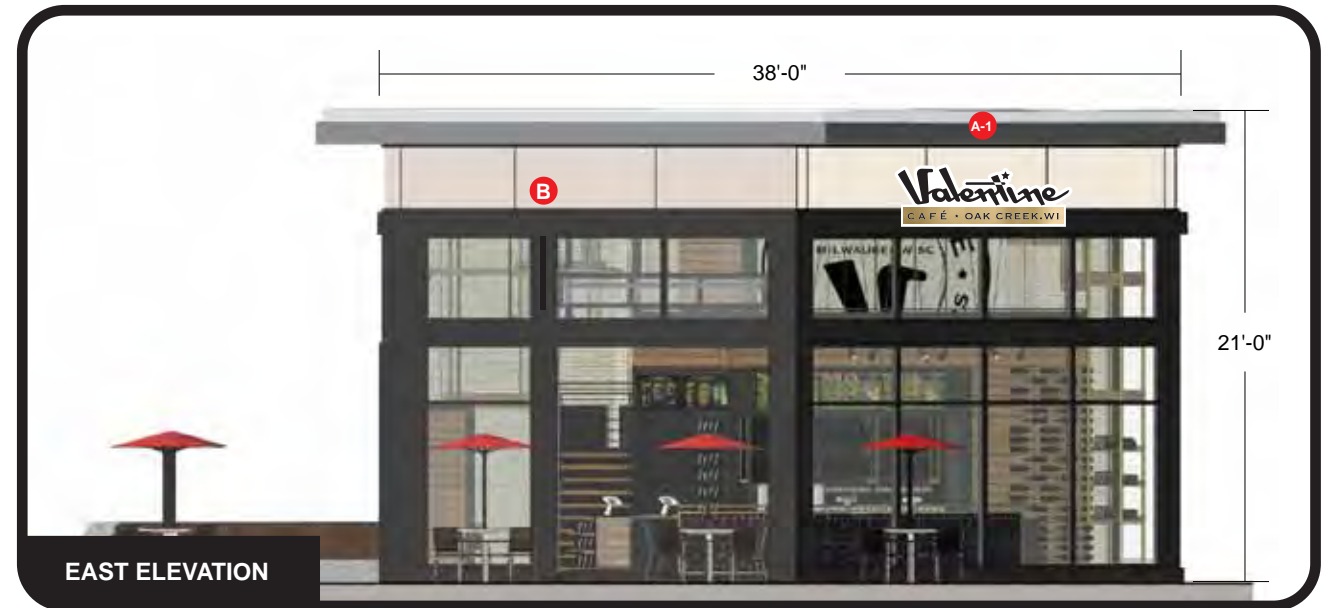


INTERIOR BUILD OUT -
BY OTHERS



Client: VALENTINE CAFE Address: 7981 S. 10th St City, State: OAK CREEK WI 53154 Sales Rep: STEPHEN PROCHASKA	Date: 2-2-17 Drawing #: 1P(1)	<table border="1"> <thead> <tr> <th colspan="2">REVISION</th> </tr> </thead> <tbody> <tr> <td>△</td> <td>2-15-17</td> </tr> <tr> <td>△</td> <td></td> </tr> <tr> <td>△</td> <td></td> </tr> <tr> <td>△</td> <td></td> </tr> </tbody> </table>	REVISION		△	2-15-17	△		△		△		Illumination: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____ Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277 Sign Specifications: NOTED ABOVE	Quantity: -	Paint Colors (AkzoNobel): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Client Signature: _____ Signature Date
	REVISION																
	△	2-15-17															
	△																
	△																
△																	
Sheet: 1 of 1 Scale: - Designer: KD	(Continued from previous row)	(Continued from previous row)	(Continued from previous row)	(Continued from previous row)	(Continued from previous row)	(Continued from previous row)											
NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS																	
The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.																	
NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.																	

BUILDING SIGNS - ELEVATIONS



Client: VALENTINE CAFÉ Address: - City, State: OAK CREEK, WI 53154 Sales Rep: STEPHEN PROCHASKA	Date: 12-22-16 Drawing #: 1E(3)	REVISION 1 2-2-17 2 2-15-17 3 3-13-17 4		Illumination: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____ Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	<input type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED Quantity: -	Paint Colors (AkzoNobel): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Vinyl Film Colors (3M Scotchlcal): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Client Signature: _____ Signature _____ Date _____
	Sheet: 1 of 1 Scale: - Designer: KD	Sign Specifications: NOTED ABOVE			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.			

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BUILDING SIGN - B

EAST ELEVATION

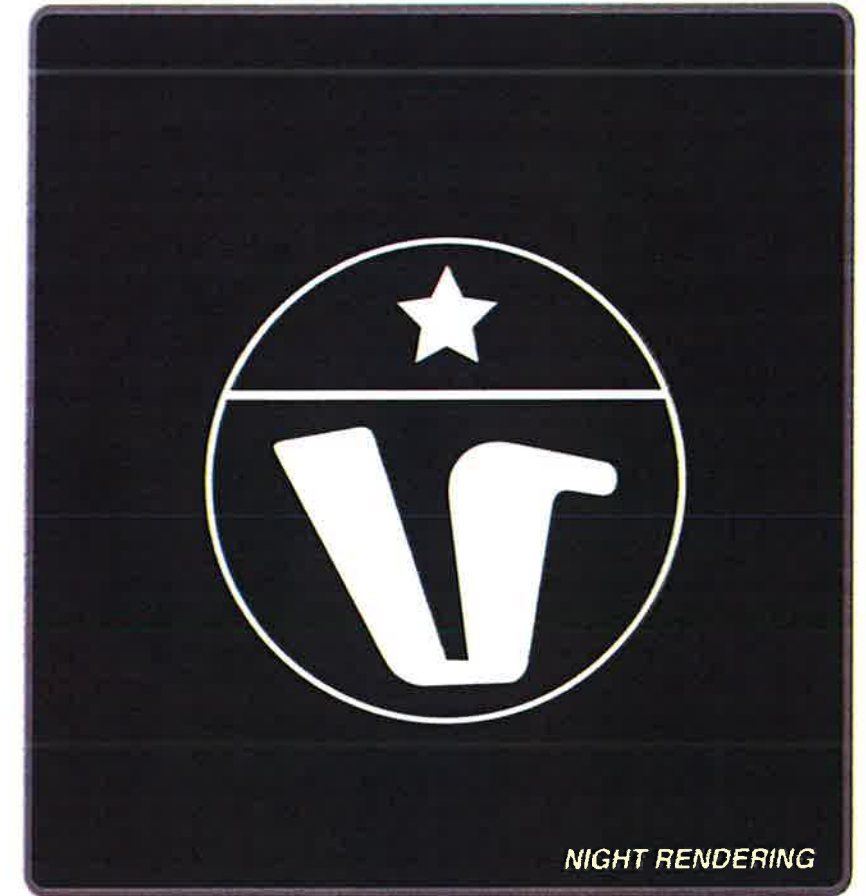
2" X 4" ALUMINUM ARM, W/ 1/2" MOUNTING PLATE

1/2" CLEAR PUSH THRU PLEXI

FABRICATED ALUMINUM CABINET W/ MAP BLACK FINISH



SIDE VIEW



NIGHT RENDERING

VALENTINE CAFÉ / BUILDING SIGNAGE

ONE (1) SINGLE SIDED, INTERNALLY ILLUMINATED BUILDING SIGN
 CUSTOM FABRICATED ALUMINUM CABINET W/ MAP BLACK FINISH
 ROUTED 1/8" ALUMINUM FACES W/ 1/2" PUSH THRU PLEXI
 PUSH THRU PLEXI W/ ROUTED 1/8" ALUMINUM PLATE PAINTED MAP BLACK
 SIGN INTERNALLY ILLUMINATED W/ WHITE LEDS
 CABINET FLAG MOUNTED TO FASCIA

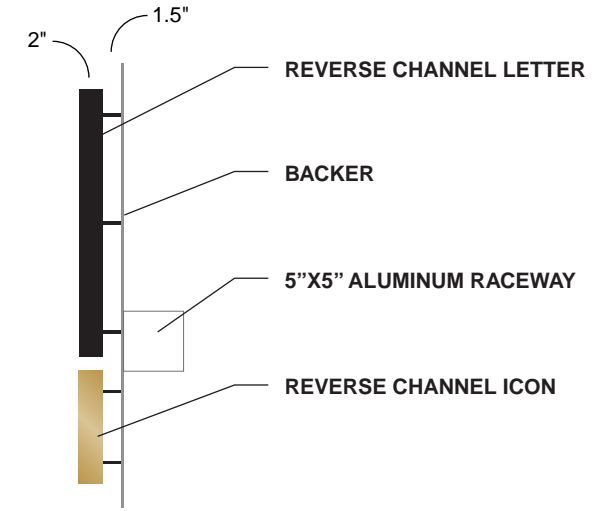
SQUARE FOOTAGE: 9 SQ.FT.

Client: VALENTINE CAFÉ	Date: 9-21-18	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED <input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP BLACK (MATTE)	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Client Signature: _____ Signature _____ Date _____
	Drawing #: 2(4)	1 10-13-18 2 12-22-18 3 2-2-17 4 2-15-17	Electrical Requirements: <input checked="" type="checkbox"/> 120 <input type="checkbox"/> 277	Sign Specifications: NOTED ABOVE	Quantity: 1	NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The Ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	
Address: 7981 S. 16th St	Sheet: 1 of 1	Scale: 1/2" = 1'	Designer: K.D.				
City, State: DAK CREEK, WI 53154							
Sales Rep: STEPHEN PROCHASKA							

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

BUILDING SIGNS - A1 & A2

NORTHEAST ELEVATION



SIDE DETAIL

VALENTINE CAFÉ / BUILDING SIGNAGE

TWO (2) SINGLE SIDED, INTERNALLY ILLUMINATED BUILDING SIGNS

“VALENTINE”

- 2" DEEP REVERSE CHANNEL LETTERS W/ MAP BLACK FINISH
- ROUTED 1/8" ALUMINUM FACES
- .063 ALUMINUM RETURNS, ROUTED .188 CLEAR LEXAN BACKS
- LETTERS STOOD OFF 1/8" ALUMINUM BACKER (MAP WHITE) 1.5" W/ 1/4" STUDS
- BACKER MOUNTED TO 5"X5" ALUMINUM RACEWAY MOUNTED FLUSH TO FASCIA (MATCH BLDG.)
- LETTERING ILLUMINATED W/ WHITE LEDS

“CAFÉ • OAK CREEK. WI”

- 2" DEEP REVERSE CHANNEL ICON W/ MAP FINISH TO MATCH BRONZE OVERLAY
- ROUTED 1/8" ALUMINUM FACES (FACES TO HAVE BRONZE OVERLAY) W/ 1/2" PUSH THRU PLEXI
- PUSH THRU PLEXI W/ 3M BLACK VINYL GRAPHICS
- ICON STOOD OFF 1/8" ALUMINUM BACKER (MAP SILVER) 1.5" W/ 1/4" STUDS
- BACKER MOUNTED TO 5"X5" ALUMINUM RACEWAY MOUNTED FLUSH TO FASCIA (MATCH BLDG.)
- SIGN ILLUMINATED W/ WHITE LEDS

SQUARE FOOTAGE: 30 SQ.FT.



NIGHT RENDERING

<p>Michael's Signs "We Project Your Image" PH: (262) 554-6066 TOLL FREE: (800) 554-8110</p>	Client: VALENTINE CAFÉ	Date: 9-21-16	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP BLACK <input type="checkbox"/> MAP WHITE <input checked="" type="checkbox"/> MATCH BRASS OVERLAY	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> 3M BLACK	Client Signature: _____
	Address: -	Drawing #: 1(5)	△ 10-18-16	△ 3-13-17	Electrical Requirements: <input checked="" type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 2		Signature _____ Date _____
	City, State: OAK CREEK, WI 53154	Sheet: 1 of 1	△ 12-22-16	△	Sign Specifications:	NOTED ABOVE		NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	Sales Rep: STEPHEN PROCHASKA	Scale: 3/4"=1'	△ 1-1-17	△				
		Designer: KD	△ 2-15-17	△				

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Plan Commission Report

ITEM: 4b & 6b

DATE: April 11, 2017

PROJECT: Sign Appeal – Potbelly Sandwich Shop (Drew Sellars)

ADDRESS: 160 W. Town Square Way

TAX KEY NO: 813-9046-000

STAFF RECOMMENDATION: Staff does not make a recommendation for a sign appeal.

Ownership: GMX Midland Oak Creek LLC

Size: 8.814 acres

Existing Zoning: DTSMUPDD, Drexel Town Square Mixed Use Development District

Adjacent Zoning: North – M-1, Manufacturing District, I-1, Institutional District
East – DTSMUPDD, Drexel Town Square Mixed Use Development District
South – DTSMUPDD, Drexel Town Square Mixed Use Development District
West – DTSMUPDD, Drexel Town Square Mixed Use Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting a variance from the DTSMUPDD code limiting eye-level signs to entry facades. The applicant is proposing to display one internally lit, eye-level sign on the east elevation of the building for the Potbelly tenant space located at 160 W. Town Square Way. This elevation is not an entry façade.

The proposed sign will be 2’13/8” tall and 3’ wide. The sign will be an internally illuminated hanging puck sign mounted from the ceiling inside the tenant space. The face of the sign will have a black graphic of a potbelly stove on a yellow background. Included with this report, is a sign graphic illustrating the look of the sign. As proposed, the sign complies with the DTSMUPDD regulation that an eye-level sign cannot cover the clear glazing by more than ten percent.

The applicant has received approval for two eye level signs on the north entry façade. Per code, this elevation is the only side where eye-level signs are permitted. If granted a variance, the tenant space will have a total of three eye-level signs, two on the south elevation, and one on the east elevation.

The Plan Commission in its deliberation of a variance may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the

proposed sign, and any other factor as the Plan Commission deems appropriate. When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

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

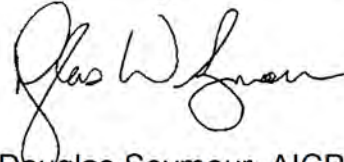
If the Plan Commission believes a variance should be granted, a motion can be made to grant a variance allowing for the installation of one, internally illuminated, eye-level sign that is 2'13/8" tall and 3' wide on the east elevation for the tenant space located at 160 W. Town Square Way.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

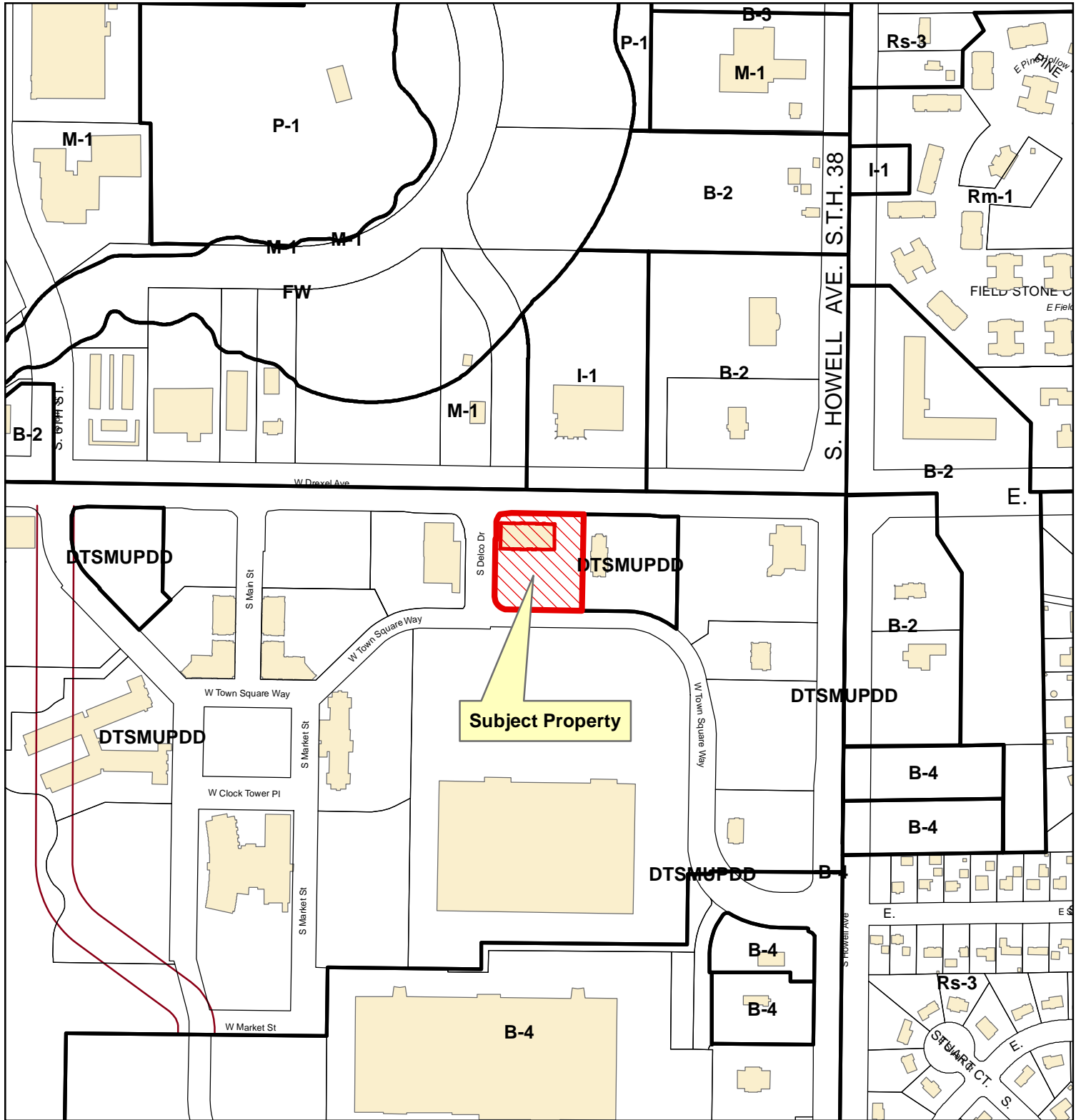
Respectfully Submitted by:



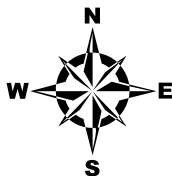
Douglas Seymour, AICP
Director of Community Development

Location Map


160 W. Town Square Way



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



Legend

 160 W. Town Square Way

Publish March 30, 2017

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

A public hearing for a sign appeal will be held:

Date: Tuesday, April 11, 2017

Time: 6:00 p.m.

Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 S. 6th Street
Oak Creek, WI 53154

Appellant: Potbelly Sandwich Shop (Drew Sellars)

Tax Key No. 813-9046-000

Property location: 160 W. Town Square Way

To Request: A variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that one eye level sign per twelve linear feet of frontage on an entry façade per tenant is permitted, however, not to cover more than 10% of the glazing.

If granted, the variance would allow the applicant to install one internally illuminated eye level sign that is 3'x2.1' and not to exceed ten percent of the glazing on a non-entry façade (east elevation) for the tenant space located at 160 W. Town Square Way.

Zoning of Property: DTSMUPDD, Drexel Town Square Mixed Use Development District

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

Dated this 30th Day of March 2017

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

Public Notice

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

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

SIDE (EAST) STORE ELEVATION

S2-1

SIGN CODE •

Proposed Signage = 6.3 SqFt

Relevant Signage Code:

Eye level signs NTE 10% of window glazing.
 1 eye level sign allowed per 12 feet of building length.
 $66 \times 22.42 \times .20 = 295.94 \text{ sqft}$
 $22.42 \times .15 = 3.36 \text{ ft}$

SIGN TYPE •

D/F Illuminated hanging puck sign

MOUNTING •

Pole mounted from ceiling

COLOR PALETTE •

Brown Trim & Returns

PMS 5615 Green

Yellow Acrylic #2016

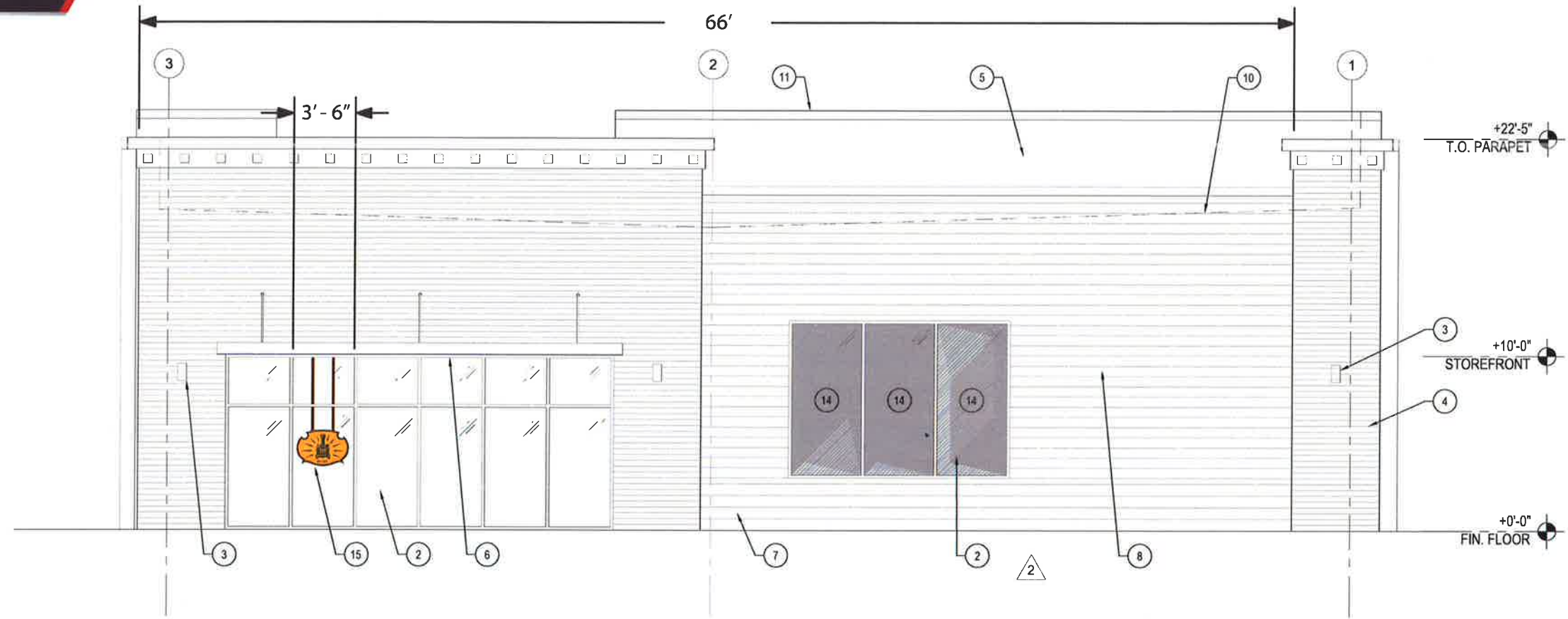
PMS 1545 Brown

Black 3M Vinyl

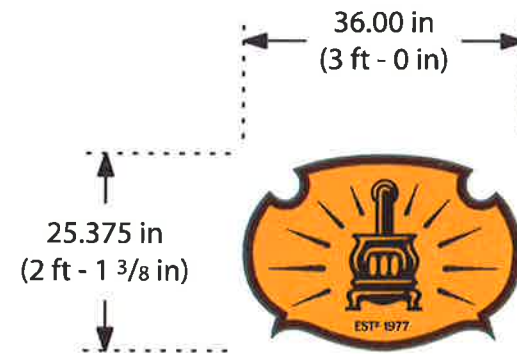
N/A

N/A

N/A



Puck sign require variance



Revision Date: 02/21/17 Rev. Details: Revised arch drawing



1201 Wiley Rd, Ste 150
 Schaumburg, IL 60173
 O: 847.301.0510
 F: 847.301.0518
 ideas@identiti.net

Project No:	161584	Proj. Location:	160 W. Town Square Way, Ste 500 Oak Creek, WI 53154
Orig. Draft:	11/03/15	Proj. Manager:	Mindy Robinson
Page Rev:	005	Sales Rep:	Josh Sprecher

Scale: 1/2" = 12"

Designer: Stephanie Revision Art: Stephanie

PROJECT



This sign design is exclusive property of Identiti Resources, LTD., and is the result of the original and creative work of its employees. This drawing is submitted to the customer for the sole purpose of purchase of the design or signage manufactured to this design, by Identiti Resources, LTD. Distribution to or use of this sign design by anyone outside of the customer's organization, without expressed, written authorization by Identiti Resources, LTD. is prohibited.



Plan Commission Report

ITEM: 4c & 6c

DATE: April 11, 2017

PROJECT: Sign Appeal – HSI Drexel Ridge LLC (Anthony DeRosa)

ADDRESS: 7798 S. Drexel Ridge Way

TAX KEY NO: 779-9008-000

STAFF RECOMMENDATION: Staff does not make a recommendation for a sign appeal.

Ownership: HSI Drexel Ridge, LLC

Size: 4.5 acres

Existing Zoning: Rm-1, PUD, Multi-Family Residential District, Planned Unit Development

Adjacent Zoning: North – Rm-1, PUD, Multi-Family Residential District, Planned Unit Development
East – Rs-1, Single Family Residential District, Rd-1, Two-Family Residential District
South – Rs-2, Single Family Residential District
West – Rm-1, PUD, Multi-Family Residential District, Planned Unit Development

Comprehensive Plan: Planned Mixed Use.

Wetlands: Yes, as indicated on location map.

Floodplain: N/A.

Official Map: Yes, as indicated on location map.

Commentary: The Applicant is requesting a variance from Municipal Code Section 17.0705(a) which states that only one residential development sign not to exceed forty-eight square feet in area be located at an entrance to a subdivision or development. The applicant is proposing to install a total of four residential development signs. One wall sign will be installed on the clubhouse building located on the north end of the parcel and three entrance signs located at the entrance to the development along Drexel Avenue.

The proposed wall sign on the clubhouse will be a 2’11”x9’ (19 square feet) sign. The sign is designed with channel letters that will be halo lit. Included with this report is an illustration showing what the sign will look like. The sign will be placed on the south elevation of the building, facing Drexel Avenue. The clubhouse is approximately 150 feet from the entrance of the along Drexel Avenue. The Plan Commission has the discretion to determine if the location of the sign is close enough to the entrance of the development to be considered a residential development sign. Per section 17.0711(g) signs in residential districts cannot be illuminated.

At the entrance to the development along Drexel Avenue, the applicant is proposing three entrance signs. Two of the three proposed entrance signs will be affixed to two decorative entry columns located on the west and east side of W. Drexel Ridge Way. These six-foot decorative columns were approved by the Plan Commission during site plan review. At the time of site plan review, the two decorative entry columns

were presented as architectural features and were to have only a letter displayed on each column. The applicant is currently proposing to replace the letter with a 1.5'x2' cast bronze sign (not illuminated) identifying the residential development and increasing the height of the column to 8'10". This variance request does not include the height change and the applicant will need to reapply for a separate variance. The result of this change requires a variance from code which limits a parcel to only one development sign. By installing the bronze sign on these columns, the columns will be considered a sign base and cannot exceed the six-foot height limit. If granted a variance, the applicant will be required to reduce the height of the columns to six feet as approved by the Plan Commission during site plan review.

The third development entrance sign will be located in the median of W. Drexel Ridge Avenue attached to a "guard house". The original proposal was a six-foot-tall ground sign that was 48-square-feet in area, complying with code. The proposed sign will be 3.5'x4.5' in size and be installed on a "guard house" as illustrated on the site plan included with this report. This proposed sign will be a non-illuminated sign, attached to the guard house columns as illustrated in the rendering included with this report. The guard house is not considered a sign base for the development sign, but rather an accessory structure that requires site plan review prior to building permits being issued. If granted a variance the applicant will need to have site plan approval prior to a building permit being issued.

If the Plan Commission believes a variance should be granted, a motion can be made to grant a variance allowing for the installation of one, non-illuminated, channel letter wall sign that is 2'11"x9' on the south elevation of the clubhouse, two non-illuminated bronze development signs on the decorative entry columns that are 1.5'x2' in size, and one 3.5'x4.5' development sign at the entrance of the development located at 7798 S. Drexel Ridge Way.

The Plan Commission in its deliberation of a variance may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate. When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

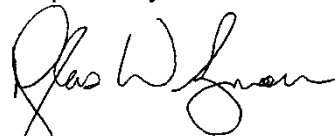
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult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

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

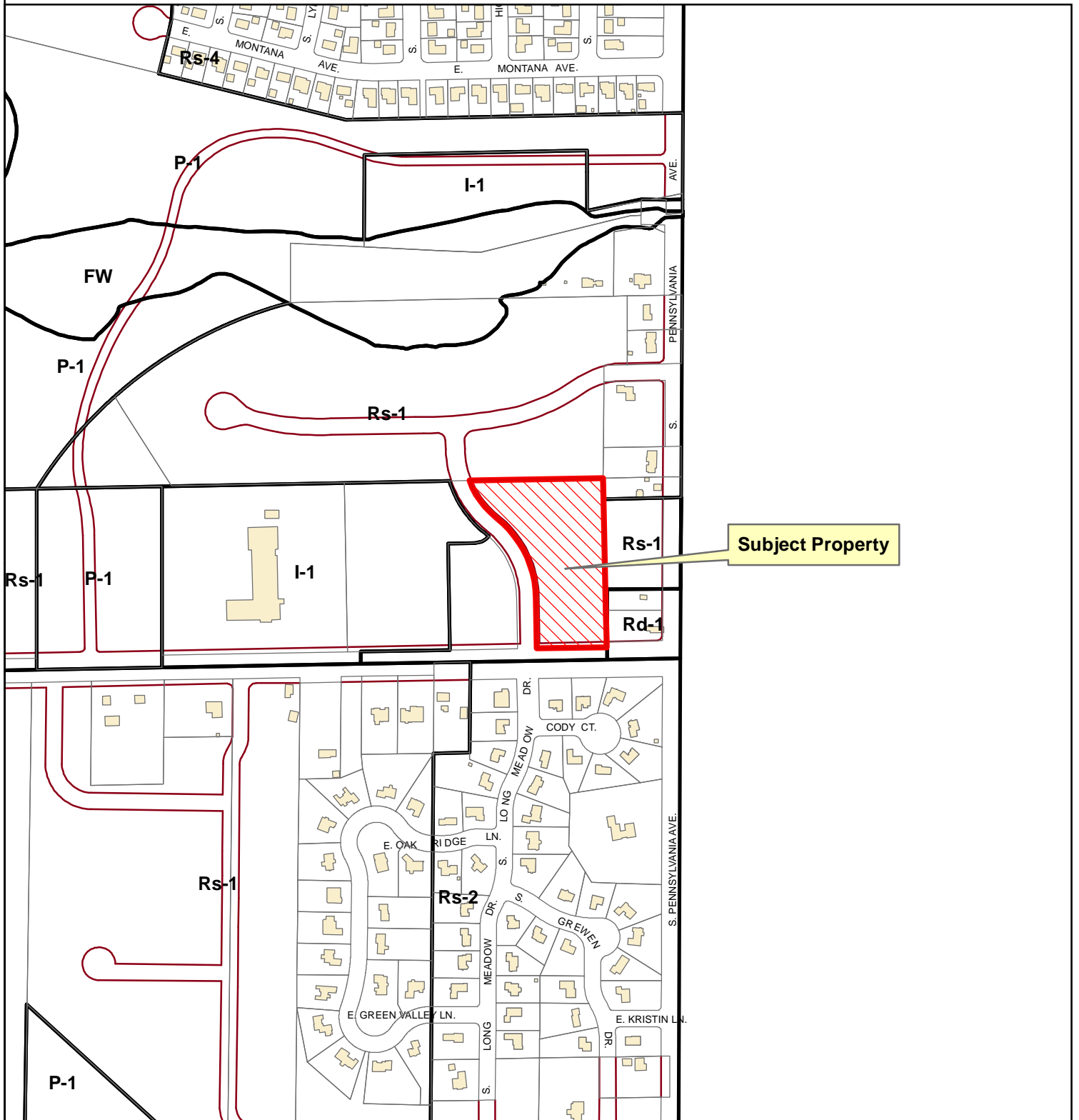
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

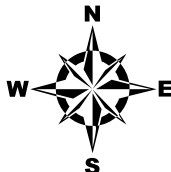
7798 S. Drexel Ridge Way



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



Department of Community Development



Legend



7798 S. Drexel Ridge Way

Publish March 30, 2017

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

A public hearing for a sign appeal will be held:

Date: Tuesday, April 11, 2017
Time: 6:00 p.m.
Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 S. 6th Street
Oak Creek, WI 53154
Appellant: HSI Drexel Ridge LLC (Anthony DeRosa)
Tax Key No. 779-9008-000
Property location: 7798 S. Drexel Ridge Way
To Request: A variance from Section 17.0705(a) which states that one multifamily residential development sign not exceeding forty-eight (48) square feet in area on one side and ninety-six (96) square feet in area on all sides, be placed at the entrance to a subdivision or development. The Plan Commission shall determine the appropriate size of the sign based on the design of the sign and its compatibility with adjacent land uses.

If granted, the variance would allow the applicant to install a total of four development signs. One wall sign located on the club house and three ground signs located at the entrance to the development on the property located at 7798 S. Drexel Ridge Way.
Zoning of Property: Rm-1 PUD, Multi-Family Residential District, Planned Unit Development

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

Dated this 30th Day of March, 2017

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

Public Notice

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A central gazebo-like structure with a white roof and four white columns. A sign is mounted on the front, featuring a green logo and the text "Drexel Ridge".

A stone pillar with a lantern on top, located on the left side of the road.

A stone pillar with a lantern on top, located on the right side of the road. A sign is mounted on the pillar with the text "Drexel Ridge".

Drexel Ridge

Drexel Ridge





Project:

HSI Properties - Drexel Ridge

Project Location:

Drexel & Pennsylvania
Oak Creek WI 53154

Billing Location:

18500 W. Corporate Dr., Ste 120
Brookfield, WI 53045

CONCEPT DEVELOPMENT

Sales Rep: M. Dlugi

Date: 02/22/17

Designer: A. Esguerra

Clubhouse Signage

Disclaimer:

THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY THIRDS PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes

INSERT HERE

REVISIONS:

Rev	By	Date
Rev A		
Rev B		
Rev C		
Rev D		
Rev E		
Rev F		

Scale: As Noted

Original Page Size: 11" x 17"

13265051 C 01 R1
INS - PROJ NO. DESIGN PG REV NO.

1
CONCEPT PKG NO.

ESTIMATE NO.

Halo Channel Letters w FCO backer

(1) Req'd

3/8" = 1' - 0" Scale

Fabricate and Install (1) Set of 3" Deep Halo-Lit Letters stood off 2" from routed FCO alum backer flush-mounted to existing stone wall.

Halo Letters formed from .125" Thk routed alum faces w/ welded alum returns painted Dk Bronze. Back of halo letter is clear polycarbonate w/ LEDs for internal illumination, w/ studs to mount into stone wall w/ 2" spacers.

.125" thk routed FCO alum backer painted Satin Black to be flush mounted to stone wall

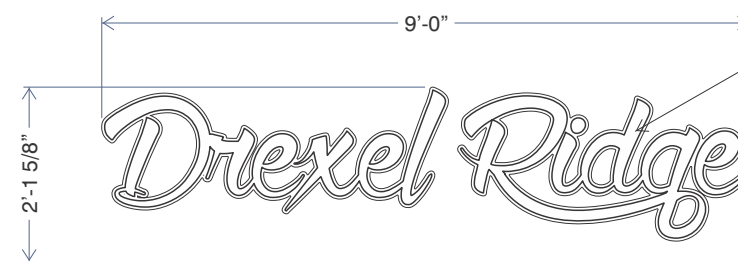
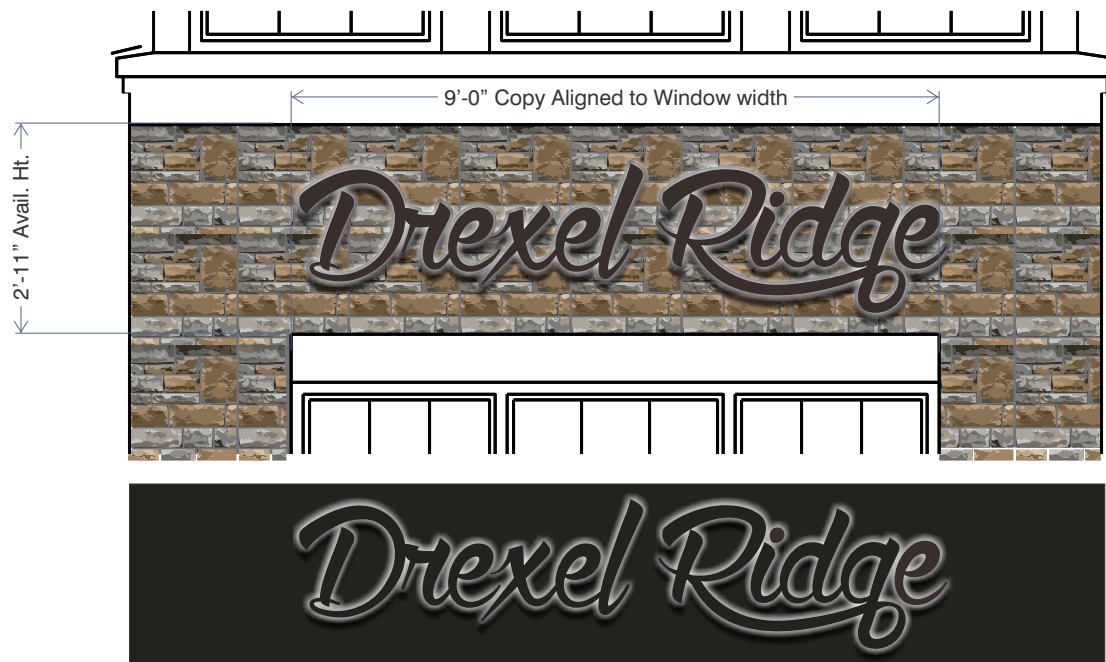
120V Primary Electrical Connection to Existing Power & Hook-up by Locally Licensed Electrician. Final Colors and sizes TBD. Letter strokewidths may need widening to accomodate LED modules.

Side View

3/8" = 1' - 0" Scale

Projected onto Stone Wall

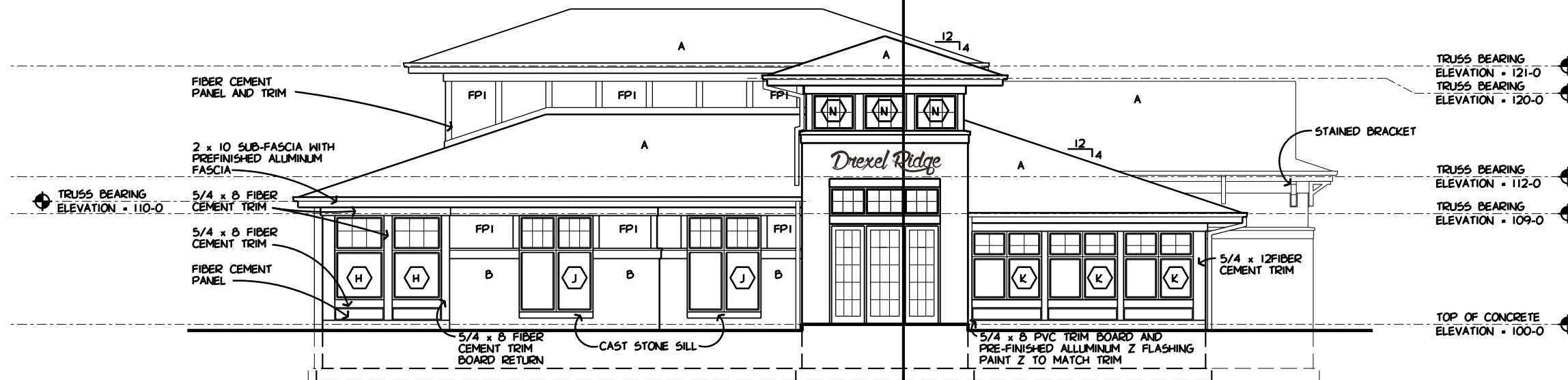
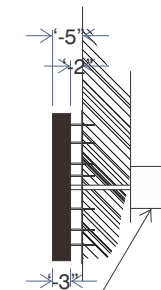
3/8" = 1' - 0" Scale



3" deep alum formed channel letter w/ halo illumination & 2" stand-off from FCO panel on wall, Painted Dk Bronze

.125" Thk Alum FCO Letter Backer flush mounted to stone wall

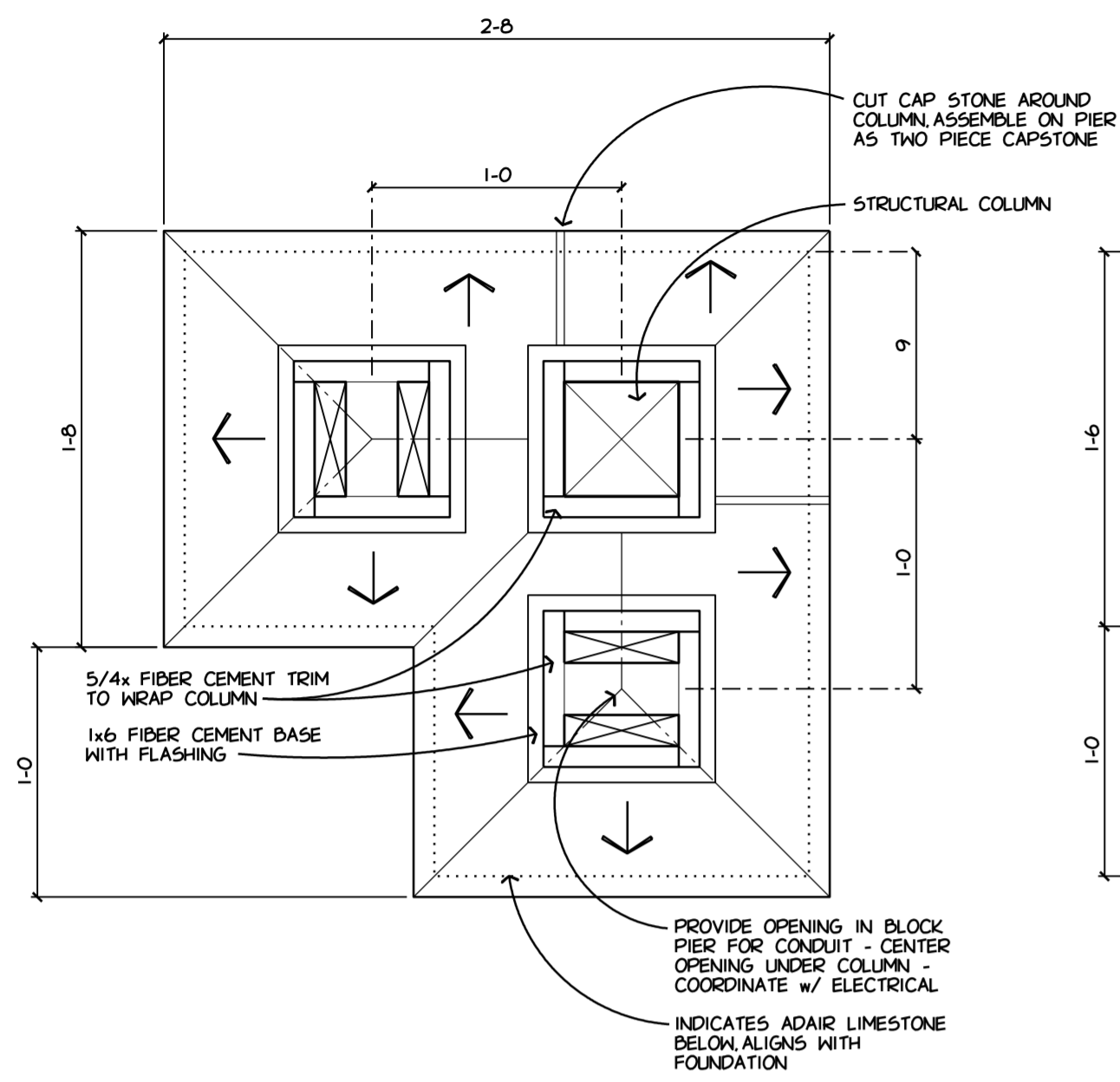
120V Primary Electrical Connection to Existing Power and Hook-up by Others



SOUTH ELEVATION

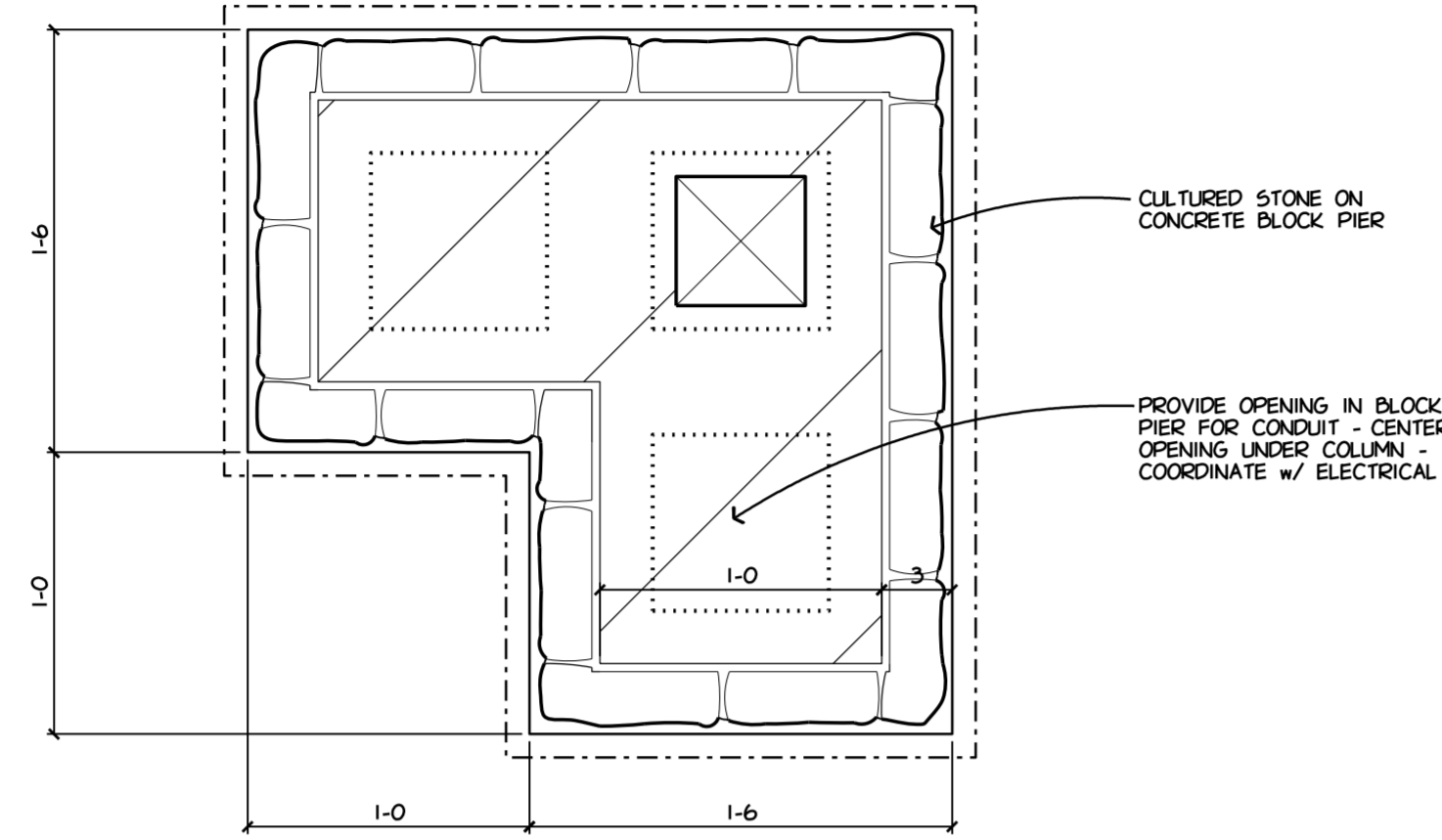
3/32" = 1' - 0"





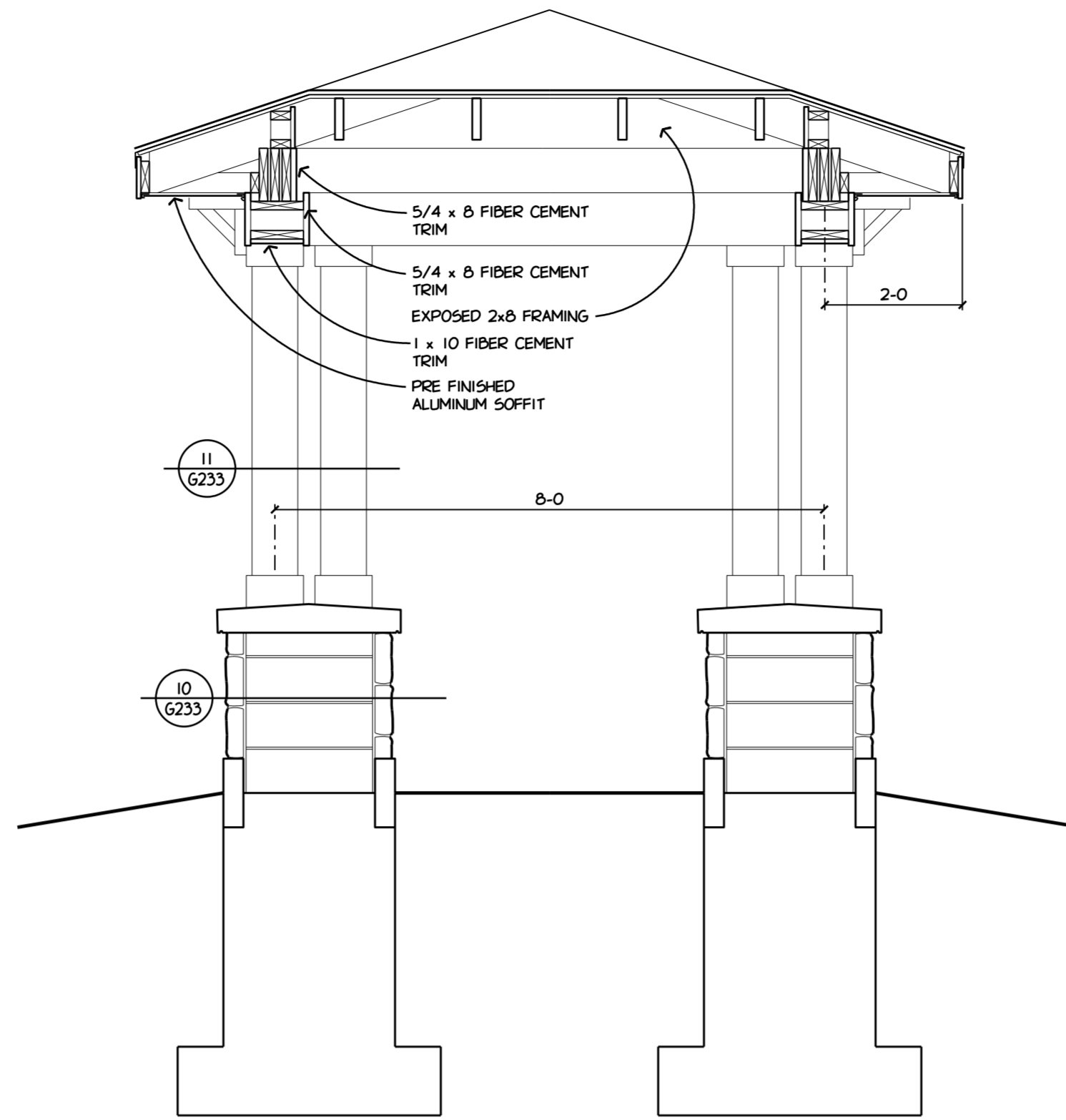
GUARD HOUSE PIER

1 1/2' - 1'-0" 11 G233



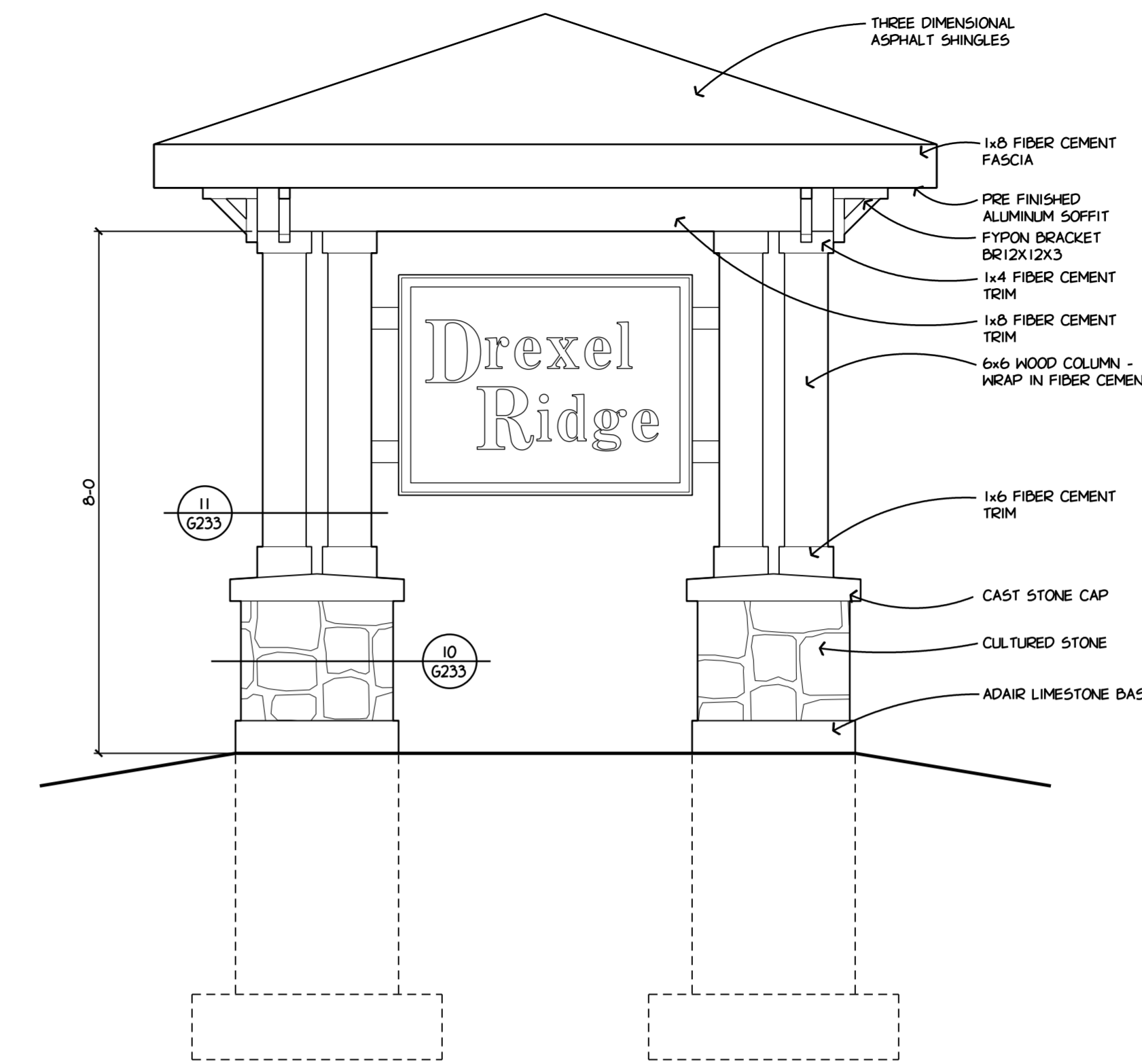
GUARD HOUSE PIER

1 1/2' - 1'-0" 10 G233



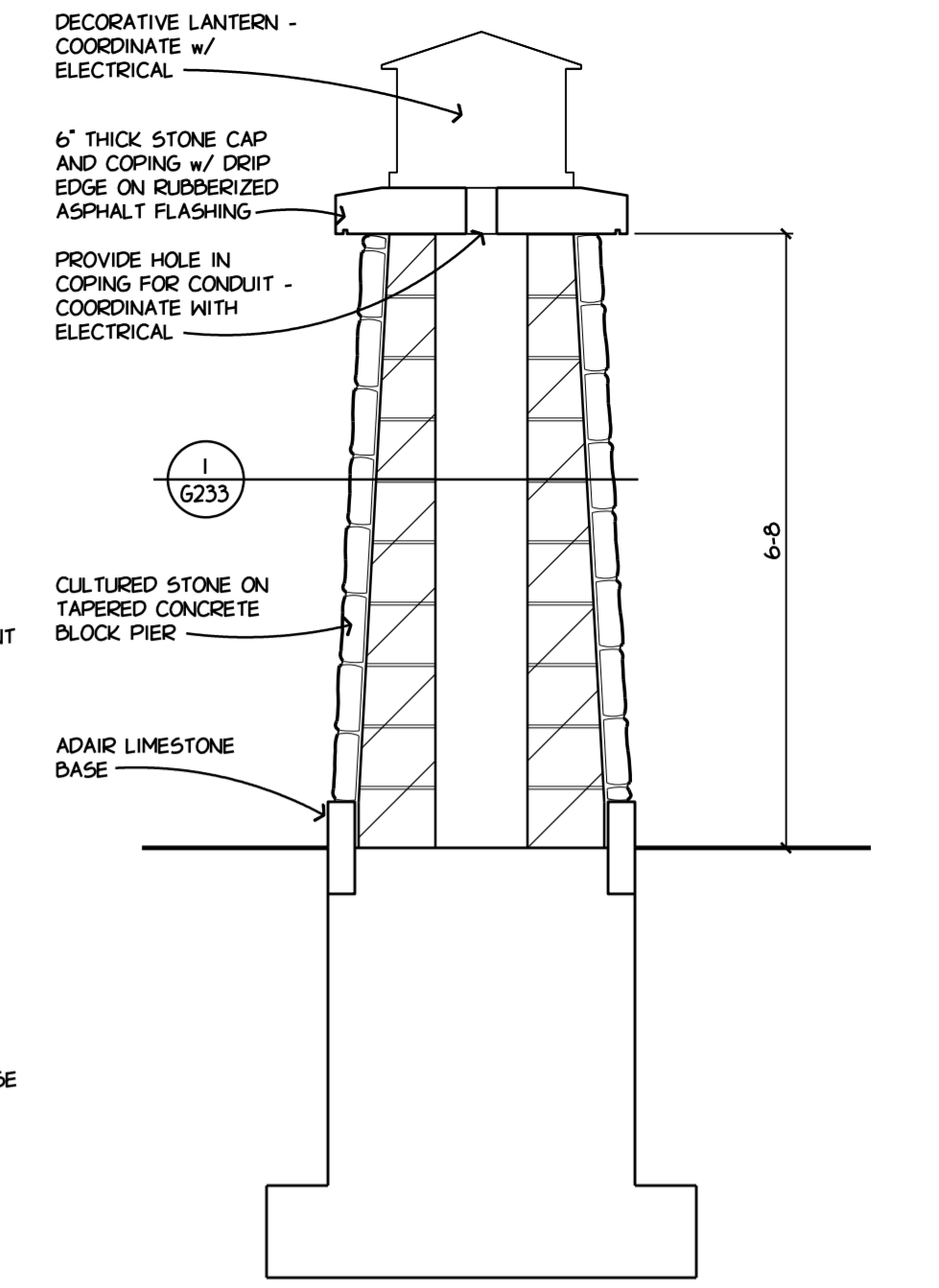
GUARD HOUSE

SECTION 1/2' - 1'-0" 8 G233



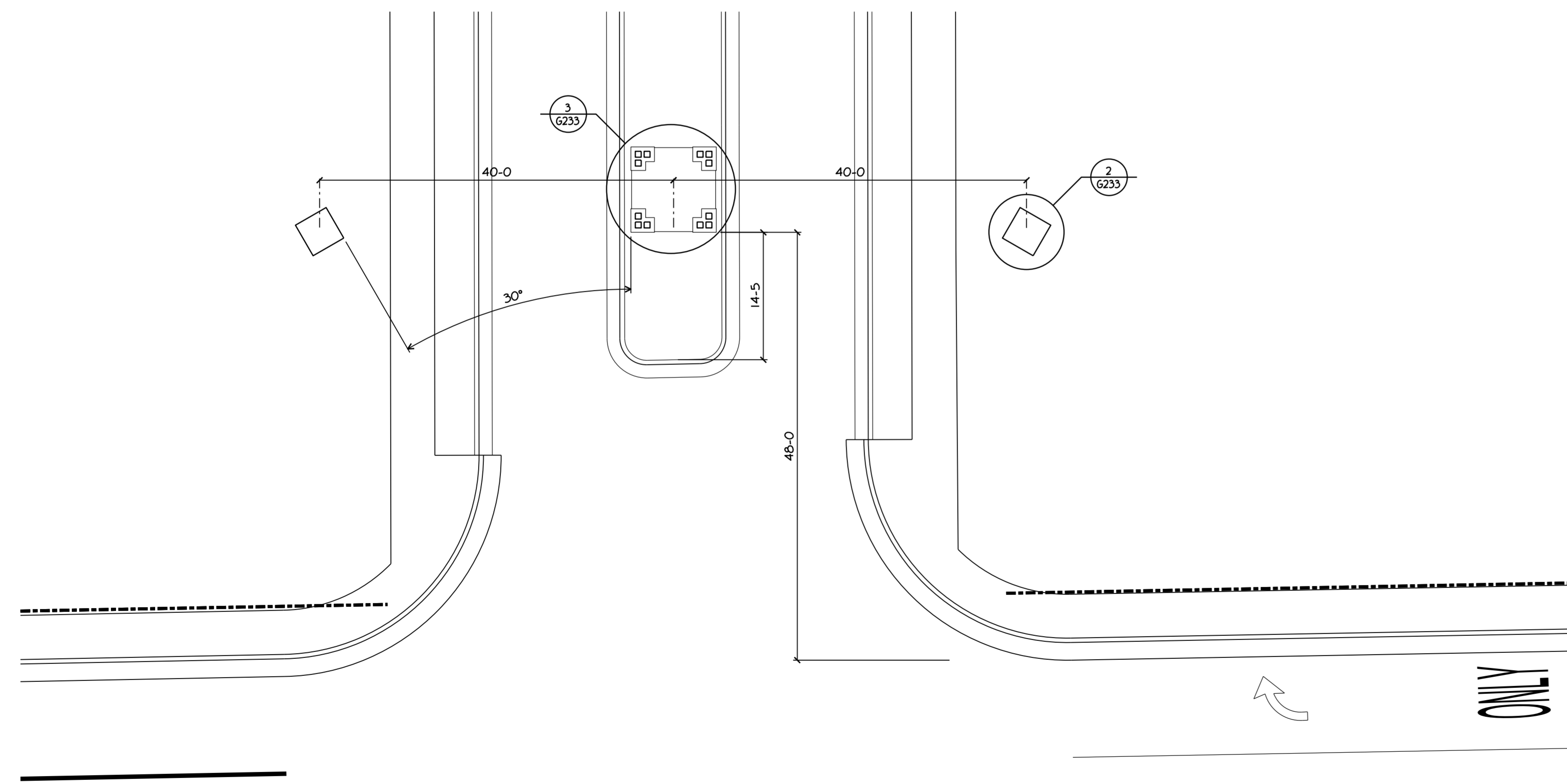
GUARD HOUSE

ELEVATION 1/2' - 1'-0" 6 G233



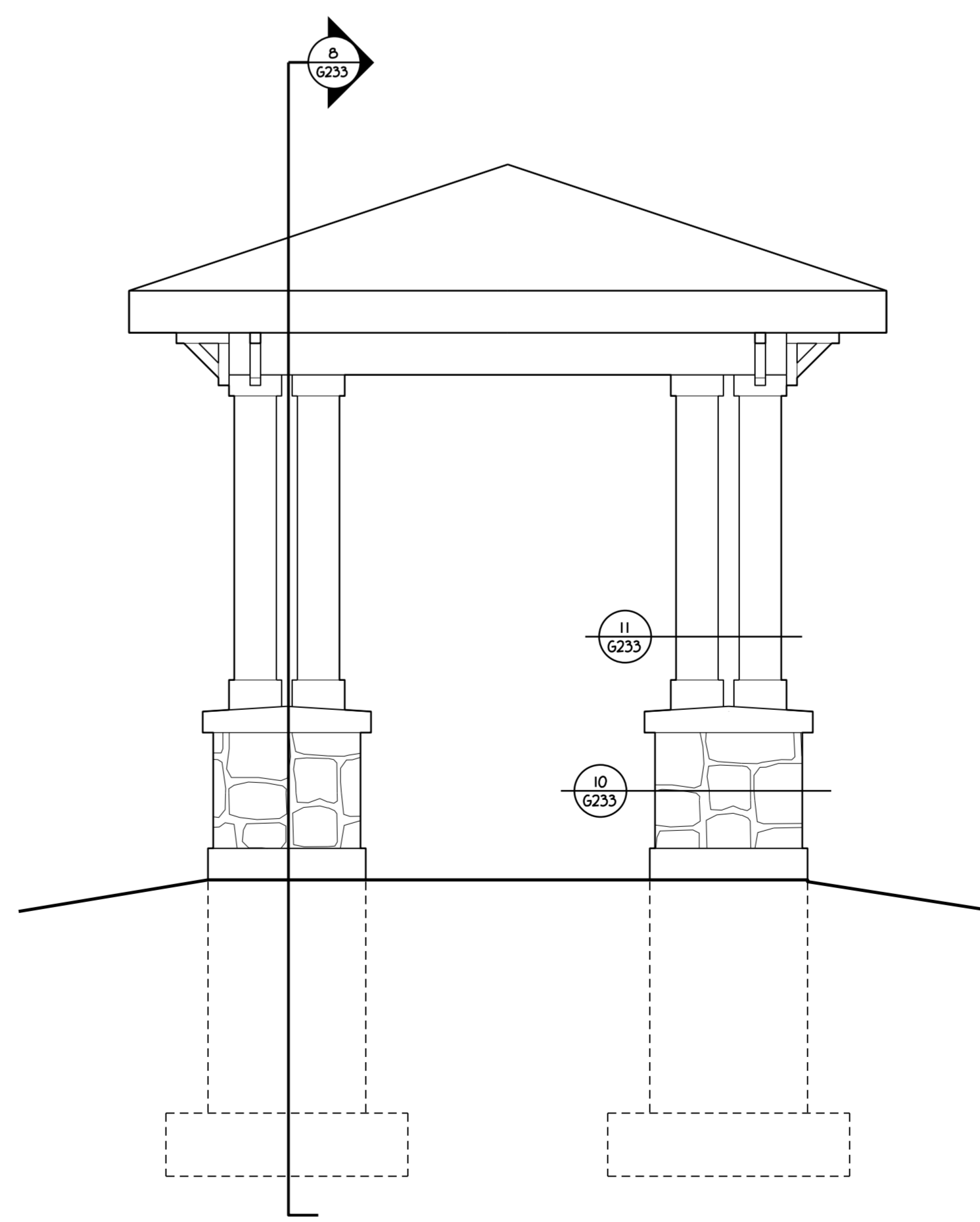
ENTRY COLUMN

SECTION 1/2' - 1'-0" 3 G233



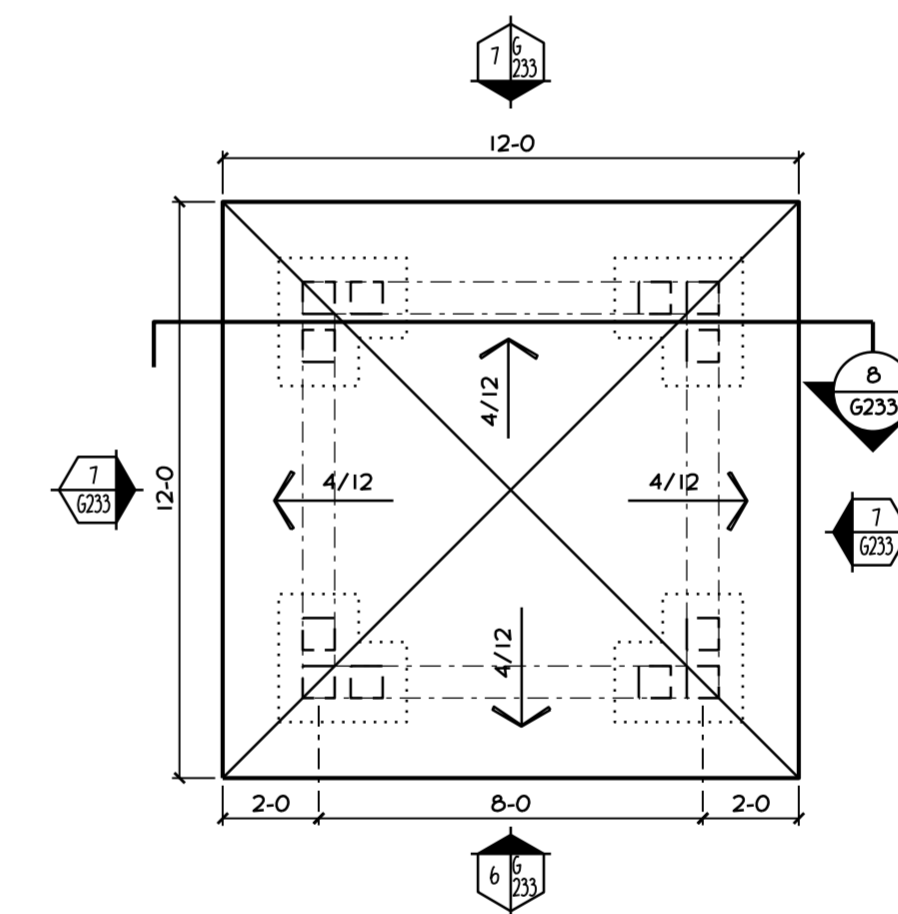
SITE PLAN

8 SITE ENTRANCE 1' - 10'-0" 9 G233



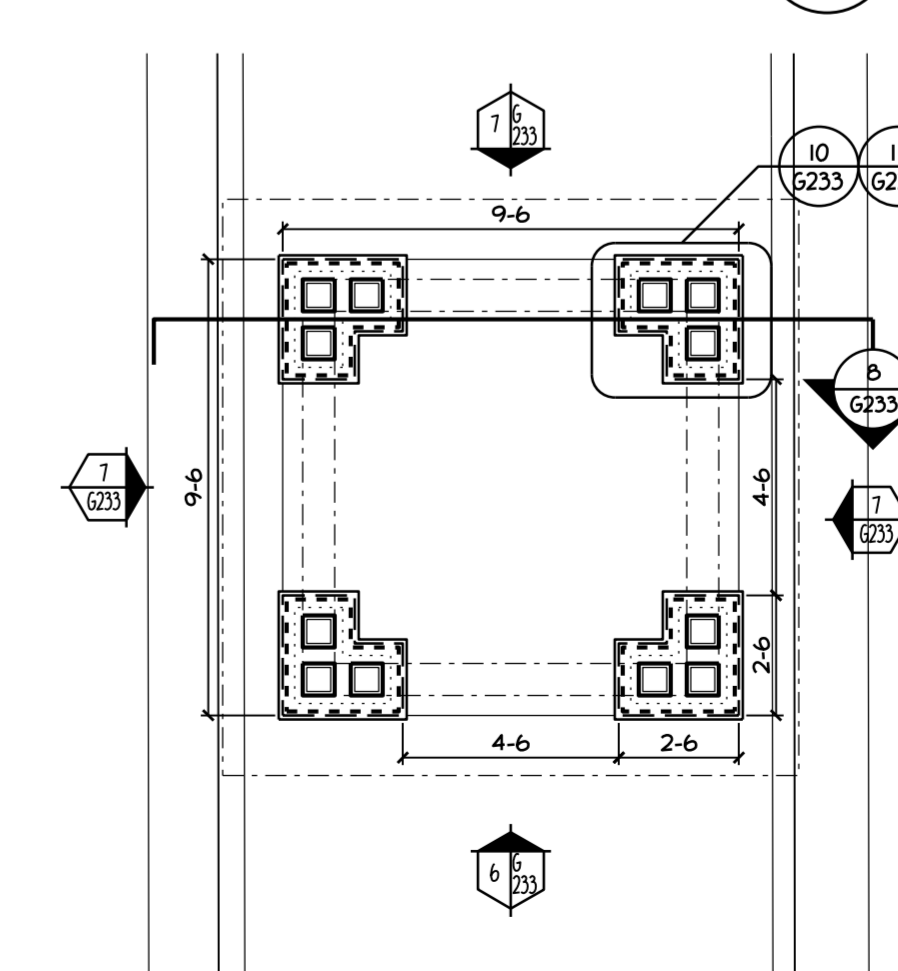
GUARD HOUSE

ELEVATION 1/2' - 1'-0" 7 G233



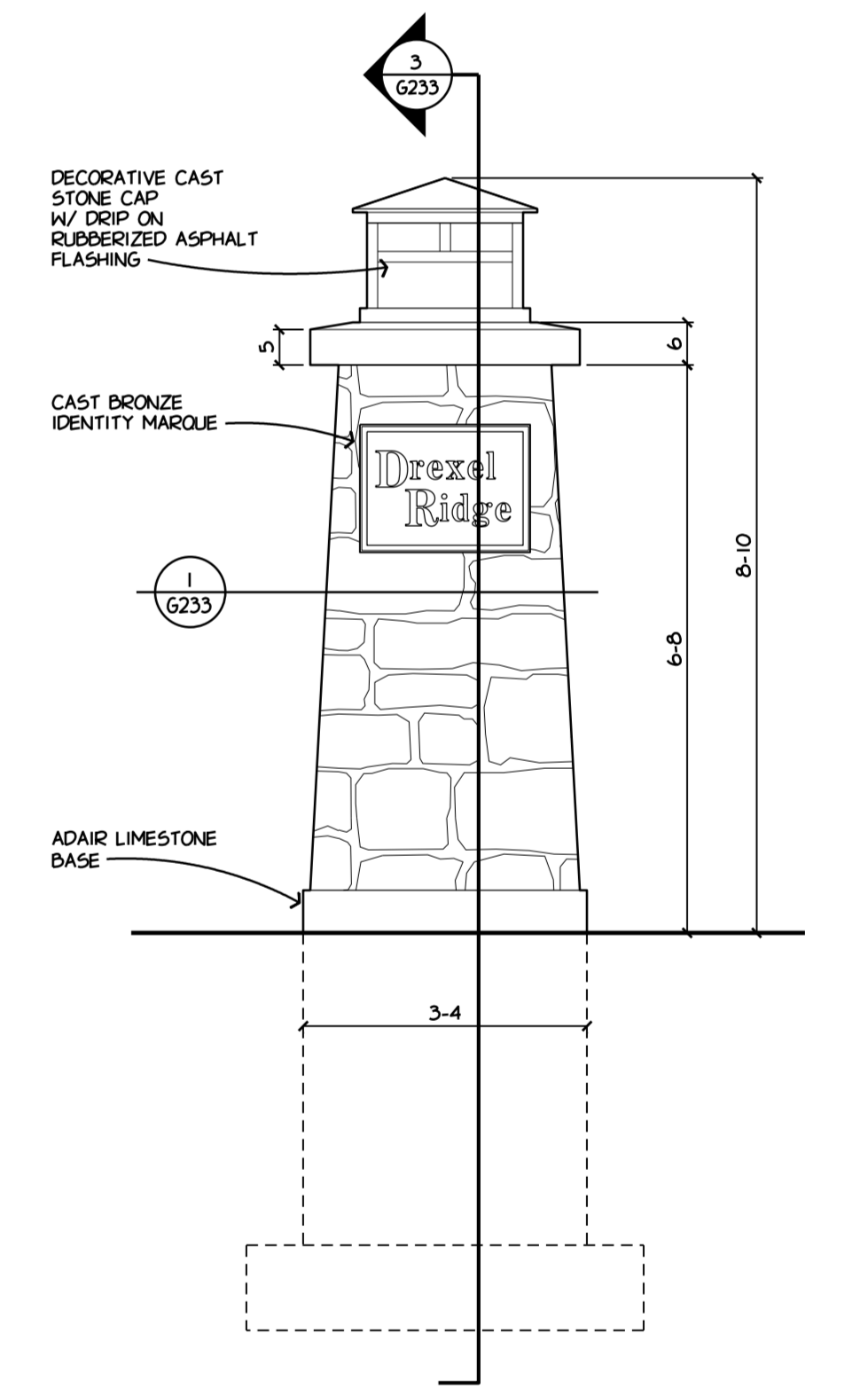
GUARD HOUSE

ROOF PLAN 1/4" - 1'-0" 5 G233



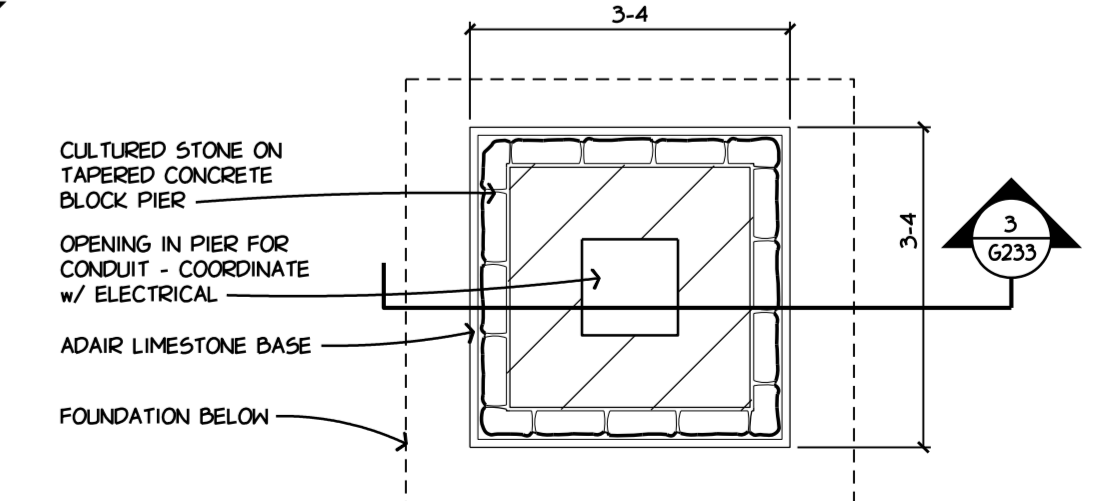
GUARD HOUSE

PLAN 1/4" - 1'-0" 4 G233



ENTRY COLUMN

ELEVATION 1/2' - 1'-0" 2 G233



ENTRY COLUMN

PLAN 1/2' - 1'-0" 1 G233



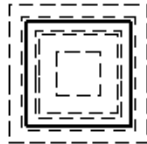
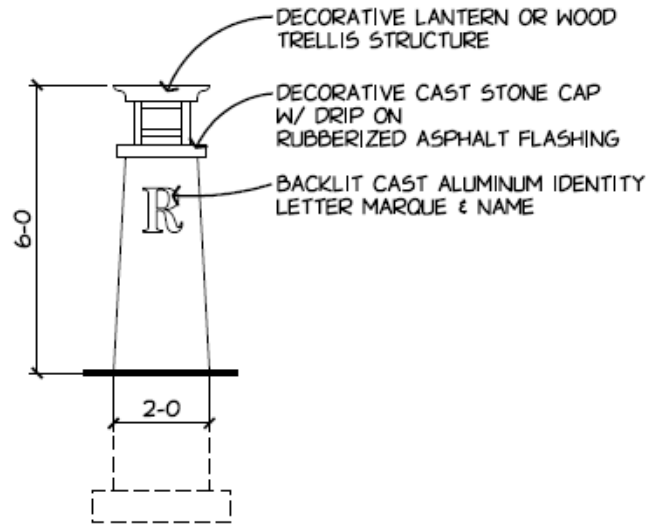
1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
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REVISIONS

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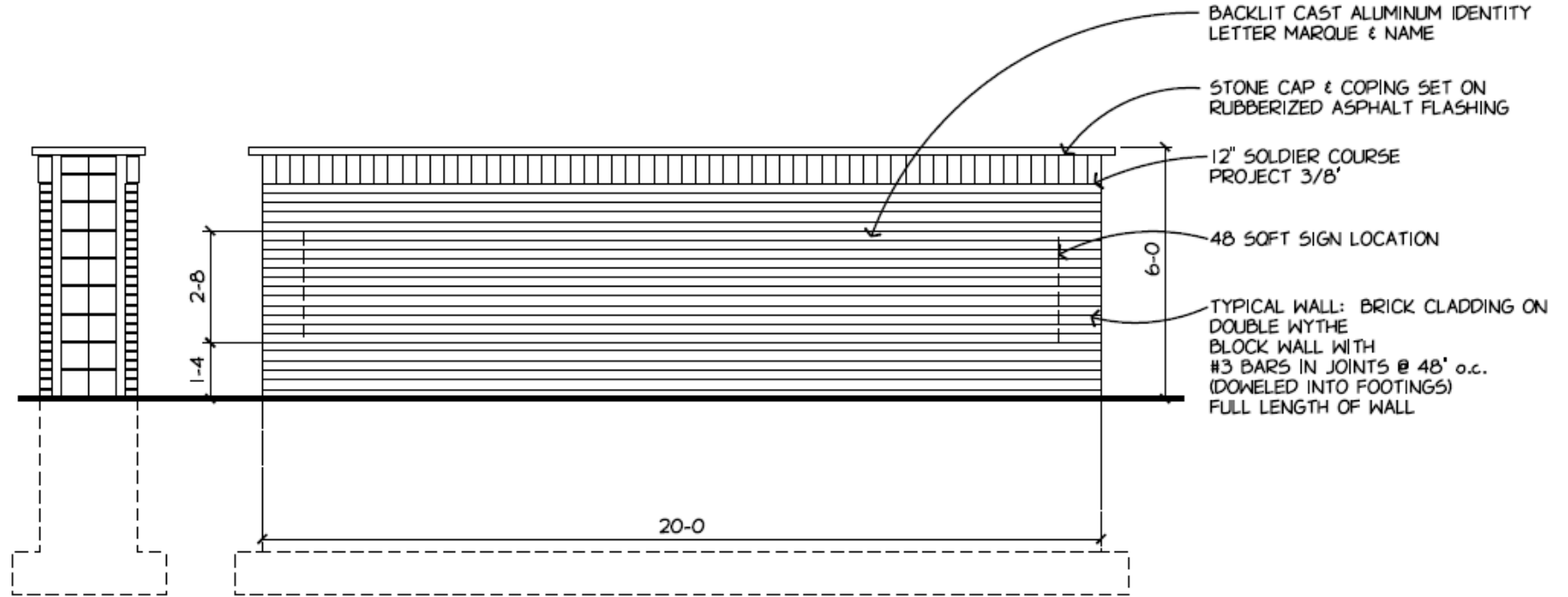
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DRF
DATE
27 OCT 2016
PROJECT
160601
SHEET NO.

PLOT PARAMETERS: FILE: N:\160601\G230\G233.DWG
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 PLOT SCALE: 1/4" = 1'-0"
 PLOT SHEET: 27/28



ENTRY COLUMN

1/4" = 1'-0"



MONUMENT SIGN

1/4" = 1'-0"





Plan Commission Report

ITEM: 5a & 6d

DATE: April 11, 2017

PROJECT: Project Plan and Boundaries for TID No. 13

STAFF RECOMMENDATION: That Plan Commission adopts Resolution No. 2017-03 approving the Project Plan and boundaries for Tax Incremental Financing District (TID) No. 13.

Background: The City has been engaged in planning for the remediation and redevelopment of the lakefront for many years. Currently, the public park component of the Lakefront Redevelopment Action Plan adopted in 2011 is under construction. Most of the former industrial buildings have been removed, and many, but not all, environmental remediation actions have occurred or are planned. In an effort to spur additional redevelopment of the lakefront area, the City is proposing the establishment of Tax Incremental Financing District (TID) No. 13.

Included in your packets are copies of the Project Plan and boundary map, which were reviewed by the Joint Review Board at a public meeting on April 3, 2017. TID 13 includes 36 properties totaling over 500 acres, and is being proposed as a blighted area district. Blight in this context is determined through statutory criteria such as vacant, physically deteriorated, or economically underutilized conditions of parcels in the proposed District. Although the district as a whole is classified as a blighted district, not all properties within the district meet the statutory criteria for blight. A study conducted by Vandewalle and Associates determined that over 60% of the parcels in the proposed TID 13 boundaries meet the statutory definition of blight. Please refer to the Project Plan for specific details, goals, and redevelopment concepts.

It is likely that additional planning and environmental efforts will be needed as the area redevelops, and the extension and installation of public infrastructure are also anticipated. As will be further discussed in the next agenda item, the City is proposing that TID 6 is amended to become a donor to TID 13 to capitalize some of the eligible project costs included in the Project Plan.

Should the Plan Commission adopt Resolution 2017-03, the proposed TID No. 13 will go before the Common Council for approval on May 16, 2017. Final review by the Joint Review Board will occur following Council approval.

Prepared by:

Handwritten signature of Kari Papelbon in black ink.

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Handwritten signature of Douglas Seymour in black ink.

Douglas Seymour, AICP
Director of Community Development

Publish in Oak Creek Now: March 23 & 30, 2017

OFFICIAL NOTICE

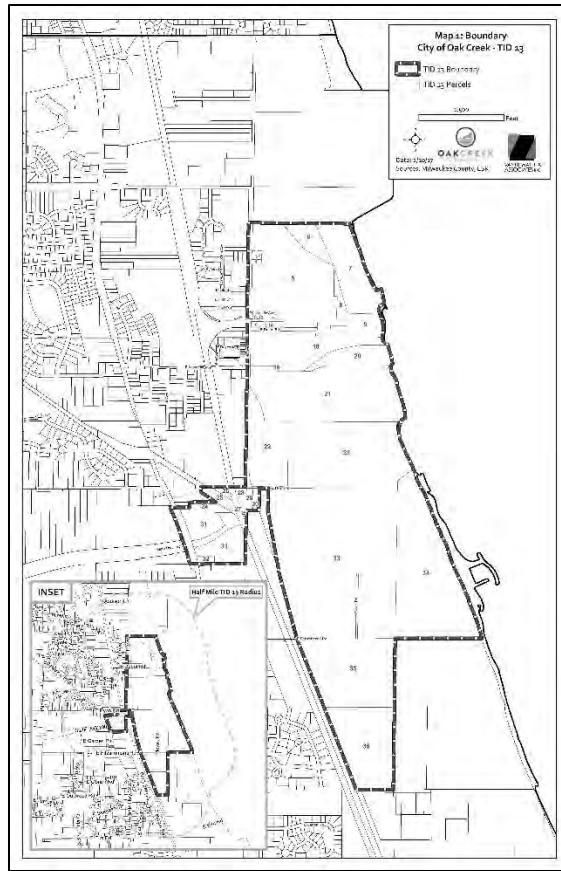
NOTICE OF PUBLIC HEARING
CITY OF OAK CREEK, WISCONSIN
PLAN COMMISSION

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 6:00 p.m. or thereafter on April 11, 2017 in the Common Council Chambers on the lower level of City Hall, 8040 S. 6th Street, by the City of Oak Creek Plan Commission on the proposed creation of a Tax Incremental District (TID) No. 13, City of Oak Creek, Wisconsin, the proposed boundaries thereof (Boundary), and the proposed project plan for the TID No. 13 (Project Plan). TID No. 13 is being created as a blighted area tax incremental district in accordance with Wis. Stat. § 66.1105.

The Project Plan's project costs for the proposed TID No. 13 include, but are not limited to, ***infrastructure costs, cash grants made by the City of Oak Creek to owners, lessees, or developers of land that is to be located within TID No. 13, and costs related to projects within a one-half (1/2) mile of the Boundary of TID No. 13.*** The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the creation of TID No. 13, the Boundary of TID No. 13, and the Project Plan.

A map and legal description of TID No. 13 and copies of the proposed Project Plan can be viewed at the Oak Creek Civic Center (City Hall) by appointment, 8040 S. 6th Street, Monday – Friday between the hours 7:30 a.m. and 4:00 p.m. A copy will be provided by request. Any person(s) with questions regarding the proposed TID No. 13 and/or the Project Plan may call the Planning Department at (414) 766-7000.

The Proposed TID No. 13 Boundary is shown in the following map and is located within the city limits of the City of Oak Creek, Wisconsin:



Dated this 16th day of March, 2017.

Catherine A Roeske
City Clerk
City of Oak Creek

PUBLIC NOTICE

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

RESOLUTION NO. 2017-03

A RESOLUTION ADOPTED BY THE PLAN COMMISSION APPROVING PROPOSED BOUNDARIES AND THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 13, CITY OF OAK CREEK, WISCONSIN

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

WHEREAS, the Common Council for the City of Oak Creek ("Council") on November 15, 2016, moved to authorize staff to take steps to create Tax Increment Financing District No. 13 ("District") as a blighted area tax incremental district; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on April 11, 2017 held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District and the proposed project plan for the District (the "Project Plan"), in accordance with the procedures specified in the Tax Increment Law; and

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

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

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

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

- f. A map showing proposed improvements and uses therein;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. A statement indicating how creation of the District promotes orderly development of the City; and

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

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

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

12. That the Plan Commission hereby adopts such Project Plan for the District attached to this resolution as Exhibit B, and recommends to the Council the approval of such Project Plan.
13. That the Plan Commission hereby recommends that the Council adopt a resolution to formally create said District and approve its Project Plan in accordance with the provisions of the Tax Increment Law.
14. That the City Clerk is hereby authorized and directed to provide the Mayor and Council with certified copies of this resolution, upon its adoption by the Plan Commission.

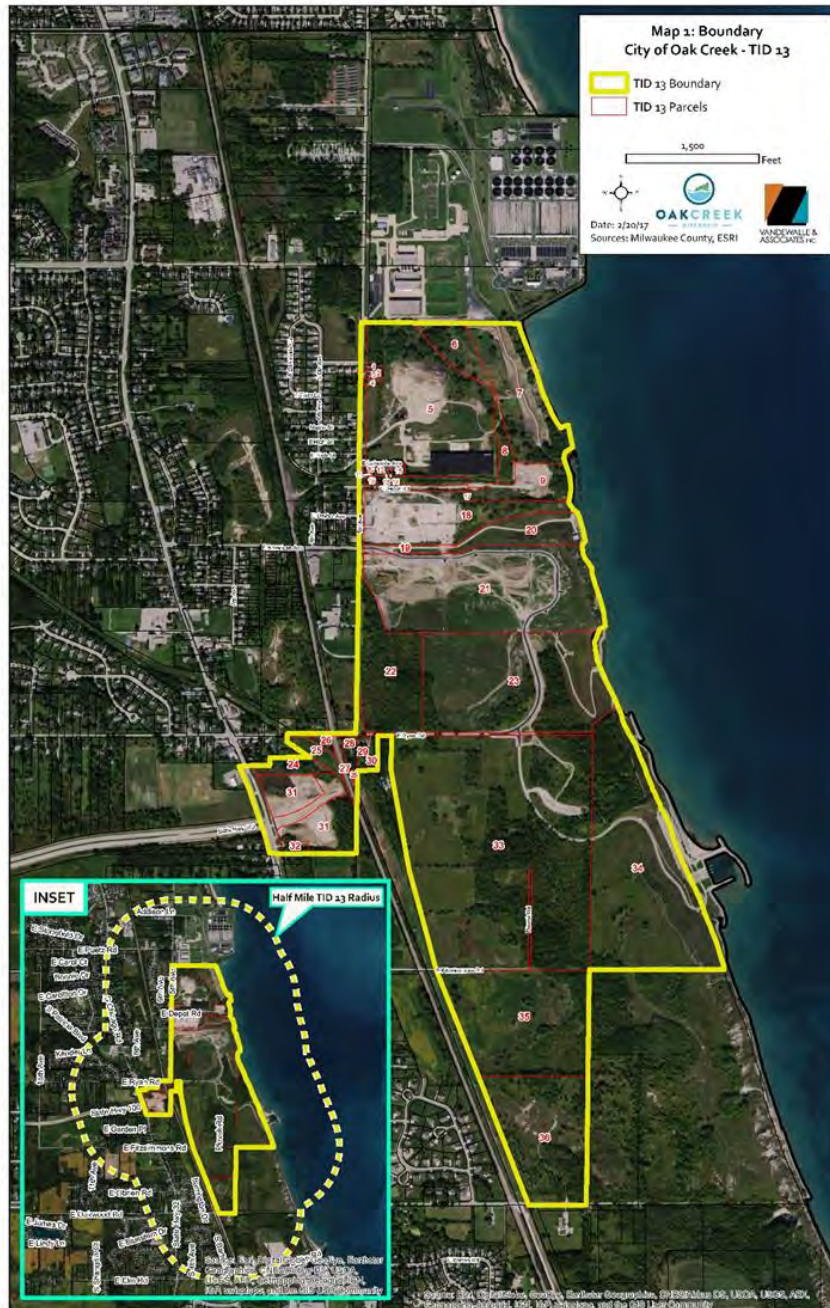
Adopted this 11th day of April, 2017.

Plan Commission Chair

Attest:

Secretary of the Plan Commission

EXHIBIT A
TIF 13 BOUNDARIES & LEGAL DESCRIPTION
OAK CREEK, WISCONSIN



Commencing at the northeast corner of the NE ¼ of Section 23, Town 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin; thence S00°50'08"W, 638.65 feet; thence S89°00'04"E, 32.92 feet to the point of beginning of the lands to be described; Thence S89°25'57"E, 1709.72 feet to a point which is the shoreline and ordinary high water mark of Lake Michigan; thence southerly and easterly following the ordinary high water mark of Lake Michigan approximately S18°12'24"E, 7659.25 feet to a point which is 1596.53 feet east (along a bearing that runs N89°56'41"E) of the southwest corner of the NE ¼ of Section 25-5-22; thence S89°56'41"W, 175.79 feet; thence S00°23'49"E, 33.01 feet; thence S89°56'45"W, 1420.55 feet; thence S00°46'19"W, 2587.96 feet; thence S89°49'15"W, 667.34 feet; thence N21°16'45"W, 1515.03 feet; thence N21°16'45"W, 1251.57 feet; thence N22°39'57"W, 71.32 feet; thence N15°08'11"W, 1139.48 feet; thence N10°20'18"W, 1143.79 feet, thence N00°53'25"E, 365.26 feet; thence S89°46'26"W, 155.20 feet; thence S00°53'25"W, 365.26 feet; thence S89°46'26"W, 222.84 feet; thence S00°55'27"W, 936.01 feet; thence S89°43'54"W, 830.08 feet; thence northwesterly 937.23 feet along the arc of a curve having a radius of 4986.08 feet and whose chord bears N18°08'41"W, 935.72' ; thence N89°28'45"E 0.92 feet; thence northwesterly 108.81 feet along the arch of a curve having a radius of 4987.07 feet and whose chord bears N24°09'34" W, 108.80' thence N89°52'58"E, 188.59 feet; thence N00°00'00"W, 96.00 feet; thence N89°43'35"E, 458.52 feet; thence N56°34'27"W, 208.00 feet; thence N42°59' 7"W, 26.45 feet; thence N78° 41' 32"W, 16.50 feet; thence N56° 34' 27"W, 68.00 feet; thence N00° 34' 10"E, 31.10 feet; thence N89°43' 35"E, 803.34 feet; thence N03° 16' 16"W, 8.28 feet; thence N89° 46' 26"E, 32.96 feet; thence N00° 51' 11"E, 4684.74 feet; thence S89° 25' 57"E, 17.00 feet to the point of beginning.

**EXHIBIT B
TIF PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY.

17043519.2

CITY OF OAK CREEK

TAX INCREMENT DISTRICT #13

Draft: April 4, 2017

Prepared by:



VANDEWALLE &
ASSOCIATES INC.

Madison . Milwaukee

ACKNOWLEDGEMENTS**Oak Creek Common Council**

Daniel Bukiewicz, Mayor
 Steven Kurkowski, 1st District
 Vacant, 2nd District
 Mark Verhalen, 3rd District

Michael Toman, 4th District
 Ken Gehl, 5th District
 Chris Guzikowski, 6th District

Oak Creek Plan Commission

Mayor Daniel Bukiewicz, Chairperson
 Vacant, Alderperson
 Chris Guzikowski, Alderperson
 Patrick Correll
 Walter Dickmann

Chaucey Chandler
 Brian Johnston, Assistant City Engineer
 Dawn Carillo
 Fred Siepert
 Doug Seymour, Ex-Officio

Oak Creek City Staff

Mayor Daniel Bukiewicz
 Andrew Vickers, City Administrator
 Melissa Karls, City Attorney
 Doug Seymour, AICP, Director of Community Development
 Kari Papelbon, CFM, AICP, City Planner
 Bridget M Souffrant, City Finance Director/Comptroller
 Mike Simmons, City Engineer
 Brian Johnston, Development Engineer
 Catherine A Roeske, City Clerk

Planning Assistance Provided by:

Vandewalle & Associates
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 Madison, WI 53715
 (608) 255-3988
www.vandewalle.com

247 Freshwater Way, Suite 530
 Milwaukee, WI 53204
 (414) 988-8631

Jolena Presti, AICP – Principal, Project Manager
 Jeff Maloney – Principal Designer
 Jorian Giorno – Associate Planner
 Dan Johns, AICP – Assistant Planner
 Dan Eckberg – GIS Specialist

Economic Feasibility Analysis Provided by:

Hutchinson, Schockey, Erley, & Co.
 1110 N Old World 3rd St # 630
 Milwaukee, WI 53203
 (414) 298-9898

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EXECUTIVE SUMMARY

Project Background

The City of Oak Creek proposes to create Tax Increment District #13 (TID #13 or the District) for the area along the City's lakefront. The historic heavy industrial manufacturing area is predominantly defined by the existence of legacy environmental complexities requiring years of careful planning and environmental investigation and cleanup. Over the last decade, the City of Oak Creek has taken on a significant leadership role through detailed planning efforts, direct environmental cleanup, and the demolition of several large former industrial structures. The lakefront today is almost completely unrecognizable from even a few short years ago with progress toward redevelopment clearly visible. The City seeks to revitalize and capture future growth in this area, advance necessary public improvements and offer redevelopment incentives for aging, vacant or outmoded parcels within the District aimed at stimulating a valuable lakefront district to positively contribute to the City's ongoing success.

At this time, the City of Oak Creek is creating TID #13 and amending TID #6 in order to designate TID #6 as a donor TID and TID #13 as a recipient TID. TID #6 is generating revenues above what was forecast, and the TID #13 area has incurred tremendous costs in planning for TID #13 including environmental investigation and remediation of properties within the District and will continue to incur significant costs in redevelopment of environmentally impacted properties within TID #13 which are able to be recouped with the designation of TID #6 as a donor TID to TID #13.

The proposed boundaries of TID #13 includes approximately 505.11 total non-wetland acres of older industrial uses. Many parcels are currently inactive or vacant and exhibit physical conditions of blight, deterioration, and a clear need for redevelopment. The blight study required in the Plan as part of the statutory process found that over 69% of the (non-wetland) area of the district meets the statutory definition of blight. The vacancies and the underutilization of the lakefront negatively impact property values and does not maximize the efficient use of the City's available land resources. The District is proposed to be designated as a blighted area district, as defined by Wis. Stat. § 66.1105(2)(ae)1 which provides a lifespan of up to 27 years and a 22-year spending period.

In accordance with the *2002 Oak Creek Comprehensive Plan* and the *2011 Lakefront Redevelopment Action Plan*, the City is exercising the opportunity to utilize all appropriate tools at its disposal to stimulate redevelopment at catalytic sites and provide financing for public and private improvements along the lakefront by capturing new incremental value within the boundaries of a new, fairly expansive district that includes properties in need of longer term strategic positioning for redevelopment as well as those with more immediate redevelopment value and potential. Targeted acquisition and redevelopment of city-owned land and other available parcels in the District and within one-half mile of its boundaries may, in the short-term, generate increment that may be used to construct new public infrastructure, offset extraordinary redevelopment costs and provide incentives for business improvements and expansion, in addition to promoting orderly and robust economic development in the coming years.

This Project Plan for TID #13 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides

an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the Common Council on recommendation of the City Plan Commission as the official Plan and guide for public and private sector development within the boundaries of TID #13.

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

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

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #13 in the City of Oak Creek.

Type of District, Size and Location

The District is proposed to be created as a Blighted Area District as defined by Wis. Stat. § 66.1105(2)(ae)(1), which provides a lifespan of up to 27 years and a 22 year spending period. The District is comprised of 36 parcels, totaling approximately 505.11 non-wetland acres – generally bounded by the Lake Michigan shore on the east, 5th Avenue on the west, E Oakwood Road on the south, and the Milwaukee Metropolitan Sewerage District Water reclamation facility's southern property line on the north. Within the Property Conditions Assessment found in Appendix A to this Plan the City has identified those properties within the District that meet the blighted property criteria supporting that designation. As of January 1, 2017, the base value of the land, improvements and personal property located within the District was \$4,487,200.

Estimated Total Project Expenditures

The purpose of TID #13 is to provide the necessary public infrastructure improvements and incentives needed to promote rehabilitation or conservation, encourage economic development, and increase property values. This Plan is written to provide funding for infrastructure improvements and other expenditures aimed at stimulating and enhancing economic development opportunities within the City of Oak Creek. During the 22-year expenditure period permitted under the Tax Increment Law, a total of \$36,377,400 in project costs, including finance charges and interest, is proposed.

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

expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the Plan, provided that the project meets the purpose and intent of TID #13.

Economic Development

As a result of the creation of this District, the City estimates that an additional land and improvements value of approximately \$172,737,796 (in 2017 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides general assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this Plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2038, within the 27-year maximum life of this District.

Summary of Findings

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

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.
2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs and provide a surplus of approximately \$28,901,922.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new residential, commercial or industrial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed

amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018, would be collected by the District and used to repay the costs of TIF-eligible projects undertaken within the District.

- Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4, a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix C of this Plan.
4. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 6. More than 50%, by area, of the real property within the District is determined to be blighted as defined in Wis. Stat. § 66.1333(2m)(bm).
 7. The Project Plan for the District is economically feasible and is in conformity with the Comprehensive Plan of the City.

I. INTRODUCTION

The long-term redevelopment of Oak Creek’s lakefront has been the focus of planning and implementation efforts for the last several decades. As one of the City’s oldest areas with a significant industrial history the lakefront area continues to deal with the complex realities of environmental cleanup necessary to capture the full potential of the area. Over the past decade, the City and its partners have invested tens-of-millions of dollars into acquiring and assembling land, demolishing abandoned and dilapidated buildings, and assessing and cleaning up complex and significant environmental contamination. Today, the lakefront is at a major turning point with the majority of legacy buildings removed, environmental remediation and cleanup well underway, and the development of key public assets taking place. Given this recent and ongoing progress, the timing is right to put TID #13 in place to provide a powerful financial tool to facilitate additional public-private investment and partnership to transform the Oak Creek lakefront from idle former industrial land to a thriving lakefront destination.

Redevelopment Vision

To guide the ongoing work and decision-making process for how redevelopment will occur, the City envisions the lakefront as a local and regional destination. The following vision statement will be central in guiding these redevelopment activities:

Oak Creek's 500-acre Lakefront District is the community's recreation and residential destination. With over 1.9 miles of Lake Michigan shoreline taking advantage of spectacular view sheds from the existing vistas and bluffs as well as lake access within this project area alone. This district has approximately 250 acres of parkland, beach, pathways, beachfront. The Lakefront District offers an opportunity unique in the region for high value tax base growth complete with destination uses, new residential that fills unmet demand, and new employment opportunities within a new business center.

Redevelopment Goals

Redevelopment in TID #13 will capitalize on Oak Creek's lakefront and parkland assets through the:

1. Reuse of vacant or underutilized commercial and industrial sites, revitalizing brownfield sites with destination uses for community residents and visitors.
2. Increase of tax base through mixed use and high value development.
3. Implementation of sustainable land uses and development forms that will drive economic growth.
4. Enhancement of the quality of life and meeting the needs of residents in the adjacent neighborhoods.

Redevelopment Concept

The intent of the Redevelopment Concept map (page 7) for TID #13 is to communicate the vision for creation of a mixed-use lakefront district in Oak Creek.

The Redevelopment Concept presented here is specific in that it identifies the priority reuse targets for the suggested areas within TID #13, each of which may offer distinct opportunities for new development and integration of existing uses. However, the Redevelopment Concept is also general in that the concept "bubbles" presented here are flexible—the use mix will not occur precisely as offered in the map, this is a starting point to advance the redevelopment vision. Each of the four areas shown in the redevelopment concept present the potential for a preferred type of development based on geography, existing and future infrastructure, past land use, future land use, proximity to other assets and amenities, environmental constraints, and the ability to balance environmental remediation with economic forces. A brief description of the envisioned development for each area follows.

Commercial Gateway Area

- Redevelop for commercial uses that benefit from proximity to the Hwy 100, Hwy 32, and 5th Avenue Extension high-traffic area.

- Encourage commercial development that takes advantage of the area’s prominence as a gateway to Lake Vista Park, Bender Park and Lake Michigan, as well as serving existing and planned residential neighborhoods.

Mixed-Use Lakefront Gateway Area

- Redevelop into mixed use neighborhood with commercial and residential development.
- Incorporate a mix of uses to maximize proximity to Lake Michigan, Lake Vista Park, and Bender Park. The mix of uses may include hospitality and or destination related uses such as a hotel with conference center restaurants, recreation, and other commercial destinations.
- Capitalize on the Lakefront Gateway location with commercial development at the highly visibly intersection of Lake Vista Blvd and 5th Ave. Mixed use development at this location could include neighborhood and park oriented businesses (café, sports rental, coffee, restaurants).
- Encourage residential development that takes advantage of views to Lake Michigan, parkland assets, and offers housing that is in demand in Oak Creek. This may include housing for active seniors looking to transition from their single-family homes in low density “horizontal” neighborhood, in addition development may include gradual care senior campus development.
- Visually and physically connect new developments to parkland and lakefront.

Mixed-Use North Area

- Advance redevelopment that incorporates a mix of uses including business and residential that benefits from the parkland immediately east of the redevelopment area and Lake Michigan visibility.
- Encourage commercial development that may coordinate with MMSD South Shore Wastewater Treatment facility immediately north. Business growth in this area may include research and development, processing, renewable energy, waste and water technologies.
- Encourage medium density residential in this area that coordinates with adjacent uses, connects to nearby neighborhoods, and takes advantage of Lake Michigan and park views.
- Strengthen connections from this area to Hwy 32 and Hwy 100.

Residential Neighborhood Area

- Encourage residential development in this area that takes advantage of proximity to Bender Park, developed with density similar to The Bluffs of Oak Creek neighborhood west of the railroad right-of-way. Development may incorporate multi-family along with single family.
- Establish connections from this area to the north and to the east, Bender Park and lakefront.

LAKEFRONT REDEVELOPMENT CONCEPT



II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #13 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF OAK CREEK

Tax Increment District #13 has been created to promote the orderly development of the Lakefront District in the City of Oak Creek. The District allows the City to work with the stakeholders to redevelop available parcels in the area, and provide economic development incentives to retain and expand existing businesses, while also attracting new firms. The District will also help to finance critical road, utility and parking improvements needed to service the surrounding area.

While not all projects will require some form of TIF assistance, all of them are likely to generate tax increment that would provide revenue to the District that could be used to help fund some of the planned public improvements that would serve Lake Vista Park, Bender Park, and other expected redevelopment sites, each of which have substantial acquisition, infrastructure and site preparation costs that often hinder the market viability of redevelopment projects at former heavy industrial sites. Accordingly, the creation of a TID #13 now allows the City to capture the incremental growth necessary to offset these kinds of costs, allowing catalytic projects to move forward. Further, TID #13 provides a critical financing tool to position the Oak Creek lakefront as the next premier redevelopment site in the City, building on the momentum and excitement that the City is already experiencing at several other key redevelopment sites.

The City has and will continue to work with private sector partners to recruit retail, commercial, manufacturing, and office development to the community for the purposes of providing jobs with living wages, increasing the tax base, and encouraging spin-off development and consumer spending within the community. Redevelopment in TID #13 is best served by a District that specifically allocates new increment to inducing new residential, commercial, and industrial uses that will complement the character of the area and are sustainable developments.

III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #13 are officially designated on the TID #13 Boundary Map and include the parcels listed in Table 1 below. The boundary includes mostly A-1 Limited Agriculture, P-1 Park, Rm-1 Multi-family Residential, Rs-1 Single Family Residential, and B-4 Highway Business. In addition, there are a number of (small) parcels zoned Rs-4 Single Family Residential, two parcels zoned I-1 Institutional, and one parcel zoned B-2 Community Business. The District covers 505.11 acres with approximately 1.4 miles of Lake Michigan shoreline on the eastern boundary, East Oakwood Road at the south, Chicago Road/State Highway 32 to the west, following 5th Avenue north to the southern property line of the Milwaukee Metropolitan Sewerage District South Shore Water Reclamation Facility on the north. A full legal description of the District is included in Appendix B.

As of January 1, 2017, the real and personal property in TID #13 had an equalized assessed base value of \$4,487,200, and the City's total equalized value was \$3,108,897,900. TID #13 base value, plus \$93,921,600 in value increment in the five existing TIF districts, equals \$98,408,800 or 3.17% of the City's total. This is less than the 12% maximum currently permitted under the Tax Increment Law.

TABLE 1: PARCEL LIST AND ASSESSED VALUES

Map VA_ID	Tax Key	Owner	Address	Acres	Assessed Land Value 2017	Assessed Improvement Value 2017	Assessed Total Value 2017	Personal Property 2017
1	8669997000	MICHAEL J & DEBRA WOZNAK	8860 S 5 TH AVE	0.24	36,300	112,900	149,200	
2	8669996000	JULIE R ROMAN	8864 S 5 TH AVE	0.24	36,300	106,100	142,400	
3	8669995000	CODY J KNOBLOCK	8872 S 5 TH AVE	0.24	36,300	100,800	137,100	
4	8669994000	GREGORY RADTKE	8882 S 5 TH AVE	0.36	42,400	78,700	121,100	
5	8669001000	OAK CREEK LAKESIDE LAND HOLDINGS LLC	8850 S 5 TH AVE	46.14	1,018,700	204,400	1,223,100	
6	8669002000	CITY OF OAK CREEK	8730 S 5 TH AVE	6.08	0	0	0	
7	8669004000	CITY OF OAK CREEK	8940 S 5 TH AVE	22.11	0	0	0	
8	8669003000	CITY OF OAK CREEK	9010 S 5 TH AVE	2.93	0	0	0	
9	8669989001	FIFTH PROPERTY LLC	4301 E DEPOT RD	8.18	404,700	0	404,700	
10	8669991000	RUSLAN BACHMAGA	9030 S 5 TH AVE	0.31	55,700	258,300	314,000	
11	8669990000	RANDY J WUKOMAN	9050 S 5 TH AVE	0.25	32,700	108,400	141,100	
12	8660001001	MILWAUKEE COUNTY	4025 E LAKESIDE AVE	0.17	0	0	0	
13	8660002001	KELLY KRYSIAK	4033 E LAKESIDE AVE	0.17	32,800	87,300	120,100	
14	8660002002	GREGORY A UEBERFLUSS	4053 E LAKESIDE AVE	0.08	26,600	89,000	115,600	
15	8660003000	SARA E WEINHOLD	4059 E LAKESIDE AVE	0.41	47,800	78,900	126,700	
16	8669988000	C & NW TRANS CO	9060 S 5 TH AVE	2.67	0	0	0	
17	8660004000	MILWAUKEE COUNTY	4167 E DEPOT RD	0.05	0	0	0	
18	8689999001	CONNELL ALUMINUM PROPERTIES, LLC	9100 S 5 TH AVE	19.67	769,700	0	769,700	
19	8689001000	CITY OF OAK CREEK	9170 S 5 TH AVE	2.33	0	0	0	
20	8689002000	CITY OF OAK CREEK	9160 S 5 TH AVE	7.59	0	0	0	
21	8689996002	CITY OF OAK CREEK	9180 S 5 TH AVE	56.76	0	0	0	
22	8689994002	BOERKE FAMILY TRUST, EDISON M	9300 S 5 TH AVE	21.17	0	0	0	
23	8689993001	CITY OF OAK CREEK	4240 E RYAN RD	56.23	0	0	0	
24	9129996001	HOWARD A MACMILLAN REVOCABLE TRUST	9546 S CHICAGO RD	1.76	6,600	0	6,600	
25	9129997001	WIS ELEC POWER CO	3965 E RYAN RD	2.43	0	0	0	
26	9129998000	CITY OF OAK CREEK	3941 E RYAN RD	0.46	39,100	0	0	
27	9129928000	C & NW TRANS CO	3955 E RYAN RD	1.79	0	0	0	
28	9129999000	DERICK J SLAMKA	3981 E RYAN RD	1.50	86,400	2,500	88,900	
29	9139995000	CITY OF OAK CREEK	4005 E RYAN RD	1.00	0	0	0	
30	9139996000	CITY OF OAK CREEK	4019 E RYAN RD	1.00	0	0	0	
31	9129995003	9648 SOUTH CHICAGO ROAD, LLC, A WI LLC	9648 S CHICAGO RD	10.64	3,100	0	3,100	
32	9129994002	9666 SOUTH CHICAGO ROAD, LLC, A WI LLC	9666 S CHICAGO RD	0.97	83,100	55,200	138,300	
33	9139999001	MILWAUKEE COUNTY	4341 E RYAN RD	105.18	0	0	0	
34	9149999000	MILWAUKEE COUNTY	4503 E RYAN RD	61.96	0	0	0	
35	9179999001	C/O CAPITAL CROSSING SERVICING CO LLC ALBA REO, LLC	4301 E FITZSIMMONS RD	33.45	14,600	0	14,600	
36	9179998000	C/O CAPITAL CROSSING SERVICING CO LLC ALBA REO, LLC	4340 E OAKWOOD RD	28.61	470,900	0	470,900	
TOTAL				505.11	\$3,243,800	\$1,282,500	\$4,487,200	\$4,487,200 Base Value

IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

The Zoning Map reflects current zoning designations in TID #13, comprised of a mix of A-1 Limited Agriculture, P-1 Park, Rm-1 Multi-family Residential, Rs-1 Single Family Residential, Rs-4 Single Family Residential, B-2 Community Business, B-4 Highway Business, and I-1 Institutional. The 2002 Oak Creek Comprehensive Plan and the 2011 Lakefront Redevelopment Action Plan allows the City to rezone property when and if demand for rezoning takes place in order to maintain compatibility with the Future Land Use Map.

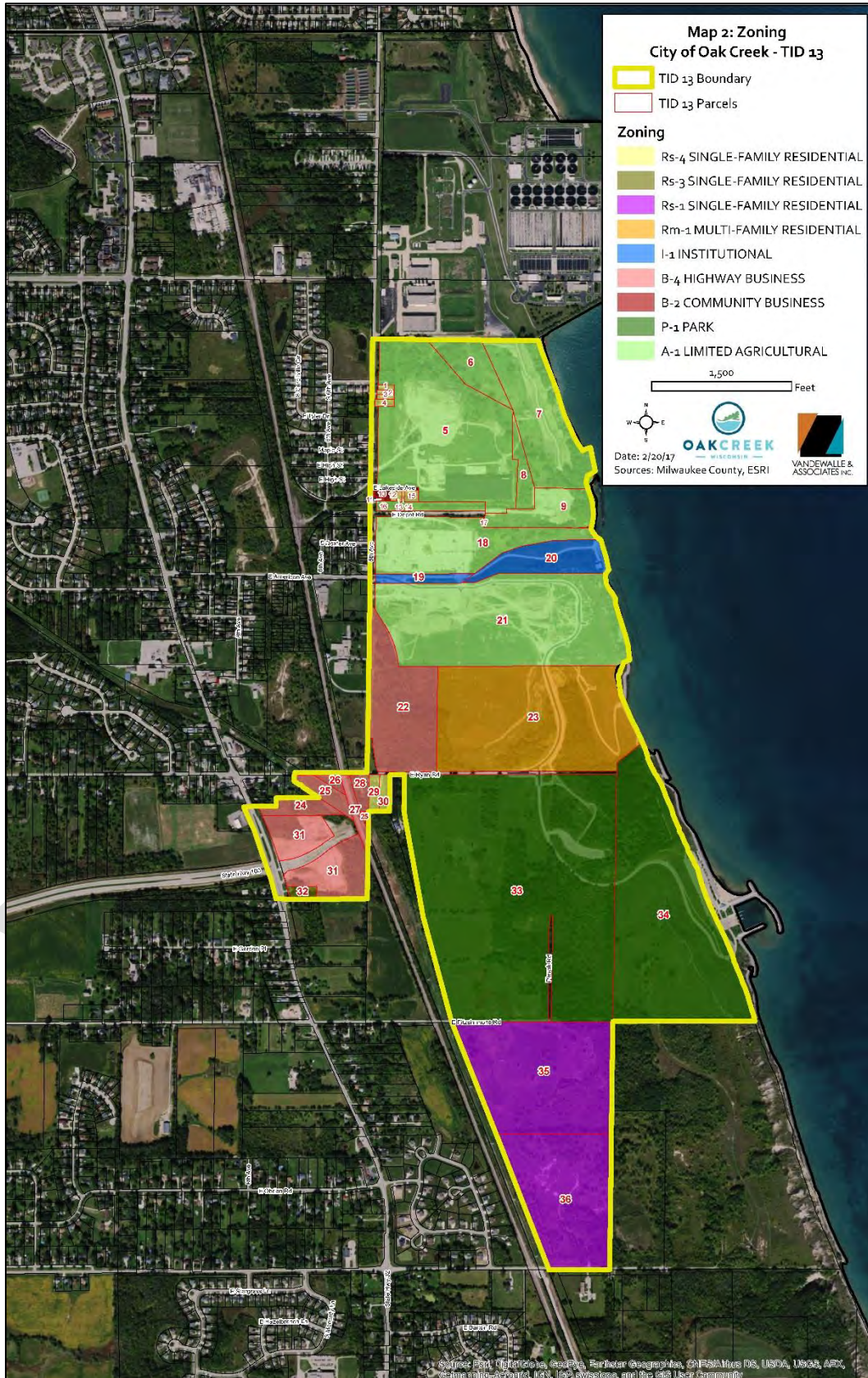
The Existing Land Use Map depicts existing land uses for the District. Lands within the District are predominantly used for passive recreation, general industrial, vacant/agricultural, and institutional purposes as consistent with the history of the area and consistent with the historic uses along the lakefront in southeastern Wisconsin. A small number of Single and Two-Family Residential properties are also part of the District. The District is adjacent to Single and Two-Family Residential uses to the west and southwest and institutional uses to the north and south.

More than 50%, by area, of the real property within the District (333.57 of 505.11 acres, or 66.0%) is determined to be blighted, as defined in Wis. Stat. § 66.1331(3)(a). A parcel-by-parcel assessment of conditions meeting statutory criteria is shown in Appendix A.

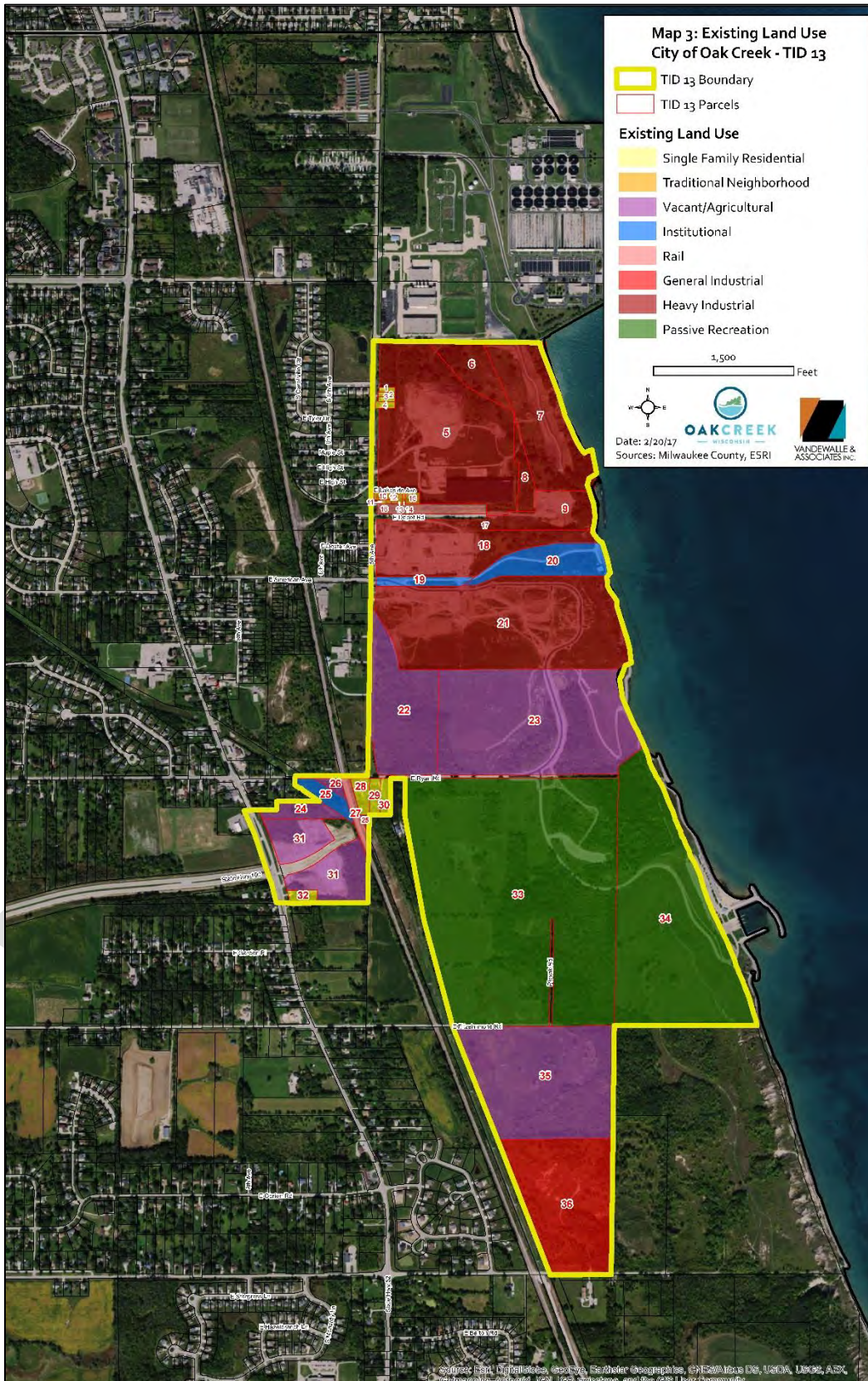


2011 Lakefront Redevelopment Action Plan Map

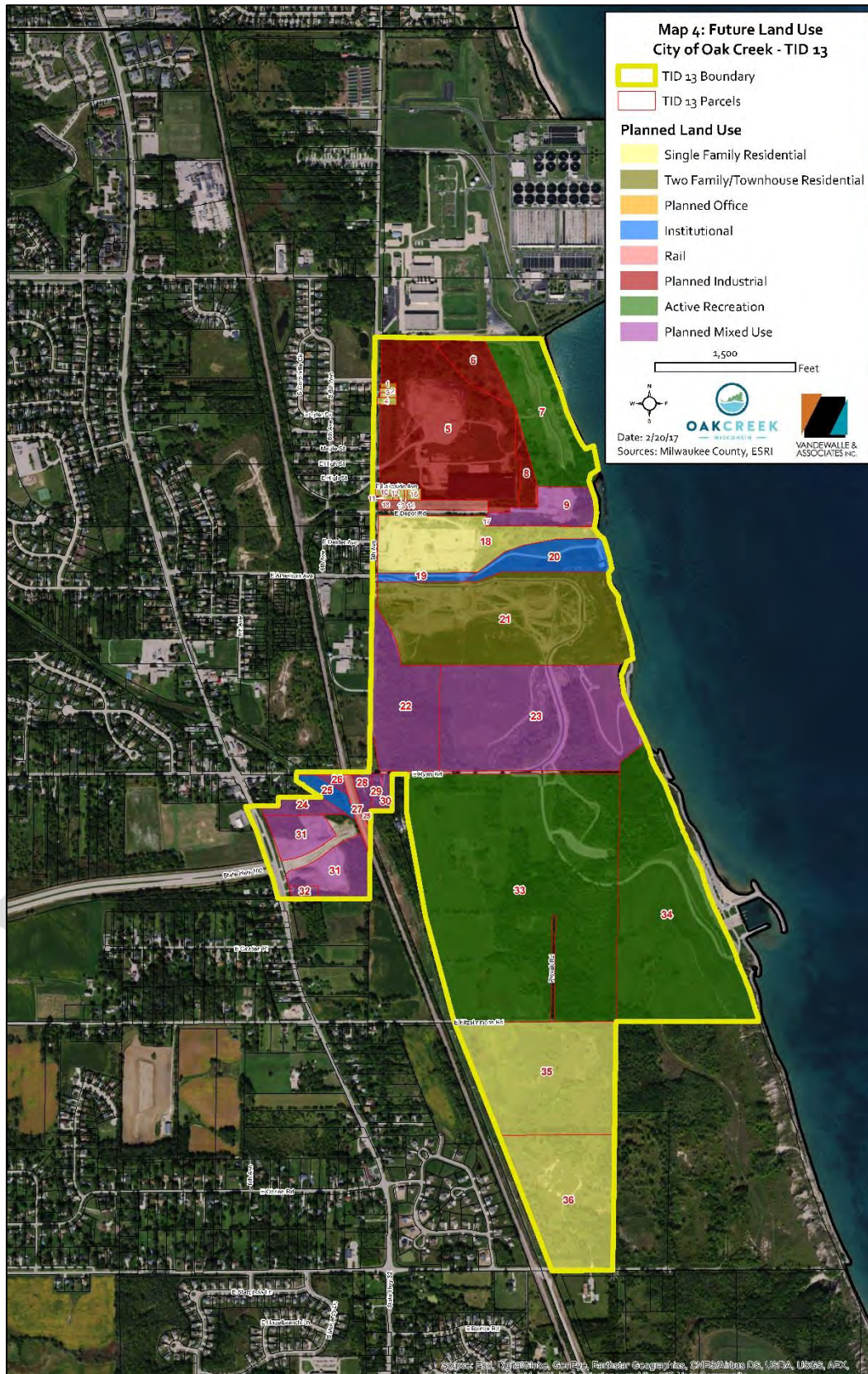
ZONING MAP



Existing Land Use Map



FUTURE LAND USE MAP FROM 2002 OAK CREEK COMPREHENSIVE PLAN



V. PROPOSED PUBLIC WORKS AND OTHER PROJECTS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #13 Project Plan, the total level of authorized spending on direct project costs for TID #13 will be \$27,520,000 exclusive of interest and finance charges, to facilitate growth and development over the District's 27-year life. As shown on Tables 6 and 7 in Section VII, the City anticipates additional interest and finance charges of approximately \$8,857,400 for total expenditures of \$36,377,400.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas or those in need of rehabilitation or conservation work. In addition to a general description, each category contains a list of specific types of proposed expenditures. These project expenditures are listed in Table 2, and their general locations shown on the Proposed Improvements and Uses Map.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

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

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

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

provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 2 are preliminary estimates provided by City departments and its consultants that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan. Other adjustments to this Project Plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the Common Council.

1. Capital Costs*

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

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

Public Parking Improvements – These costs may include, but are not limited to the planning, design, and the actual costs of the construction of public works or improvements to public parking facilities at the lakefront. Public parking improvements under this category include repairs, aesthetic improvements, design, organization,

configuration, wayfinding, access to, amenities on, and integration with the street and lakefront businesses at all public parking facilities. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

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

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

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

Proposed Capital Improvement Projects

- a. **Bender Park Upper Lot Repaving:** This project is to resurface and stripe the upper lot at Bender Park to enhance the existing parking facility to better serve visitors using the trail system.
- b. **Fish Cleaning Station:** This project will include the design and construction of a fish cleaning station and shelter near the marina in Bender Park.
- c. **Lake Vista Boulevard Improvements:** This project is intended to provide reconstruction of the section of Roadway from 5th Avenue east to Lake Vista Parkway to enhance the roadway to an appropriate standard for current uses and in anticipation of future development.
- d. **Bender Park Access Road Resurfacing:** This project includes the reconstruction of the Bender Park access road from Lake Vista Boulevard to the boat launch.

- e. **Bender Park Pathway Extension:** This project includes the extension of a paved 10-foot-wide multi-use pathway from Bender Park north along the bluff to Lake Vista Park.
- f. **North Mixed Use Area Utility Upgrades:** These costs are related to the engineering and construction of the necessary upgraded sewer and water infrastructure for the North Mixed Use Area of the District.
- g. **Oakwood to Ryan Road Sewer Service Extension:** These costs are for the extension of sewer from East Oakwood Road to Lake Vista Boulevard (Ryan Road) to serve development in the District including in the Mixed-Use Lakefront and North Mixed-Use Areas.
- h. **5th Avenue Corridor Improvements:** These costs are for any streetscaping, landscaping, or other enhancements to improve the aesthetic quality of the 5th Avenue corridor to contribute to orderly development in the District.
- i. **Highway 100 Corridor Improvements:** These costs are for any streetscaping, landscaping, or other enhancements to improve the aesthetic quality of the Highway 100 corridor to contribute to orderly development in the District.
- j. **Lake Vista Park Gateway Development:** These costs are for the construction and installation of gateway features as the entrances to Lake Vista Park to enhance the user experience and create a sense of unity and cohesiveness for the visitors. These improvements may take into consideration design and site layout of private development sites.
- k. **Mixed Use Lakefront Gateway Utility Upgrades:** These costs cover the costs to develop sewer and water service for the lots targeted for future private development including several on property currently owned by the City of Oak Creek.
- l. **Mixed Use Lakefront Gateway Internal North-South Road:** These costs cover the construction of a north-south roadway to serve private development efforts and provide additional circulation through the District.

2. Demolition, Remediation, and Site Preparation*

TID #13 is a blighted TID area with blighted existing structures on these properties which are not likely to be reused as part of future redevelopment activities, whether on City-owned or private land, during the life of the District. Surveys for asbestos and other potential contaminants have not been conducted by the City in any of these structures, but the age and construction types suggests that such contaminants may be present. Further, significant post-demolition regrading and other site preparation activities also are anticipated. Accordingly, expenditures of this type may occur anywhere in the District in addition to the three project areas listed below.

Proposed Demolition, Remediation, and Site Preparation Projects

- a. **Northern Mixed Use Area Remediation and Site Preparation:** This category is to account for costs incurred for activity related to the ongoing environmental and site preparation work that may need to take place on properties in the northern portion of the District including remediation activities and site preparation necessary to advance redevelopment such as earth moving, wetland mitigation, capping, and more.
- b. **Mixed Use Lakefront Gateway - Remediation and Site Prep:** This category is to account for costs incurred for activity related to future remediation and site

preparation within the Mixed-use Lakefront Gateway Area to address needs for future development.

- c. **Additional Demolition, Remediation, Site Preparation:** This category is to account for costs incurred for activity related to the demolition and removal of any remaining structures in the and site preparation such as grading, filling, grubbing, etcetera in the District that may be critical to the overall redevelopment effort.

3. Property Acquisition and Relocation*

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

A Note on Property Acquisition

The District is intended to promote a high-quality mix of residential, commercial and industrial development, redevelopment and expansion. While there are no specific plans to acquire additional real estate within the District, the City may wish to purchase land for redevelopment or easements for public infrastructure purposes, as well as to qualify for grants and other forms of assistance from state and federal agencies. The City may also wish to offer publicly held land at no or significantly reduced cost in order to attract new business development.

4. Economic Development Incentives

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

Economic Development Incentive payments may be provided to land owners, businesses or lessees anywhere within the District. Incentives for properties within one-half mile of the District boundary, intended primarily to assist homeowners in the neighborhood adjoining the District to make external and internal repairs and improvements to their properties in order to maintain the safety, health and vibrancy of the neighborhood and the District, are also authorized under this Plan.

Due to the significant and well documented heavy industrial history and land use in the District, economic development incentives may be a crucial tool to bridge resource gaps and make redevelopment economically feasible. The amount spent on such half-mile expenditures shall not exceed ten percent of total District expenditures over the life of the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this Plan and other City plans and policies.

5. Administration and Professional Services

Project costs include, but are not limited to, costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. The Allocation Amendment of TID #6 (donor TID) to TID #13 (recipient TID) provides for costs incurred in this category to be funded in part by allocation from TID #6.

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

6. Miscellaneous Redevelopment Funding

Active project management will be for successful implementation of the TID #13 Project Plan. It is the intent of the Oak Creek Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development. In addition, implementation of this Plan may include the following general tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

7. Finance Charges and Capitalized Interest

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

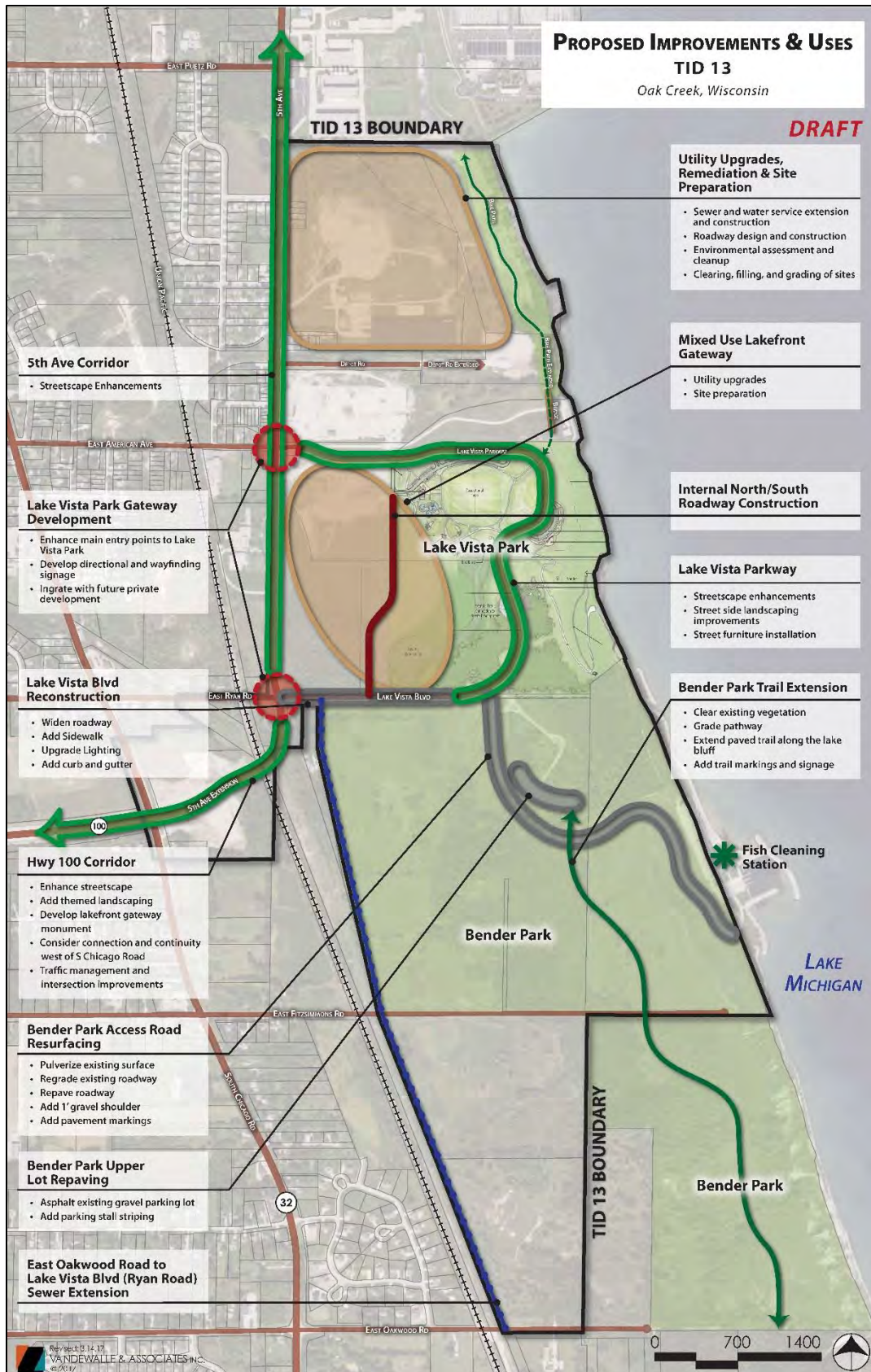
8. Donations to Other Districts

Allocations of surplus increment to other qualifying tax increment Districts within the City are authorized in accordance with Wis. Stat. §66.1105(6)(f). While no such donations are anticipated under this Plan, once all other obligations of the District have been met on an annual basis, and subject to available increment, the City may elect to allocate increment from TID #13 to other qualifying Districts by amending the list of eligible project costs in this Plan pursuant to Wis. Stat. §66.1105(4)(h)

TABLE 2: PROPOSED IMPROVEMENTS AND ESTIMATED COSTS

Proposed Improvements		Estimated Project Costs
1	Capital Costs (including potential expenses within ½ mile) *	\$ 10,220,000
a.	Bender Park Upper Lot Repaving	\$ 120,000
b.	Fish Cleaning Station	\$ 126,292
c.	Lake Vista Boulevard Improvements	\$ 666,990
d.	Bender Park Access Road Resurfacing	\$ 237,631
e.	Bender Park Pathway Extension	\$ 312,337
f.	North Mixed Use Area Utility and Road Upgrades	\$ 1,000,000
g.	Oakwood to Ryan Road Sewer Service Extension	\$ 4,491,855
h.	5 th Avenue Corridor Improvements	\$ 45,000
i.	Highway 100 Corridor Improvements	\$ 45,000
j.	Lake Vista Park Gateway Development	\$ 25,000
k.	Mixed Use Lakefront Gateway Utility Upgrades	\$ 1,549,895
l.	Mixed use Lakefront Gateway Internal North-South Road	\$ 1,600,000
2	Demolition, Remediation, and Site Prep*	\$ 6,000,000
3	Property Acquisition and Relocation*	\$ 1,000,000
4	Economic Development Incentives*	\$ 6,500,000
5	Administration and Professional Service (Planning, Legal, TID Creation)	\$ 2,800,000
6	Miscellaneous Redevelopment Funding	\$ 1,000,000
7	Finance Charges and Capitalized Interest	\$ 8,857,400
Total Estimated Project Costs		\$ 36,377,400
Total Projected Tax Increment		\$ 65,279,322

PROPOSED IMPROVEMENTS AND USES MAP



VI. NON-TAX REVENUES AND NON PROJECT COSTS

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

VII. ECONOMIC FEASIBILITY ANALYSIS

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

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 2: Priority Projects and Estimated Costs (Section V), lists priority projects and provides an estimated cost for each over the three expenditure phases throughout the District's life. Hard costs are expected to be borrowed for and built within a 1-2 year timeframe, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2017 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the Common Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 3: Development Assumptions along with the Redevelopment Concept, provide a more detailed schedule of expected development in TID #13, based on the potential for expansion or redevelopment potential of selected parcels, generally assumed to take place within the first ten years of the District's life. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 27 years. A conservative estimate places the value increment from new construction within the District at approximately \$ 172,737,800, with several near-term projects expected to occur beginning in 2022. Development from 2023 to 2043 is expected to be spread evenly with major upticks in development occurring every three to five years around major projects. It is estimated that the development of single family residential occurs at an even pace from 2028 to 2043 on the 72 acres at the southern portion of the district.

Table 4: Tax Increment Projections, estimates the tax increment to be generated from new construction in the District (Table 3). Note that there is a one-year lag until the value of new construction is added to the tax roll and a two-year lag until the project generates tax increment. Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield tax increment revenues of \$65,279,322 (in 2017 dollars). Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Oak Creek and surrounding municipalities.

Financing for certain priority projects listed in Table 2 will be made on a case-by-case basis. The borrowing could be a mix of General Obligation, Revenue Bonds, and Special Assessment B Bonds in order to keep borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.) Table 5: Estimated Debt Service Financing Plan, shows one possible scenario that combines three tax-exempt bond issuances in 2023, 2029, and 2034 for priority capital and infrastructure costs related to sewer, water, road infrastructure costs, and site remediation and preparation with other project costs covered by donations from TID #6 and/or additional borrowing in the future. The three notes would allow for additional projects within one-half mile of the District boundary, as noted in Section V, pending available increment revenue. It is estimated that the borrowing interest rate will be approximately 4.0% at prevailing 2017 scale, with gradual payment increases over time to account for capitalized interest. All financial calculations assume an annual inflation rate of 1% and an effective mill rate of \$22.25.

As shown on Table 6: Cash Flow Projection, TID #13 is expected to close on time, as soon as 2045, with a projected positive cash balance of \$33,418,230 available at the end of its statutory life (the final collection year of 2045). The \$17,720,000 cost estimate for total principal debt service for the three bond issuances in Table 5 is intended to be reflective of additional finance related costs; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

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

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

Plan Implementation

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

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

TABLE 3: DEVELOPMENT ASSUMPTIONS

Redevelopment District	Map ID*	Assessed Tax Value**	Existing Value Replaced	Value Increment	Annual Tax Increment***	Approximate Timing
Commercial Gateway	A	\$ 1,375,000	\$ 88,900	\$ 1,286,100	\$ 28,617	2022
	B	\$ 16,375,000	\$ 74,000	\$ 16,301,000	\$ 362,715	2024
	C	\$ 13,625,000	\$ 74,000	\$ 13,551,000	\$ 301,525	2023
Mixed Use Lakefront Gateway	D	\$ 15,000,000	\$ 1,174,400	\$ 13,825,600	\$ 307,635	2027
	E	\$ 7,500,000	\$ -	\$ 10,700,000	\$ 238,087	2025
		\$ 3,200,000				
	F	\$ 13,125,000	\$ -	\$ 15,925,000	\$ 354,349	2026
		\$ 2,800,000				
	G	\$ 11,775,000	\$ -	\$ 11,775,000	\$ 262,007	2028
H	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 111,256	2028	
Mixed Use North	I	\$ 28,125,000	\$ 1,772,900	\$ 26,352,100	\$ 586,363	2029
		\$ 17,000,000	\$ 817,500	\$ 16,182,500	\$ 360,078	2030
	J	\$ 9,375,000	\$ -	\$ 18,575,000	\$ 413,314	2040
		\$ 9,200,000				2035
Residential	K	\$ 23,750,000	\$ 485,500	\$ 23,264,500	\$ 517,661	2028 to 2043
Totals		\$ 177,225,000	\$ 4,487,200	\$ 172,737,800	\$ 3,843,606	
Net Tax Rate (Tax Year 2016) = 0.02225						

Notes:

**Map IDs correspond to those listed on the Redevelopment Concept Map.

***Estimate based on 2016 assessment data and construction costs.

****Uninflated annual increment at project buildout, based on 2016 tax rate and estimated costs.

TABLE 4: 27-YEAR TAX INCREMENT PROJECTIONS

Assumptions

Base Value =	\$4,487,200
Estimated Tax Rate =	\$22.25
Estimated Inflation Rate =	1.00%
Creation Date =	5/18/2017

Tax Increment Summary

Improve- ment Year	Tax Value - Jan. 1	Value - Beginning of Year	Value of Development	Inflation Increment	Tax Increment Value	Value - End of Year	Tax Rate (\$1,000)	Tax Increment Collected	Collection Year
2017	2018	\$4,487,200	\$0	\$0	\$0	\$4,487,200	22.25	\$0	2019
2018	2019	4,487,200	\$0	44,872	\$44,872	4,532,072	22.25	998	2020
2019	2020	4,532,072	\$0	45,321	\$90,193	4,577,393	22.25	2,007	2021
2020	2021	4,577,393	\$0	45,774	\$135,967	4,623,167	22.25	3,025	2022
2021	2022	4,623,167	\$0	46,232	\$182,198	4,669,398	22.25	4,054	2023
2022	2023	4,669,398	1,286,100	112,298	\$1,580,596	6,067,796	22.25	35,168	2024
2023	2024	6,067,796	13,551,000	894,338	\$16,025,934	20,513,134	22.25	356,577	2025
2024	2025	20,513,134	16,301,000	1,381,010	\$33,707,944	38,195,144	22.25	750,002	2026
2025	2026	38,195,144	10,700,000	1,268,518	\$45,676,462	50,163,662	22.25	1,016,301	2027
2026	2027	50,163,662	15,925,000	1,993,575	\$63,595,036	68,082,236	22.25	1,414,990	2028
2027	2028	68,082,236	13,825,600	2,127,286	\$79,547,922	84,035,122	22.25	1,769,941	2029
2028	2029	84,035,122	13,229,031	2,370,531	\$95,147,485	99,634,685	22.25	2,117,032	2030
2029	2030	99,634,685	6,454,031	1,814,880	\$103,416,395	107,903,595	22.25	2,301,015	2031
2030	2031	107,903,595	27,806,131	4,918,876	\$136,141,402	140,628,602	22.25	3,029,146	2032
2031	2032	140,628,602	1,454,031	1,623,626	\$139,219,059	143,706,259	22.25	3,097,624	2033
2032	2033	143,706,259	1,454,031	1,671,116	\$142,344,207	146,831,407	22.25	3,167,159	2034
2033	2034	146,831,407	1,454,031	1,719,249	\$145,517,486	150,004,686	22.25	3,237,764	2035
2034	2035	150,004,686	1,454,031	1,768,031	\$148,739,549	153,226,749	22.25	3,309,455	2036
2035	2036	153,226,749	20,029,031	5,460,911	\$174,229,491	178,716,691	22.25	3,876,606	2037
2036	2037	178,716,691	1,454,031	2,089,764	\$177,773,286	182,260,486	22.25	3,955,456	2038
2037	2038	182,260,486	1,454,031	2,142,768	\$181,370,085	185,857,285	22.25	4,035,484	2039
2038	2039	185,857,285	1,454,031	2,196,478	\$185,020,594	189,507,794	22.25	4,116,708	2040
2039	2040	189,507,794	1,454,031	2,250,902	\$188,725,527	193,212,727	22.25	4,199,143	2041
2040	2041	193,212,727	17,636,531	6,467,591	\$212,829,649	217,316,849	22.25	4,735,460	2042
2041	2042	217,316,849	1,454,031	2,565,371	\$216,849,051	221,336,251	22.25	4,824,891	2043
2042	2043	221,336,251	1,454,031	2,624,027	\$220,927,109	225,414,309	22.25	4,915,628	2044
2043	2044	225,414,309	1,454,031	2,683,455	\$225,064,595	229,551,795	22.25	5,007,687	2045
		Estimated New Increment =	\$172,737,796	\$52,326,799				\$65,279,322	

Summary of Increment as of 3/10/17 (District Total)

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

TABLE 5: ESTIMATED DEBT SERVICE FINANCING PLAN

	Tax Exempt Borrowing - Est Interest @ 4.00%*									Total Debt Service
	2023			2029			2034			
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
	8,020,000 *			7,650,000			2,650,000			
2017	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-
2024	-	481,200	481,200	-	-	-	-	-	-	481,200
2025	-	320,800	320,800	-	-	-	-	-	-	320,800
2026	-	320,800	320,800	-	-	-	-	-	-	320,800
2027	650,000	307,800	957,800	-	-	-	-	-	-	957,800
2028	675,000	281,300	956,300	-	-	-	-	-	-	956,300
2029	705,000	253,700	958,700	-	-	-	-	-	-	958,700
2030	325,000	233,100	558,100	10,000	458,800	468,800	-	-	-	1,026,900
2031	340,000	219,800	559,800	165,000	302,300	467,300	-	-	-	1,027,100
2032	355,000	205,900	560,900	375,000	291,500	666,500	-	-	-	1,227,400
2033	365,000	191,500	556,500	440,000	275,200	715,200	-	-	-	1,271,700
2034	380,000	176,600	556,600	560,000	255,200	815,200	-	-	-	1,371,800
2035	400,000	161,000	561,000	380,000	236,400	616,400	35,000	158,300	193,300	1,370,700
2036	415,000	144,700	559,700	420,000	220,400	640,400	90,000	102,800	192,800	1,392,900
2037	430,000	127,800	557,800	465,000	202,700	667,700	95,000	99,100	194,100	1,419,600
2038	450,000	110,200	560,200	510,000	183,200	693,200	100,000	95,200	195,200	1,448,600
2039	465,000	91,900	556,900	555,000	161,900	716,900	105,000	91,100	196,100	1,469,900
2040	485,000	72,900	557,900	605,000	138,700	743,700	110,000	86,800	196,800	1,498,400
2041	505,000	53,100	558,100	655,000	113,500	768,500	115,000	82,300	197,300	1,523,900
2042	525,000	32,500	557,500	730,000	85,800	815,800	115,000	77,700	192,700	1,566,000
2043	550,000	11,000	561,000	785,000	55,500	840,500	120,000	73,000	193,000	1,594,500
2044	-	-	-	490,000	30,000	520,000	840,000	53,800	893,800	1,413,800
2045	-	-	-	505,000	10,100	515,100	925,000	18,500	943,500	1,458,600
	<u>8,020,000</u>	<u>3,797,600</u>	<u>11,817,600</u>	<u>7,650,000</u>	<u>3,021,200</u>	<u>10,671,200</u>	<u>2,650,000</u>	<u>938,600</u>	<u>3,588,600</u>	<u>26,077,400</u>

* Includes \$1,100,000 for estimated capitalized interest.

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

Collection Year	Sources of Funds			Uses of Funds				Net Cash Flow	TID Balance	Principal Balance
	Tax Increment	T.I.D. No. 6 Transfer	Proceeds of L.T. Debt*	Capital Expenditures	Admin.	Development Incentives	Debt Service			
2017	-	1,816,308	-	-	1,816,308	-	-	-	-	-
2018	-	400,000	-	-	100,000	-	-	300,000	300,000	-
2019	-	400,000	-	-	100,000	-	-	300,000	600,000	-
2020	998	400,000	-	-	100,000	-	-	300,998	900,998	-
2021	2,007	400,000	-	-	100,000	-	-	302,007	1,203,005	-
2022	3,025	-	-	-	100,000	-	-	(96,975)	1,106,030	-
2023	4,054	-	8,020,000 *	2,750,000	100,000	100,000	-	5,074,054	6,180,084	8,020,000
2024	35,168	-	-	2,750,000	100,000	300,000	481,200	(3,596,032)	2,584,053	8,020,000
2025	356,577	-	-	1,420,000	100,000	400,000	320,800	(1,884,223)	699,830	8,020,000
2026	750,002	-	-	-	100,000	400,000	320,800	(70,798)	629,031	8,020,000
2027	1,016,301	-	-	-	75,000	400,000	957,800	(416,499)	212,533	7,370,000
2028	1,414,990	-	-	-	75,000	500,000	956,300	(116,310)	96,222	6,695,000
2029	1,769,941	-	7,650,000	2,750,000	75,000	1,000,000	958,700	4,636,241	4,732,464	13,640,000
2030	2,117,032	-	-	2,750,000	75,000	750,000	1,026,900	(2,484,868)	2,247,595	13,305,000
2031	2,301,015	-	-	2,150,000	75,000	750,000	1,027,100	(1,701,085)	546,510	12,800,000
2032	3,029,146	-	-	-	75,000	750,000	1,227,400	976,746	1,523,256	12,070,000
2033	3,097,624	-	-	-	50,000	750,000	1,271,700	1,025,924	2,549,180	11,265,000
2034	3,167,159	-	2,650,000	1,000,000	50,000	400,000	1,371,800	2,995,359	5,544,539	12,975,000
2035	3,237,764	-	-	1,000,000	50,000	-	1,370,700	817,064	6,361,603	12,160,000
2036	3,309,455	-	-	650,000	50,000	-	1,392,900	1,216,555	7,578,158	11,235,000
2037	3,876,606	-	-	-	50,000	-	1,419,600	2,407,006	9,985,164	10,245,000
2038	3,955,456	-	-	-	50,000	-	1,448,600	2,456,856	12,442,020	9,185,000
2039	4,035,484	-	-	-	50,000	-	1,469,900	2,515,584	14,957,604	8,060,000
2040	4,116,708	-	-	-	50,000	-	1,498,400	2,568,308	17,525,912	6,860,000
2041	4,199,143	-	-	-	50,000	-	1,523,900	2,625,243	20,151,155	5,585,000
2042	4,735,460	-	-	-	50,000	-	1,566,000	3,119,460	23,270,615	4,215,000
2043	4,824,891	-	-	-	50,000	-	1,594,500	3,180,391	26,451,006	2,760,000
2044	4,915,628	-	-	-	50,000	-	1,413,800	3,451,828	29,902,834	1,430,000
2045	5,007,687	-	-	-	33,692	-	1,458,600	3,515,395	33,418,230	-
	<u>65,279,322</u>	<u>3,416,308</u>	<u>18,320,000</u>	<u>17,220,000</u>	<u>3,800,000</u>	<u>6,500,000</u>	<u>\$26,077,400</u>	<u>33,418,230</u>		

* Includes \$1,100,000 for estimated capitalized interest.

Summary of Increment as of 3/10/17 (District Total)

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

VIII. AVAILABLE FINANCING METHODS

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of the date of this Plan, the City has a G.O. debt limit of \$150.2 million, of which approximately \$60.1 million is currently unused (per the City's 2015 Audited Financial Statements) and could be made available to finance project costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment “B” Bonds

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

IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #13 WITH THE CITY ZONING ORDINANCE, COMPREHENSIVE PLAN, AND OTHER DEVELOPMENT ORDINANCES

It is expected that this Plan will be in accordance with the *2002 Oak Creek Comprehensive Plan* and the *2011 Lakefront Redevelopment Action Plan* – the officially adopted amendment to the City’s Comprehensive Plan focused specifically on the lakefront area. There are no major changes or diversions from the *Lakefront Redevelopment Action Plan*, Comprehensive Plan, map, building codes, or other City ordinances for the implementation of this Plan.

X. ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wis. Stat. § 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period.

XII. STATEMENT ON RELOCATION

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

APPENDIX A BLIGHT STUDY AND PHOTO CATALOG

Map ID	Tax Key	Owner	Parcel Address	Assessed Land Value 2017	Assessed Improvement Value 2017	Assessed Total Value 2017	Equalized Value 2017	Parcel Square Feet	Total Wetland Acres	Total Parcel Acres	District Parcel Acres	Existing/ Former Use	Dilapidated - Serious Building Deficiencies	Age/Obsolescence/No longer suits purpose built for	Faulty street or lot layout	Unsafe conditions	Obsolete platting	Diversity of ownership	Deterioration of structure	Deterioration of site improvement	Impairs sound growth	Acres in Need of Rehabilitation or Conservation Work	Additional Notes
1	8669997000	MICHAEL J & DEBRA WOZNIAK	8860 S 5TH AVE	36,300	112,900	149,200	149,036	10,454	0.00	0.24	0.24	Residential										0.00	Some paint peeling; general wear and tear; rust at roof line. Same condition as 2009 study.
2	8669996000	JULIE R ROMAN	8864 S 5TH AVE	36,300	106,100	142,400	142,243	10,454	0.00	0.24	0.24	Residential										0.00	Some paint peeling; general wear and tear; rust at roof line. Same condition as 2009 study.
3	8669995000	CODY J KNOBLOCK	8872 S 5TH AVE	36,300	100,800	137,100	136,949	10,454	0.00	0.24	0.24	Residential										0.00	Some paint peeling; general wear and tear; rust at roof line; outdoor storage. Same condition as 2009 study.
4	8669994000	GREGORY RADTKE	8882 S 5TH AVE	42,400	78,700	121,100	120,967	15,682	0.00	0.36	0.36	Residential										0.00	Some paint peeling; general wear and tear; rust at roof line; parking on grass in front of house. Same condition as 2009 study.
5	8669001000	OAK CREEK LAKESIDE LAND HOLDINGS LLC	8850 S 5TH AVE	1,018,700	204,400	1,223,100	1,221,755	2,009,684	0.62	46.76	46.14	Industrial	X	X		X	X		X	X		46.14	Site is a known brownfield; dilapidated structures; dirt/gravel drive; aluminum recycling facility not suited to long term lakeside land use; economic blight. Some wetlands present.
6	8669002000	CITY OF OAK CREEK	8730 S 5TH AVE	-	-	-	-	264,627	0.38	6.46	6.08	Industrial			X	X						6.08	Heavy invasive brush and shrub cover; lot shape and size not conducive to development; economic blight. Some wetlands present.
7	8669004000	CITY OF OAK CREEK	8940 S 5TH AVE	-	-	-	-	963,112	0.19	22.30	22.11	Open Space				X						22.11	No noticeable visual blight; Known former brownfield; Improvements needed to continue bluff stabilization and development of parkland; economic blight.
8	8669003000	CITY OF OAK CREEK	9010 S 5TH AVE	-	-	-	-	127,631	0.00	2.93	2.93	Open Space Industrial				X	X				X	2.93	Small isolated parcel; Probable contamination due to former brownfields in the area; economic blight. Some wetlands present.
9	8669989001	FIFTH PROPERTY LLC	4301 E DEPOT RD	404,700	-	404,700	404,255	356,234	0.00	8.18	8.18	Industrial Open Space				X				X		8.18	Known brownfield; crumbling building foundation; visible garbage and dumping on site; economic blight.
10	8669991000	RUSLAN BACHMAGA	9030 S 5TH AVE	55,700	258,300	314,000	313,655	13,678	0.00	0.31	0.31	Commercial Residential										0.00	Structure and 5th Avenue frontage in good condition; quality construction of new staircase to second floor apartments; rear of lot has gravel parking and outdoor storage.
11	8669990000	RANDY J WUKOMAN	9050 S 5TH AVE	32,700	108,400	141,100	140,945	10,890	0.00	0.25	0.25	Residential										0.00	Outdoor storage; accumulated garbage at curbside; lot maintenance and upkeep seems irregular; gravel driveway in need of grading.
12	8660001001	MILWAUKEE COUNTY	4025 E LAKESIDE AVE	-	-	-	-	7,231	0.00	0.17	0.17	Open Space					X			X		0.17	Small lot; county owned with no clear use; encroachment of structure from parcel 8660002001. Same condition as 2009 study.
13	8660002001	KELLY KRYSIAK	4033 E LAKESIDE AVE	32,800	87,300	120,100	119,968	7,187	0.00	0.17	0.17	Residential										0.00	Noticeable clutter and disorganization in backyard; Peeling paint at fence; Outdoor storage.
14	8660002002	GREGORY A UEBERFLUSS	4053 E LAKESIDE AVE	26,600	89,000	115,600	115,473	3,615	0.00	0.08	0.08	Residential										0.00	Noticeable deterioration at front of house including sagging steps, peeling paint, rotted wood planks; West support column of porch appears dangerously unstable; noticeable damage at roof line.
15	8660003000	SARA E WEINHOLD	4059 E LAKESIDE AVE	47,800	78,900	126,700	126,561	17,990	0.00	0.41	0.41	Residential										0.00	Dilapidation noticeable at front façade; chipped and peeling paint around roof line; outdoor storage on porch; mailbox in need of repair; bulky curbside garbage collection pile; outdoor playground equipment appears to need maintenance.
16	8669988000	C & NW TRANS CO	9060 S 5TH AVE	-	-	-	-	116,349	0.00	2.67	2.67	Open Space					X				X	2.67	Former railroad corridor; accumulated trash and garbage; large refuse items including tires prevalent from dumping; overgrown with brush and shrubs.
17	8660004000	MILWAUKEE COUNTY	4167 E DEPOT RD	-	-	-	-	2,178	0.00	0.05	0.05	Open Space					X				X	0.05	Prevalence of garbage and noticeable dumping; overgrown brush and grass.

18	868999001	CONNELL ALUMINUM PROPERTIES, LLC	9100 S 5TH AVE	769,700	-	769,700	768,853	856,999	2.53	22.20	19.67	Industrial		X	X		X	X	19.67	Former heavy industrial site; known brownfield; structure has been demolished; foundation appears to be cracking and deteriorating due to exposure; fence surrounding property has holes and is overgrown with brush.
19	8689001000	CITY OF OAK CREEK	9170 S 5TH AVE	-	-	-	-	101,277	0.00	2.33	2.33	ROW/Exempt Industrial							0.00	New ROW for Lake Vista Parkway.
20	8689002000	CITY OF OAK CREEK	9160 S 5TH AVE	-	-	-	-	330,490	0.00	7.59	7.59	Parkland Industrial			X	X			7.59	Access to north lake bluff; Area needs consideration for bluff stabilization.
21	8689996002	CITY OF OAK CREEK	9180 S 5TH AVE	-	-	-	-	2,472,335	0.00	56.76	56.76	Parkland Industrial				X		X	56.76	Known brownfield site under development for parkland.
22	8689994002	BOERKE FAMILY TRUST, EDISON M	9300 S 5TH AVE	-	-	-	-	922,165	0.42	21.59	21.17	Open Space			X			X	21.17	Lot is overgrown and heavily wooded with invasive species and boxelder trees; undeveloped lot at new intersection of 5th Avenue and Highway 100. Some wetlands present.
23	8689993001	CITY OF OAK CREEK	4240 E RYAN RD	-	-	-	-	2,449,161	1.35	57.58	56.23	Parkland Industrial				X		X	56.23	Known brownfield site being developed for parkland and potential residential/commercial. Some wetlands present.
24	9129996001	HOWARD A MACMILLAN REVOCABLE TRUST	9546 S CHICAGO RD	6,600	-	6,600	6,593	76,753	1.29	3.05	1.76	Open Space				X		X	1.76	Property is undeveloped open space with a small portion covered by wetland. Same condition as 2009 study.
25	9129997001	WIS ELEC POWER CO	3965 E RYAN RD	-	-	-	-	105,851	0.09	2.52	2.43	Open Space							0.00	Vacated parcel for overhead transmission lines; no development potential. Same condition as 2009 study.
26	9129998000	CITY OF OAK CREEK	3941 E RYAN RD	39,100	-	-	-	20,038	0.00	0.46	0.46	Open Space					X		0.46	Small city owned vacant parcel adjacent to the terminus of E Ryan Road at the C&NW railroad tracks.
27	9129928000	C & NW TRANS CO	3955 E RYAN RD	-	-	-	-	78,016	0.00	1.79	1.79	ROW				X		X	1.79	Corridor creates at grade crossing along Highway 100 and bisects the area.
28	9129999000	DERICK J SLAMKA	3981 E RYAN RD	86,400	2,500	88,900	88,802	65,340	0.00	1.50	1.50	Residential							0.00	Building appears to be an auxiliary structure; Property is now wedged between the rail corridor and the new intersection of Ryan Road, 5th Avenue, and Highway 100; No visible access to roadways.
29	9139995000	CITY OF OAK CREEK	4005 E RYAN RD	-	-	-	-	43,560	0.00	1.00	1.00	ROW/Exempt Residential				X		X	1.00	Visual survey shows new roadway construction through lot and residential structure has been demolished.
30	9139996000	CITY OF OAK CREEK	4019 E RYAN RD	-	-	-	-	43,560	0.00	1.00	1.00	ROW/Exempt Residential				X		X	1.00	Visual survey shows new roadway construction through lot and residential structure has been demolished.
31	9129995003	9648 SOUTH CHICAGO ROAD, LLC, A WI LLC	9648 S CHICAGO RD	3,100	-	3,100	3,097	463,653	4.60	15.24	10.64	Undeveloped Open Space				X		X	10.64	Highway 100 now bisects parcel into a northern and southern section; wetlands on northwest corner of the northern parcel; Neither northern or southern portion are contributing to economic base of City. Some wetlands present.
32	9129994002	9666 SOUTH CHICAGO ROAD, LLC, A WI LLC	9666 S CHICAGO RD	83,100	55,200	138,300	138,148	42,123	0.00	0.97	0.97	Residential							0.00	House is visibly deteriorating; there is a lack of maintenance; general repairs are needed. No improvements since 2009 study.
33	9139999001	MILWAUKEE COUNTY	4341 E RYAN RD	-	-	-	-	4,581,435	18.92	124.10	105.18	Parkland							0.00	No visible blight. This site is part of Bender Park, a Milwaukee County Park.
34	9149999000	MILWAUKEE COUNTY	4503 E RYAN RD	-	-	-	-	2,698,978	5.44	67.40	61.96	Parkland							0.00	No visible blight. This site is part of Bender Park, a Milwaukee County Park.
35	9179999001	C/O CAPITAL CROSSING SERVICING CO LLC ALBA REO, LLC	4301 E FITZSIMMONS RD	14,600	-	14,600	14,584	1,457,082	7.38	40.83	33.45					X		X	33.45	Property is vacant and not contributing to the economic base of the community. Future development should be programmed to contribute to the City's tax base and encourage land use that is consistent with surrounding context and future plans.
36	9179998000	C/O CAPITAL CROSSING SERVICING CO LLC ALBA REO, LLC	4340 E OAKWOOD RD	470,900	-	470,900	470,382	1,246,252	2.64	31.25	28.61					X		X	31.25	Land use is no longer appropriate for long term development. Adjacent development creates incompatibility. Previous industrial activity and use suggests a likelihood of environmental issues.
TOTAL				\$ 3,243,800	\$ 1,282,500	\$ 4,487,200	\$ 4,482,264	22,002,517	550.96	505.11										
Blighted Total				\$ 2,727,400	\$ 204,400	\$ 2,892,700	\$ 2,889,518			349.85										
Percent Blighted Total				84.1%	15.9%	64.5%	64.5%			69.3%										



VA_ID 1



VA_ID 2



VA_ID 3



VA_ID 4



VA_ID 5



VA_ID 5



VA_ID 6



VA_ID 7



VA_ID 8



VA_ID 9



VA_ID 10



VA_ID 11



VA_ID 12



VA_ID 13



VA_ID 14



VA_ID 15



VA_ID 16



VA_ID 17



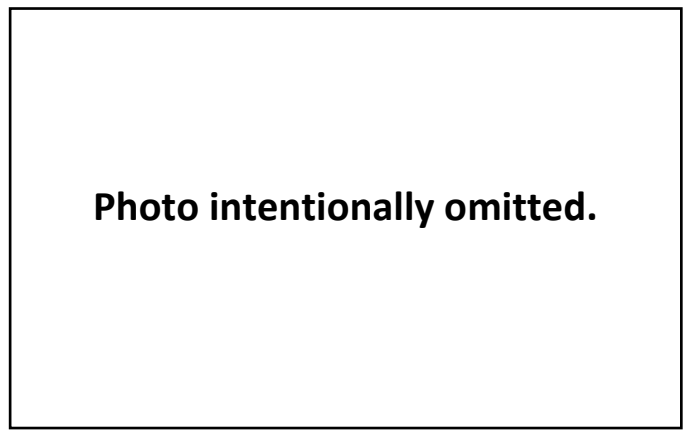
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VA_ID 27



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VA_ID 29



VA_ID 30



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VA_ID 31



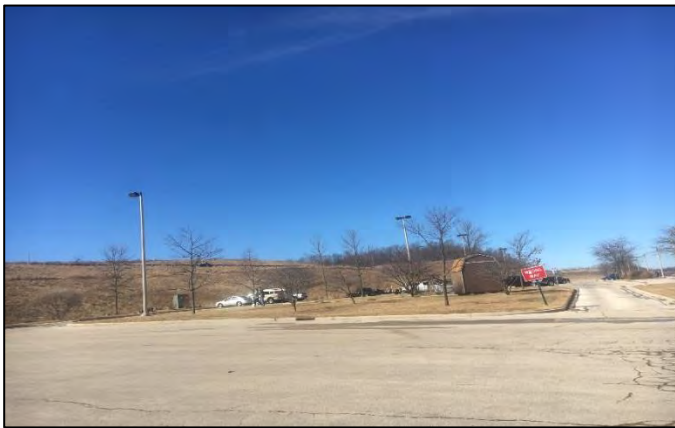
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VA_ID 34



VA_ID 34



VA_ID 35



VA_ID 36

APPENDIX B DRAFT LEGAL DESCRIPTION

TID 13 Legal Description

Commencing at the northeast corner of the NE ¼ of Section 23, Town 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin; thence S00° 50' 08"W, 638.65 feet; thence S89° 00' 04"E, 32.92 feet to the point of beginning of the lands to be described;

Thence S89°25' 57"E, 1709.72 feet to a point which is the shoreline and ordinary high water mark of Lake Michigan; thence southerly and easterly following the ordinary high water mark of Lake Michigan approximately 7659.25 feet to a point which is 1596.53 feet east (along a bearing that runs N89° 56' 41"E) of the southwest corner of the NE ¼ of Section 25-5-22; thence S89° 56' 41"W, 175.79 feet; thence S00°23' 49"E, 33.01 feet; thence S89° 56' 45"W, 1420.55 feet; thence S00° 46' 19"W, 2587.96 feet; thence S89° 49' 15"W, 667.34 feet; thence N21°16' 45"W, 1515.03 feet; thence N21° 16' 45"W, 1251.57 feet; thence N22° 39' 57"W, 71.32 feet; thence N15° 08' 11"W, 1139.48 feet; thence N10° 20' 18"W, 1143.79 feet, thence N00° 53' 25"E, 365.26 feet; thence S89° 46' 26"W, 155.20 feet; thence S00°53' 25"W, 365.26 feet; thence S89° 46' 26"W, 222.84 feet; thence S00° 55' 27"W, 936.01 feet; thence S89° 43' 54"W, 830.08 feet; thence northwesterly 937.23 feet along the arc of a curve having a radius of 4986.08 feet and whose chord bears N18° 08' 41"W ; thence N89° 28' 45"E 0.92 feet; thence northwesterly 108.81 feet along the arch of a curve having a radius of 4987.07 feet and whose chord bears N24° 09' 34" W; thence N89° 52' 58"E, 188.59 feet; thence N00° 00' 00"W, 96.00 feet; thence N89° 43' 35"E, 458.52 feet; thence N56° 34' 27"W, 208.00 feet; thence N42° 59' 27"W, 26.45 feet; thence N78° 41' 32"W, 16.50 feet; thence N56° 34' 27"W, 68.00 feet; thence N00° 34' 10"E, 31.10 feet; thence N89°43' 35"E, 803.34 feet; thence N03° 16' 16"W, 8.28 feet; thence N89° 46' 26"E, 32.96 feet; thence N00° 51' 11"E, 4684.74 feet; thence S89° 25' 57"E, 17.00 feet to the point of beginning.

APPENDIX C IMPACT ON OVERLYING TAXING JURISDICTIONS

Taxing Jurisdiction	2016 Tax Rate ^{1*}	% of Mill Rate by Jurisdiction	Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
State of Wisconsin	\$ 0.16	0.72%	\$720	\$470,803	\$28,441	\$27,721
Milwaukee County	\$ 5.96	26.80%	\$26,760	\$17,496,071	\$1,056,918	\$1,030,158
City of Oak Creek	\$ 6.26	28.15%	\$28,105	\$18,375,391	\$1,110,037	\$1,081,932
Oak Creek School District	\$ 7.00	31.47%	\$31,422	\$20,543,952	\$1,241,037	\$1,209,615
MMSD	\$ 1.66	7.48%	\$7,464	\$4,879,858	\$294,787	\$287,323
MATC	\$ 1.20	5.38%	\$5,370	\$3,511,043	\$212,098	\$206,728
Total			\$99,842	\$65,277,119	\$ 3,943,318.28	\$ 3,843,476.51

Footnotes:

1 Gross millage rates not including school tax credit.

* Tax rate is \$22.251101 per \$1,000.00 of assessed value.

APPENDIX D TAXING JURISDICTION CORRESPONDENCE

APPENDIX E PROPERTY OWNER CORRESPONDENCE

APPENDIX F PROOF OF PUBLICATION JRB MEETING AND PUBLIC HEARING

APPENDIX G JOINT REVIEW BOARD MINUTES

APPENDIX H

**PLAN COMMISSION RESOLUTION AND PUBLIC HEARING
MINUTES**

APPENDIX I

**CITY COUNCIL RESOLUTION CREATING TAX INCREMENT
DISTRICT #13**

APPENDIX J

**JOINT REVIEW BOARD RESOLUTION APPROVING THE
PROJECT PLAN**

APPENDIX K CITY ATTORNEY LEGAL OPINION



Plan Commission Report

ITEM: 5b & 6e

DATE: April 11, 2017

PROJECT: Project Plan Amendment for TID No. 6

STAFF RECOMMENDATION: That Plan Commission adopts Resolution No. 2017-04 amending the Project Plan for Tax Increment Financing District (TID) No. 6.

Background: Tax Increment District No. 6 was created in 2000 as an industrial use development district following Plan Commission approval, Common Council adoption of Resolution 9896-101700, and Joint Review Board adoption of Resolution 00-2. This District includes the properties at 9801-9835, 9841, 9905, and 9955 S. 13th St.; 9809, 9875, 9915, and 9925 S. Stern St., a total of approximately 38 acres commonly known as Creekside Corporate Park.

Amendment No. 1, completed in April of 2011, provided additional funding for cash grants/developer incentives, a portion of which was designated for the relocation of water and sewer utilities. Over the 17 years the TID has been in place, over \$17,988,500 in new value has been generated, representing approximately 0.58% of the total equalized value for the City. In other words, TID 6 is performing exceptionally with substantial growth within its boundaries.

The purpose of tonight's review is to consider an Allocation Amendment to the Project Plan to establish TID 6 as a donor TID for TID 13. As stated in the Project Plan, copies of which are included with your packet,

An Allocation Amendment allows the municipality to divert revenue from one TID (the "donor TID") to another TID (the "recipient TID"). TID #6 is generating revenues above what was forecast, and TID #13 has incurred tremendous costs in planning for TID #13, including environmental investigation and remediation of properties within the District, and will continue to incur significant costs in redevelopment of environmentally impacted properties within TID #13, which costs will be able to be recouped with the designation of TID #6 as a donor TID to TID #13.

No other changes are proposed for TID 6. Should the Plan Commission adopt Resolution 2017-04, the proposed Amendment will go before the Common Council for approval on May 16, 2017. Final review by the Joint Review Board will occur following Council approval.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Publish in Oak Creek Now: March 23 & 30, 2017

OFFICIAL NOTICE

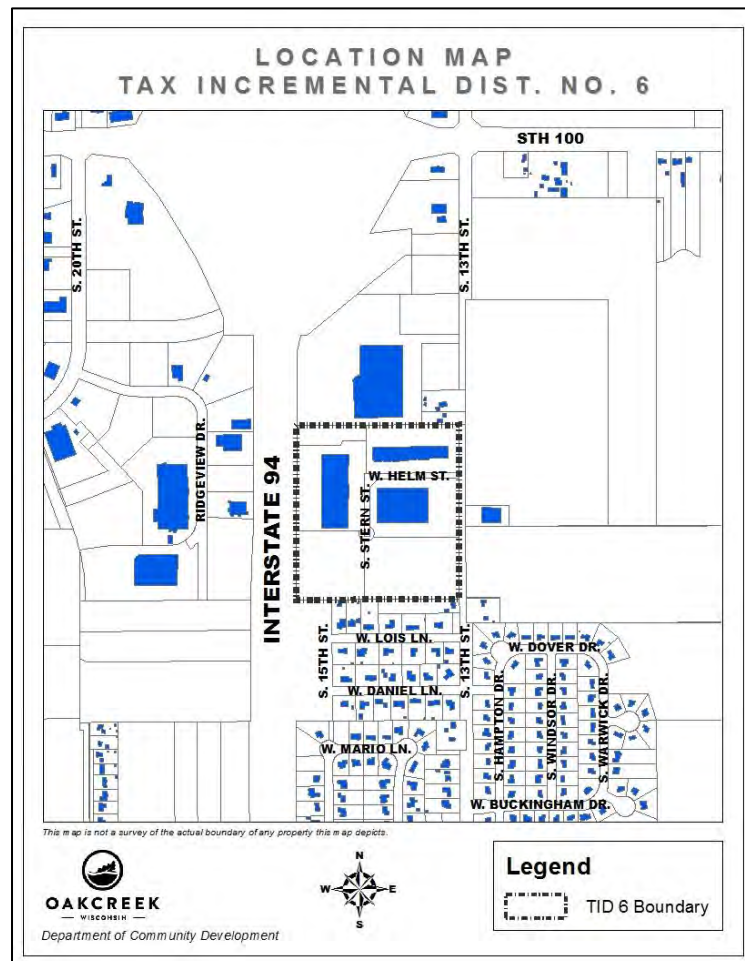
NOTICE OF PUBLIC HEARING
CITY OF OAK CREEK, WISCONSIN
PLAN COMMISSION

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 6:00 p.m. or thereafter on April 11, 2017 in the Common Council Chambers on the lower level of City Hall, 8040 S. 6th Street, by the City of Oak Creek Plan Commission on the proposed amendment of a Tax Incremental District (TID) No. 6, City of Oak Creek, Wisconsin.

The purpose of the proposed amendment to the project plan for TID No. 6, City of Oak Creek, Wisconsin (TID No. 6 Project Plan Amendment) is to **change the designation of TID No. 6 as a donor TID to the proposed TID No. 13 upon creation**. The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the TID No. 6 Project Plan Amendment. There is no additional cost in connection with the TID No. 6 Project Plan Amendment.

A map and legal description of TID No. 6 and the proposed TID No. 6 Project Plan Amendment can be viewed at the Oak Creek Civic Center (City Hall) by appointment, 8040 S. 6th Street, Monday – Friday between the hours of 7:30 a.m. and 4:00 p.m. A copy will be provided by request. Any person(s) with questions regarding the proposed TID No. 6 Project Plan Amendment may call the Planning Department at (414) 766-7000.

The existing TID No. 6 boundary is shown in the following Map:



Dated this 16th day of March, 2017.

Catherine A Roeske
City Clerk
City of Oak Creek

PUBLIC NOTICE

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

RESOLUTION NO. 2017-04

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION
APPROVING AMENDMENT NO. 2 TO THE PROJECT PLAN DECLARING TAX
INCREMENTAL DISTRICT NO. 6 A DONOR DISTRICT,
CITY OF OAK CREEK, WISCONSIN**

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

WHEREAS, the Common Council for City of Oak Creek (“Council”) on October 17, 2000, adopted Resolution No. 9896-101700 that created Tax Incremental District (“TID”) No. 6 (“TID No. 6” or the “District”) to stimulate new industrial development; and

WHEREAS, the City of Oak Creek Joint Review Board on October 31, 2000, approved the creation of the District; and

WHEREAS, the Council on April 4, 2011, adopted Resolution No. 11107-040411 that approved that certain Amendment No. 1 to Tax Increment Financing District No. 6 (“Amendment No. 1”); and

WHEREAS, the City of Oak Creek Joint Review Board on April 21, 2011, approved Amendment No. 1; and

WHEREAS, development within the District has been successful and the amount of revenues generated from all sources has exceeded the amount projected; and

WHEREAS, Wis. Stats. §66.1105(6)(f) provide for the designation of donor tax increment districts for the benefit of blighted area TIDs; and

WHEREAS, TID No. 6 qualifies for donor TID designation and TID No. 13 has been declared a blighted area TID by Resolution No. 2017-03; and

WHEREAS, this designation will provide TID No. 6 the ability to donate surplus revenue to TID No. 13 in the City pursuant to Wis. Stats. §66.1105(6)(f); and

WHEREAS, the City of Oak Creek wishes to amend the project plan for TID No. 6 (“Project Plan”) to designate TID No. 6 as a donor TID to TID No. 13; and

WHEREAS, the City of Oak Creek Plan Commission has previously scheduled notices and held a hearing concerning said proposed project plan amendment and, prior to publishing said notice, the City sent copies of said notice to the chief executive officers of all local government entities having the power to levy taxes on property within the District and the school board of any school district which includes property within the District, pursuant to Wis. Stats. §66.1105(4)(h); and

WHEREAS, the City of Oak Creek Plan Commission approved the Amendment #2 (“Project Plan Amendment”) to the Project Plan, attached hereto as Exhibit A and incorporated herein, to designate TID No. 6 as a donor TID to TID No. 13 in Plan Commission Resolution No. 2017-03 and recommended the Common Council likewise approve the Project Plan Amendment.

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

1. That the Plan Commission pursuant to Tax Incremental Law hereby adopts the Project Plan Amendment attached to this resolution as Exhibit A and incorporated herein;
2. That the Plan Commission hereby recommends that the Common Council adopt a resolution and thereby formally approve and adopt said Project Plan Amendment to designate TID No. 6 as a donor TID to TID No. 13, pursuant to Wis. Stats. §66.1105(6)(f);
3. That the Project Plan, as amended by the Project Plan Amendment and all previous amendments, is feasible and in conformity with the adopted Comprehensive Plan, as amended, for the City of Oak Creek;
4. That except as specifically amended by the Project Plan Amendment, the District territory and Project Plan, as previously amended, remain unchanged and in full force and effect; and
5. That the City Clerk is hereby authorized and directed to provide the Mayor and City Common Council with certified copies of this Resolution, upon its adoption by the Plan Commission.

Adopted this 11th day of April, 2017.

Plan Commission Chair

Attest:

Secretary of the Plan Commission

EXHIBIT A

AMENDMENT NO. 2 TO PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY.

17040666.1

DRAFT

**CITY OF OAK
CREEK
TAX INCREMENT
DISTRICT #6
AMENDMENT #2**

Draft: March 23, 2017

Prepared by:



**VANDEWALLE &
ASSOCIATES INC.**
Madison . Milwaukee

ACKNOWLEDGEMENTS

Oak Creek Common Council

Daniel Bukiewicz, Mayor
Steven Kurkowski, 1st District
Vacant, 2nd District
Mark Verhalen, 3rd District

Michael Toman, 4th District
Ken Gehl, 5th District
Chris Guzikowski, 6th District

Oak Creek Plan Commission

Mayor Daniel Bukiewicz, Chairperson
Vacant, Alderperson
Chris Guzikowski, Alderperson
Patrick Correll
Walter Dickmann

Chaucey Chandler
Brian Johnston, Assistant City Engineer
Dawn Carillo
Fred Siepert
Doug Seymour, Ex-Officio

Oak Creek City Staff

Mayor Daniel Bukiewicz
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Doug Seymour, AICP, Director of Community Development
Kari Papelbon, CFM, AICP, City Planner
Bridget M Souffrant, City Finance Director/Comptroller
Mike Simmons, City Engineer
Brian Johnston, Development Engineer
Catherine A Roeske, City Clerk

Planning Assistance Provided by:

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120 East Lakeside Street
Madison, WI 53715
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247 Freshwater Way, Suite 530
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(414) 988-8631

Jolena Presti, AICP – Principal, Project Manager
Jeff Maloney – Principal Designer
Jorian Giorno – Associate Planner
Dan Johns, AICP – Assistant Planner
Dan Eckberg – GIS Specialist

Economic Feasibility Analysis Provided by:

Hutchinson, Schockey, Erley, & Co.
1110 N Old World 3rd St # 630
Milwaukee, WI 53203
(414) 298-9898

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I. INTRODUCTION

The City of Oak Creek (“City”) created Tax Incremental District #6 (“TID #6” or the “District”) and adopted a project plan for TID #6 (the “Project Plan”) in 2000. The City subsequently amended the Project Plan in 2011 (“Amendment #1”). TID #6 includes approximately 38 acres and its boundary is generally located along the west side of South 13th Street between West Ryan Road and West Oakwood Road.

TID #6 was created as an industrial tax incremental district (“TID”) with the statutory maximum life of 23 years and the expenditure period of 18 years. One of the primary purposes of TID #6 was to service lands within a newly-created industrial park with District proceeds funding street improvements, water, sanitary and storm sewer, grading, landscaping and administrative fees. Amendment #1 modified the District project costs to include cash grants/developer incentives.

The original base value of TID #6 was \$1,377,200. The properties within the District boundary have generated over \$17,988,500 of new value as of January 1, 2017. This increment reflects approximately .58% of the total equalized value of the City, which represents substantial growth within the TID #6 boundary.

The purpose for amending the Project Plan is to designate it as a donor district to TID #13. This is an Allocation Amendment. An Allocation Amendment allows the municipality to divert revenue from one TID (the “donor TID”) to another TID (the “recipient TID”). TID #6 is generating revenues above what was forecast, and TID #13 has incurred tremendous costs in planning for TID #13, including environmental investigation and remediation of properties within the District, and will continue to incur significant costs in redevelopment of environmentally impacted properties within TID #13, which costs will be able to be recouped with the designation of TID #6 as a donor TID to TID #13.

The provisions for donor TIDs are found in Wis. Stat. Section 66.1105(6)(f), which generally require that, 1) both the donor TID (TID #6) and recipient TID (TID #13) have the same overlying taxing jurisdictions, 2) that the allocation is approved by the Joint Review Board, 3) that the recipient TID is created upon finding that not less than 50% by area, of the real property within the recipient TID is blighted or in need of rehabilitation, and 4) that the donor TID has sufficient revenues to pay for all project costs that have been incurred under its project plan and sufficient surplus revenues to pay for some of the eligible costs of the recipient TID. The proposed allocation from TID #6 to TID #13 meets, or is expected to meet, all of these requirements.

This Amendment #2 will contain only sections that are to be amended since Amendment #1.

II. ECONOMIC FEASIBILITY OF DISTRICT

Section II of the Project Plan, as amended, is hereby further amended to update such Section II with the information set forth herein. TID #6 has been generating excess revenue for the past several years and as of January 1, 2017, the District had accumulated a fund balance of approximately \$1,693,497. The current TID #6 equalized value increment is \$17,988,500 and the City expects to collect approximately \$420,000 in tax incremental revenue annually from 2017 to 2023.

III. ESTIMATED ADDITIONAL DISTRICT PROJECT COSTS

This Amendment #2 modifies Section III of the Project Plan, as amended, by adding a donation of excess revenues to TID #13 that will allow TID #13 to recoup significant costs borne by the area due to the highly challenging brownfield issues that remain from former industrial sites within TID #13. The allocation of TID #6 excess revenues will allow TID #13 to advance redevelopment in the area.

TID #6 has no outstanding debt service or project cost obligations as of 2016. The City intends to transfer the current fund balance from TID #6 to TID #13 in an initial lump sum payment of approximately \$1,816,308 with recurring allocations – “less TID #6 annual expenditures” – of approximately \$400,000 per year for a period of 5-years as authorized under Wisconsin law. Upon JRB approval, the initial allocation is expected to occur by December 31, 2017, which is still within the original life of TID #6.

APPENDIX A CITY ATTORNEY LEGAL OPINION

DRAFT

APPENDIX B JOINT REVIEW BOARD MINUTES

DRAFT

APPENDIX C TAXING JURISDICTION CORRESPONDENCE

DRAFT

APPENDIX D PUBLIC HEARING PROOF OF PUBLICATION

DRAFT

APPENDIX E PLAN COMMISSION PUBLIC HEARING MINUTES

DRAFT

APPENDIX F COMMON COUNCIL MEETING MINUTES

DRAFT

APPENDIX G COMMON COUNCIL RESOLUTION APPROVING THE PROJECT PLAN

DRAFT

**APPENDIX H TID #6 JOINT REVIEW BOARD FINAL INFORMATION &
RESOLUTION AMENDING TAX INCREMENT DISTRICT #6**

DRAFT



Plan Commission Report

ITEM: 5c & 6f

DATE: April 11, 2017

PROJECT: Project Plan Amendment No. 3 for TID No. 11

STAFF RECOMMENDATION: That Plan Commission adopts Resolution No. 2017-05 amending the Project Plan for Tax Increment Financing District (TID) No. 11.

Background: Tax Increment District No. 11, which encompasses Drexel Town Square and adjacent properties, was created on April 3, 2012 following Plan Commission adoption of Resolution 2012-01, Common Council adoption of Resolution 11229-040312, and Joint Review Board adoption. Amendment No. 1 to add the property at 400 W. Forest Hill Avenue was completed in January of 2014, and Amendment No. 2 to add 8142 S. 6th St. and right-of-way dedication for 6th Street was completed in December of 2014.

The proposal for the Plan Commission's consideration is Amendment No. 3, which will modify the following sections of the Project Plan:

1. Update to the Introduction.
2. Update Section IV, Detailed List of Estimated Project Costs.
 - a. Reflect the increased project costs and developer incentives/loans for Phase II of Emerald Row.
 - b. Add project costs and developer incentives related to the proposed manufacturing facility and associated parking for the property at 8142 S. 6th St.
 - c. Reflect additional project costs for a portion of a proposed parking facility at the former location of Phase III of Emerald Row (7951 S. 6th St.).
3. Update Section V, Economic Feasibility.
4. Update Summary of Sources & Uses table.
5. Update Maps 3 (Conceptual Land Uses) & 4 (Proposed Improvements).

Copies of the proposed Amendment are included with your packet. Should the Plan Commission adopt Resolution 2017-05, the proposed amendment will go before the Common Council for approval on May 16, 2017. Final review by the Joint Review Board will occur following Council approval.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Publish: March 23, 2017 and March 30, 2017.

OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT (TID) NO. 11 IN THE CITY OF OAK CREEK, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Oak Creek, will hold a public hearing on April 11, 2017 at 6:00 p.m., at the Oak Creek Civic Center, 8040 S. 6th St., Oak Creek, WI regarding the proposed amendment to the Project Plan for TID No. 11 (TID No. 11 Project Plan Amendment) in the City of Oak Creek, Wisconsin. The purpose of the TID No. 11 Project Plan Amendment is to update the project costs for TID No. 11, as further described below.

TID No. 11 is generally located in the area that includes Drexel Town Square (7901, 7940, 7951, 7971, 8001, 8031, 8040, 8141, & 8142 S. 6th St.; 7902, 7935, 7978, & 7979 S. Main St.; 7980 & 8000 S. Market St.; 120, 130, 140, 150, 151, 160, 171, 320, & 361 W. Town Square Way; 8031, 8041, 8041, & 8051 S. Howell Ave.; 400, 500, & 535 W. Forest Hill Ave.) located within the City of Oak Creek's limits. A map of this area is below.



The Plan Commission will consider the TID No. 11 Project Plan Amendment for the purpose of funding eligible project costs, which may include, but not be limited to: street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants made by the City to owners or lessees or developers of land located within TID No. 11 (development incentives), related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law. The eligible project costs for the TID No. 11 Project Plan Amendment are estimated at an additional \$900,000 for infrastructure/site improvements and an additional \$10,151,562.50 (subject to change by the Plan Commission and Council) for cash grants and other development incentives.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the TID No. 11 Project Plan Amendment. A copy of the proposed TID No. 11 Project Plan Amendment can be viewed at the Oak Creek Civic Center by appointment, 8040 S. 6th Street, Monday – Friday between the hours of 7:30 a.m. and 4:00 p.m. A copy will be provided by request. Any person(s) with questions regarding the proposed changes may contact the City of Oak Creek at (414) 766-7000, during regular business hours (7:30 a.m. – 4:00 p.m.).

Dated this 16th day of March, 2017

Catherine Roeske
City Clerk

Publication Dates: March 23, 2017 and March 30, 2017.

PUBLIC NOTICE

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

RESOLUTION NO. 2017-05

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION
APPROVING AMENDMENT NO. 3 TO THE PROJECT PLAN NO. 2 FOR
TAX INCREMENTAL DISTRICT NO. 11,
CITY OF OAK CREEK, WISCONSIN**

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

WHEREAS, the Common Council for the City of Oak Creek (“Council”) on April 3, 2012, adopted Resolution No. 11229-040312 that created Tax Increment Financing District No. 11 (“District”) as a mixed-use district; and

WHEREAS, the City of Oak Creek Joint Review Board on April 20, 2012, adopted Resolution No. 2012-01 that approved the creation of the District; and

WHEREAS, the Council on January 7, 2014, adopted Resolution No. 11449-010714 that approved that certain Amendment No. 1 to Tax Increment Financing District No. 11 Project Plan (“Amendment No. 1”); and

WHEREAS, the City of Oak Creek Joint Review Board on January 8, 2014, adopted Resolution No. 2014-01 that approved Amendment No. 1; and

WHEREAS, the Council on November 18, 2014, adopted Resolution No. 11564-111814 that approved that certain Amendment No. 2 to Tax Increment Financing District No. 11 Project Plan (“Amendment No. 2”); and

WHEREAS, the City of Oak Creek Joint Review Board on December 3, 2014, adopted a Resolution that approved Amendment No. 2; and

WHEREAS, the City of Oak Creek desires to amend the project plan for the District (as amended by Amendment No. 1 and Amendment No. 1, the “Project Plan”) for the purpose of additions or modification to the eligible project costs, which include potential cash grants/developer incentives made by the City to owners or lessees or developers of land located with the District, related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law as set forth in the Amendment No. 3 to Tax Incremental District No. 11 Project Plan attached hereto as Exhibit A and incorporated herein (“Project Plan Amendment”), which amendment shall be the third amendment to the Project Plan for the District; and

WHEREAS, the Plan Commission for the City of Oak Creek (“Plan Commission”), after completing preliminary planning work, scheduled, gave class 2 public notice of, and on April 11, 2017, having a quorum present held a public hearing (“Public Hearing”) wherein interested parties from the public were afforded a reasonable

opportunity to express their views on the proposed Project Plan Amendment, in accordance with the procedures specified in the Tax Increment Law; and

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

WHEREAS, the Plan Commission, after due consideration following the said Public Hearing, determined that the Project Plan Amendment will provide the City with a viable method of financing the cost of needed public improvements and other project costs within the District, thereby creating incentives and opportunities for appropriate private development, including new development and improvement of existing development, which will contribute to the overall development of the City; and

WHEREAS, the Plan Commission has prepared the Project Plan Amendment attached as Exhibit A and incorporated herein, which includes the following amendments:

- a. Introduction, updating the project costs for Phase II of Emerald Row; adding project costs and developer incentives for a proposed manufacturing facility; and adding project costs for a portion of a parking facility;
- b. A projected economic feasibility study;
- c. Detailed List of Estimated Project Costs (including any cash grants/developer incentives);
- d. A description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred; and
- e. Map 3, Conceptual Land Uses;
- f. Map 4, Proposed Improvements;
- g. An opinion of the City Attorney or of an attorney retained by the City advising the plan is complete and complies with Wisconsin Statutes, Section 66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Council may amend any tax incremental district territory or project plan, the Plan Commission must approve the amendment to the project plan for such district and submit its recommendation concerning the amendment of the project plan to the Council.

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

1. That the Plan Commission pursuant to the Tax Increment Law hereby adopts the Project Plan Amendment to amend the Project Plan as attached to this resolution as Exhibit A and incorporated herein; and
2. That the Plan Commission hereby recommends that the Council adopt a resolution and thereby formally adopt the Project Plan Amendment effective as of such date, and approve the Project Plan Amendment in accordance with the provisions of the Tax Increment Law; and
3. That the Project Plan, as amended by the Project Plan Amendment, is feasible and in conformity with the adopted Comprehensive Plan, as amended, for the City of Oak Creek.
4. That except as specifically amended by the Project Plan Amendment, the District territory and the Project Plan, as previously amended, remain unchanged and in full force and effect; and
5. That the City Clerk is hereby authorized and directed to provide the Mayor and the Council with certified copies of this Resolution, upon its adoption by the Plan Commission.

Adopted this 11th day of April, 2017.

Plan Commission Chair

Attest:

Secretary of the Plan Commission

EXHIBIT A

AMENDMENT NO. 3 TO PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY.

17043028.2

DRAFT

CITY OF OAK CREEK, WISCONSIN

AMENDMENT NO. 3 TO
TAX INCREMENTAL DISTRICT NO. 11
PROJECT PLAN

PREPARED BY;
THE CITY OF OAK CREEK
AND
HUTCHINSON, SHOCKEY, ERLEY & CO.

DRAFT

April 6, 2017

APPROVED

Plan Commission:

Common Council:

Joint Review Board:

INTRODUCTION

Tax Incremental District No. 11 (the "District") was created on April 3, 2012 as a mixed-use tax incremental district. It is comprised of approximately 120 acres of formerly vacant industrial property with a base value of \$11,835,700. The current total value as certified by the Department of Revenue as of January 1, 2016 is \$41,085,100; however, the current total value estimated as of January 1, 2017 is \$71,123,000.

The District is an area to the west of South Howell Avenue (STH 38) between Drexel Avenue and West Forest Hill Avenue. The District is an important gateway to the City of Oak Creek with the 2012 completion of a freeway interchange at Drexel Avenue with Interstate 94.

The development is known as Drexel Town Square, and includes the City Hall and Library (Civic Center), a large-format retail store, retail shops, restaurants, apartments, a hotel, a medical facility, and other appropriate uses. In January of 2014, Amendment No. 1 was finalized to include an adjacent parcel, formerly known as 400 W. Forest Hill Avenue. Amendment No. 2, finalized in December of 2014, updated the boundary for the District to include a portion of 8131 S. Howell Avenue, which was reconfigured and included in a Certified Survey Map that divided the property at 400 W. Forest Hill Avenue. Part of this reconfiguration allowed for the construction of the South 6th Street connection between Drexel Avenue and West Forest Hill Avenue.

Amendment No. 3 is intended to update the Project Plan to reflect increased project costs for Phase II of the (+/- 242 additional units) apartment development known as Emerald Row. This will include an incentive of \$4,500,000 and a loan of \$2,750,000. In addition, \$400,000 of project costs and developer incentives are being provided for a proposed +/-50,000 square-foot manufacturing facility and associated parking on the property at 8142 S. 6th St. (estimated value of \$6,000,000). Finally, the Amendment No. 3 plan reflects additional project costs for a portion of a parking facility (+/-75 public parking spaces) at the former location of Emerald Row Phase III (7951 S. 6th St.).

All other sections of the original Project Plan, as revised by that certain Amendment No. 1 to Tax Incremental District No. 11 Project Plan approved by the Plan Commission on December 10, 2013, the Common Council on January 7, 2014, and the Joint Review Board on January 8, 2014; and by that certain Amendment No. 2 to the Tax Incremental District No. 11 Project Plan approved by the Plan Commission on November 11, 2014, the Common Council on November 18, 2014, and the Joint Review Board on December 5, 2014, remain in full force and effect.

SECTION IV

DETAILED LIST OF ESTIMATED PROJECT COSTS

Section IV of the original Project Plan for the District, as amended and supplemented by Amendment No. 1 and Amendment No. 2, is hereby supplemented with the additional project costs and developer incentives set forth below. Except for the added project costs and developer incentives, Section IV of the original Project Plan, as amended, shall remain unchanged.

This Amendment No. 3 to Tax Incremental District No. 11 Project Plan adds the following project costs and developer incentives:

1. Emerald Row Phase II – As originally conceptualized, Emerald Row was to be developed in three phases on the parcels at 7951, 7971, and 8001 S. 6th St. Phase I is complete and occupied as of 2017. Phase II is anticipated to begin construction before the end of 2017. Phase III will be relocated to a parcel south of Phase II rather than at 7951 S. 6th St. Increased project costs for Phases II and III are reflected in this Amendment No. 3, bringing the total project plan figures for those phases to \$9,031,304.
2. Zund – Development of a vacant parcel included in the TID boundary as part of Amendments 1 & 2 (8142 S. 6th St.) will be reflected as an additional \$400,000 in the project costs for the District.
3. Shared Parking – The relocation of Emerald Row Phase III from the parcel at 7951 S. 6th St. allows for the revised development concept of a shared (public and private) parking structure and/or lot. Estimates for the parking concept will add \$700,000.00 to the project costs for the District.

SECTION V

ECONOMIC FEASIBILITY

Section V of the original Project Plan, as amended and supplemented by Amendment No. 1 and Amendment No. 2, is hereby supplemented with the following chart entitled "Summary of Sources & Uses," which shows the estimated total tax increments and sources and uses of funds relating to the sites and projects within the District affected by the additional Project Costs and developer incentives set forth in Section IV of this Amendment No. 3 to Tax Incremental District No. 11 Project Plan.

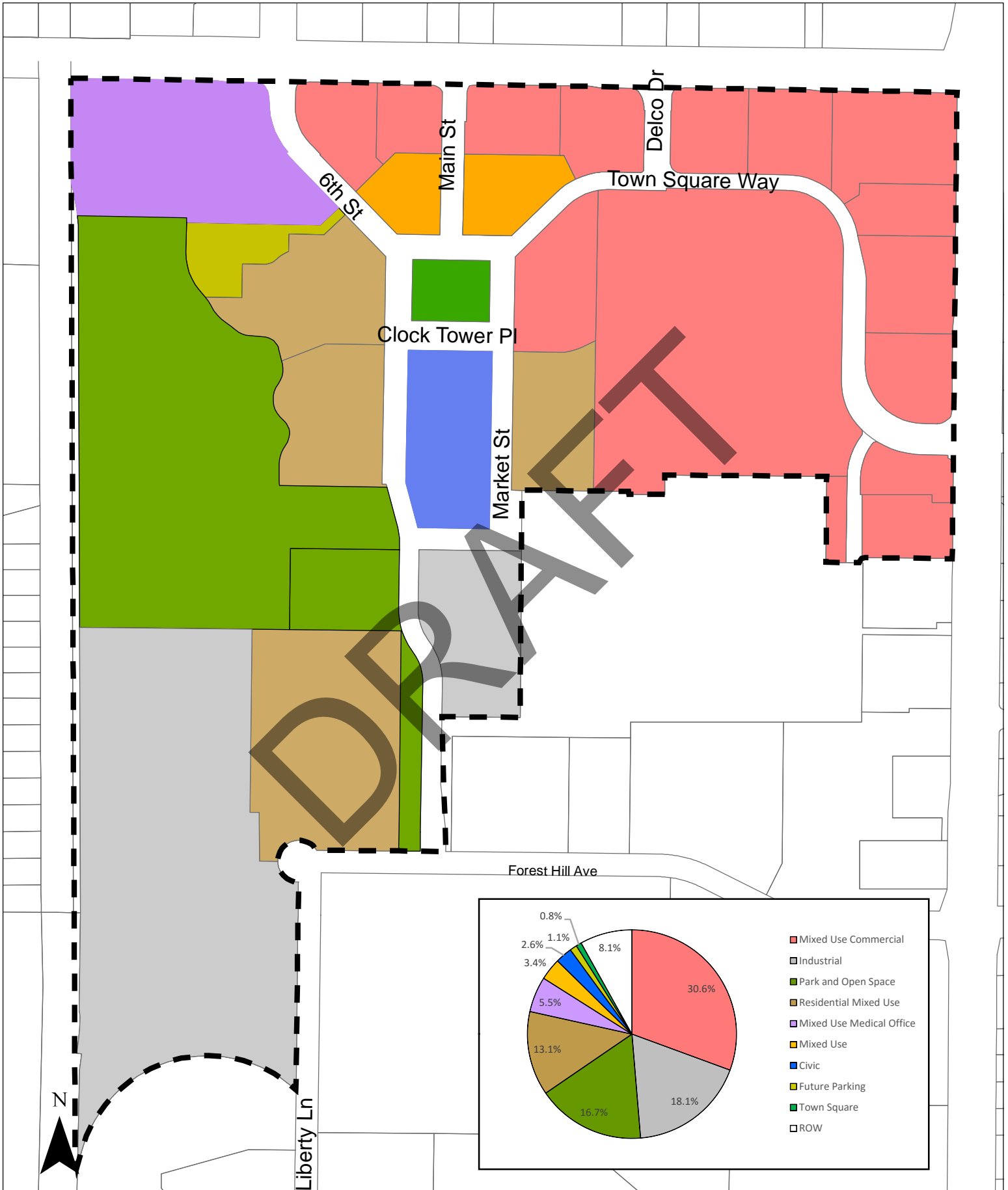
DRAFT

City of Oak Creek, Wisconsin
Tax Increment District No. 11 - Amendment #3
Summary of Sources & Uses
District Total as of 3/15/17

Collection Year	Tax Increment Value	Tax Rate (\$1,000)	Sources of Funds			Uses of Funds			Net Cash Flow	TID Amendment Balance
			Tax Increment	Payments from Developer*	Capitalized Interest	\$4,500,000 Emerald Row Grant	\$2,750,000 Emerald Row Loan*	\$1,250,000 Zund/ Public Parking Loan		
2017	-		-	-	-	-	-	-	-	
2018	-		-	-	-	-	120,656	-	(120,656)	
2019	-		-	-	-	-	80,438	-	(80,438)	
2020	\$26,620,000	22.25	-	-	-	-	80,438	-	(80,438)	
2021	\$27,285,500	22.25	592,295	232,515	-	497,213	80,438	-	247,159	
2022	\$27,967,600	22.25	607,102	232,515	150,000	496,875	243,788	70,313	178,642	
2023	\$28,666,800	22.25	622,279	232,515	-	499,175	245,438	46,875	63,306	
2024	\$38,383,500	22.25	637,836	232,515	-	496,325	246,988	46,875	80,163	
2025	\$39,118,100	22.25	854,033	232,515	-	498,325	243,488	179,344	165,391	
2026	\$39,871,000	22.25	870,378	232,515	-	499,606	244,713	179,188	179,386	
2027	\$40,642,800	22.25	887,130	232,515	-	500,156	245,606	178,844	195,039	
2028	\$41,433,900	22.25	904,302	232,515	-	498,850	245,675	183,219	209,074	
2029	\$42,244,700	22.25	921,904	232,515	-	495,650	244,900	182,313	231,557	
2030	\$43,075,850	22.25	939,945	232,515	-	497,075	243,975	181,219	250,191	
2031	\$43,927,700	22.25	958,438	232,515	-	498,050	242,900	179,938	270,065	
2032	\$44,800,900	22.25	977,391	232,515	-	497,963	246,600	183,375	281,968	
			<u>9,773,033</u>	<u>2,790,180</u>	<u>150,000</u>	<u>5,975,263</u>	<u>3,056,041</u>	<u>1,611,500</u>	<u>2,070,409</u>	

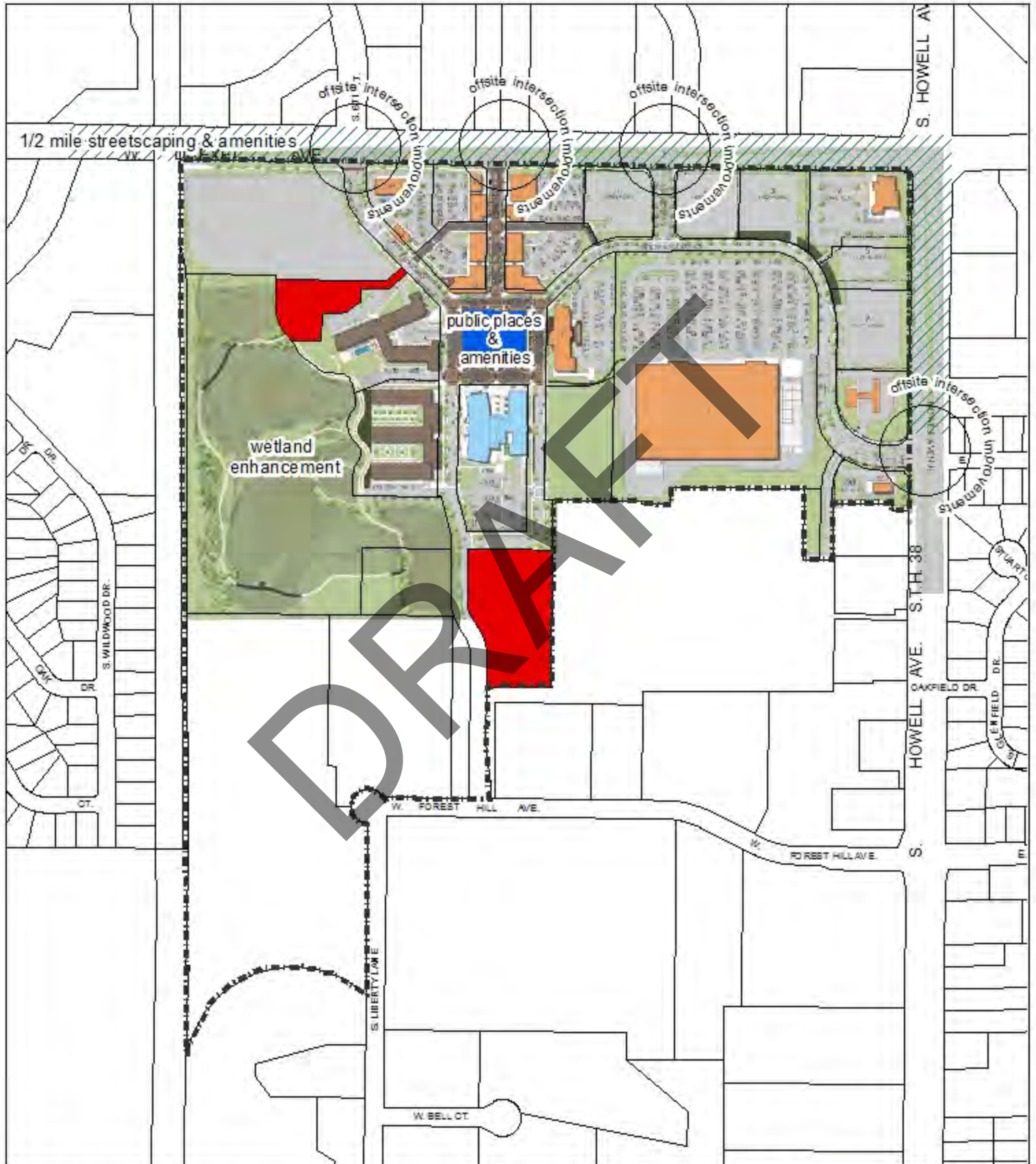
* Loan repayments from the Developer to the City will continue after closure of the TID.

Map 3 TID #11 - Conceptual Land Uses

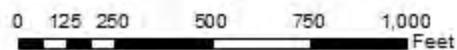


Map 4

TIF #11 - Proposed Improvements



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



Legend

-  TID 11 Boundary
-  Potential Future Public Parking
-  Public Places & Amenities



Plan Commission Report

ITEM: 6g

DATE: April 11, 2017

PROJECT: Sign Plan – Robb Kashevarof (Valentine Coffee)

ADDRESS: 7981 S. 6th St.

TAX KEY NOs: 813-9062-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Robb Kashevarof, Valentine Café, for the building located at 7981 S. 6th Street.

Ownership: Barrett Visionary Development LLC

Size: 3.4537 acres

Existing Zoning: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting approval of a sign plan that will include two wall signs and one flag sign for the tenant space located at 7981 S. 6th Street. All signage within Drexel Town Square zoning district require Plan Commission approval prior to submitting building permits.

Per Appendix B, Section B of the Plan, the following signs are allowed:

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade (max. size fabric = 10', max. size solid = 36" x 36").
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.

The proposed 3'x3' flag sign located on the east elevation **does** comply with the DTSMUPDD size regulations for flag signs. The sign will be located on the southern corner of the east elevation. The sign will be constructed of aluminum and internally illuminated with LED lights. The sign will have a black finish with clear push through letter "v" and star. Included with this report is a graphic illustrating how the sign will look.

The applicant plans to install identical primary wall signs on both the northeast elevation, a non entry facade and the south elevation, an entry facade. According to the DTSMUPDD, a primary sign can be installed only on an entry facade and cannot exceed 15% of the height of the retail level (37"). The proposed signs will be 30.5" tall, complying with code. The wall signs will be internally lit channel letters and there will be reverse channel letters on a bronze backer. Included in your report are illustrations showing what the signs will look like.

Overall, there will be three primary signs for this building. One primary sign on the northeast elevation (non-entry façade), one primary sign on the south elevation (entry façade), and one flag sign on the east elevation (non-entry façade) of the building. The proposed signs are in compliance with size requirements for DTSMUPDD.

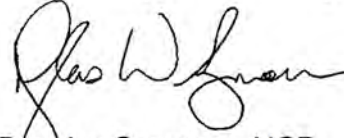
If sign variances have been granted for the non-entry facades, and if the sign plan is approved as presented, the applicant will install one 2.5'x 8'9" wall sign on the northeast elevation, one 2.5'x 8'9" wall sign on the south elevation, and one 3'x3' flag sign on the east elevation of the building located at 7981 S. 6th Street.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

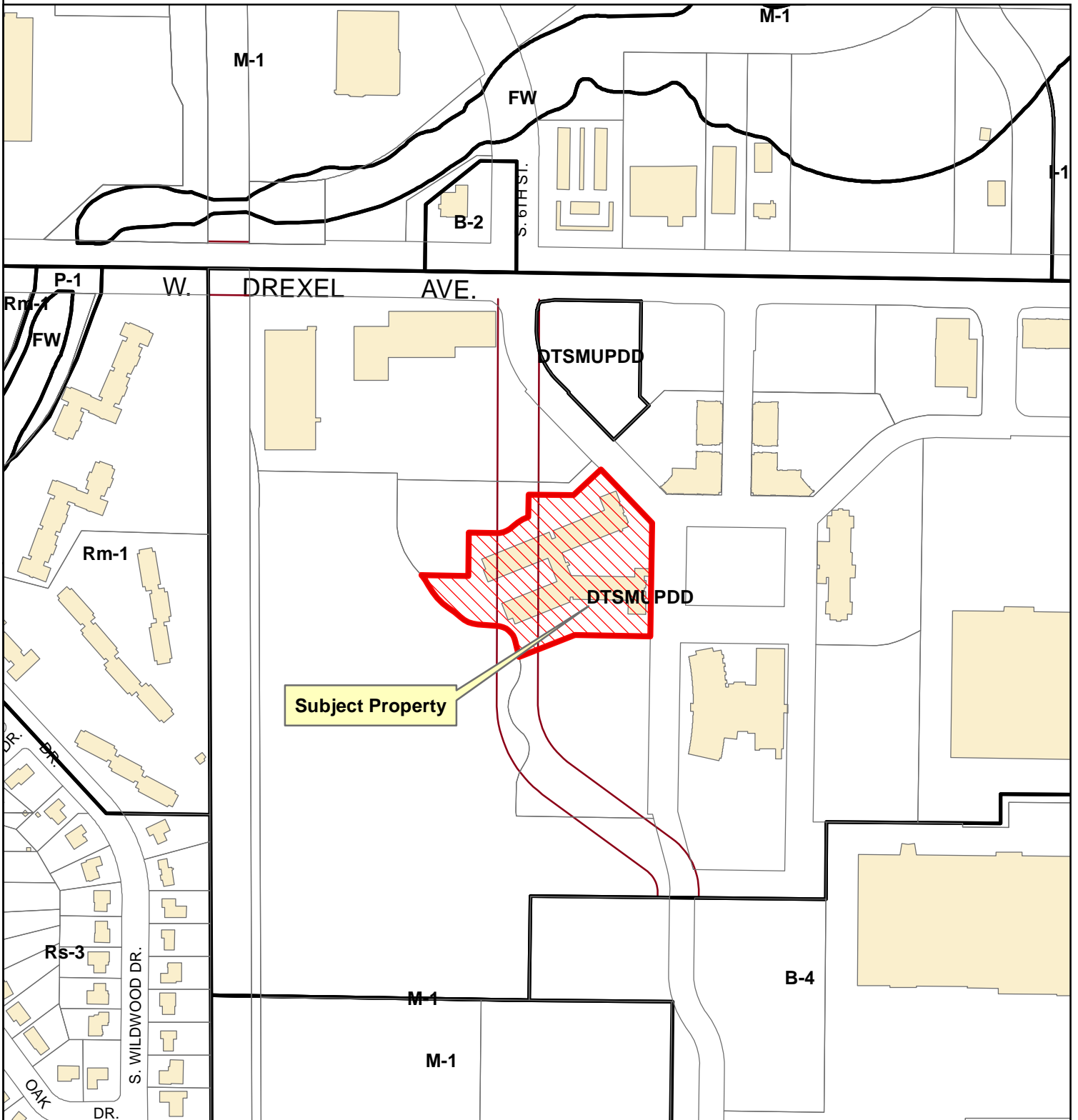
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

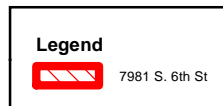
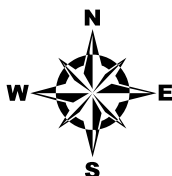
7981 S. 6th St



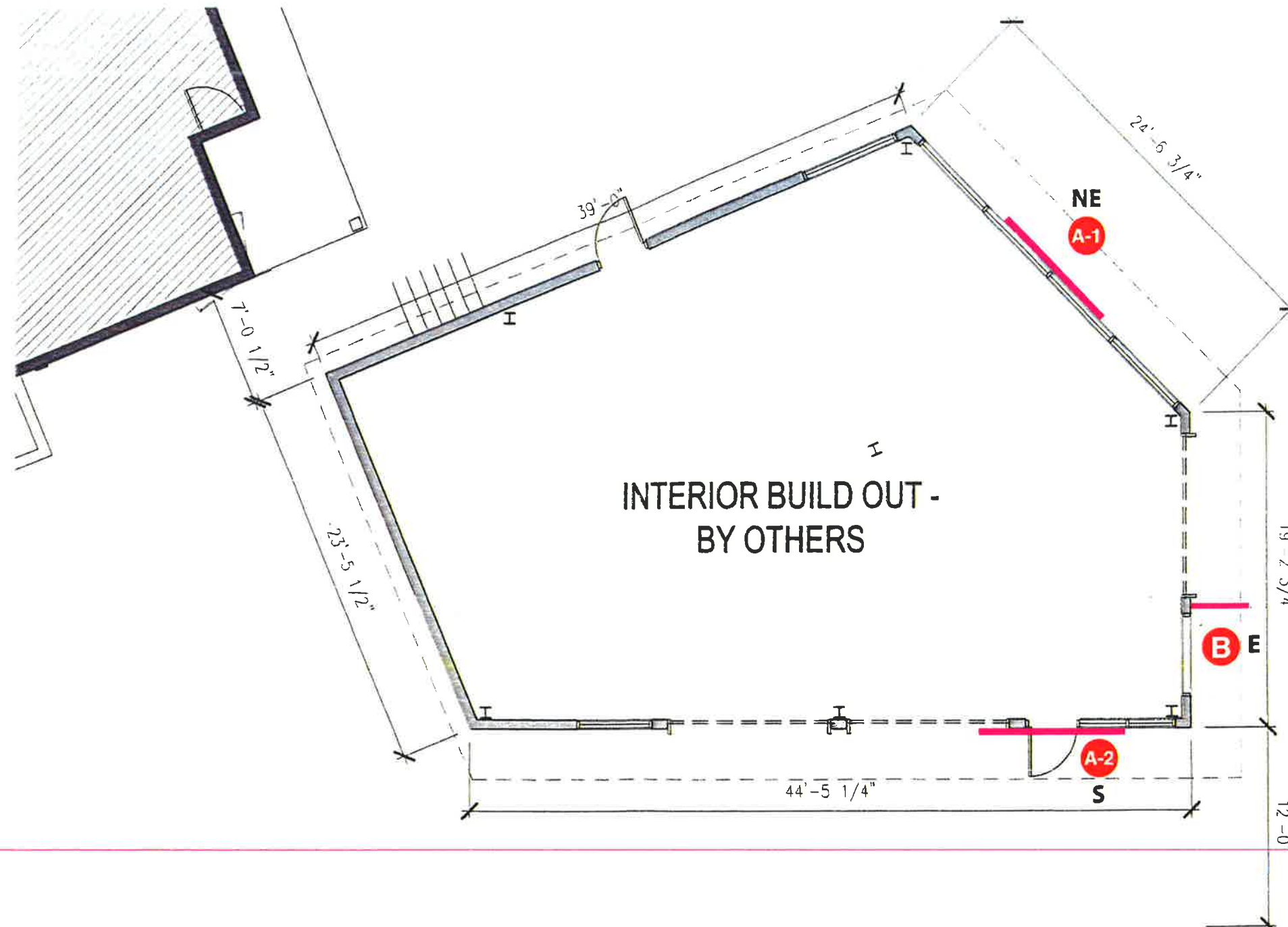
This map is not a survey of the actual boundary of any property this map depicts.



Department of Community Development



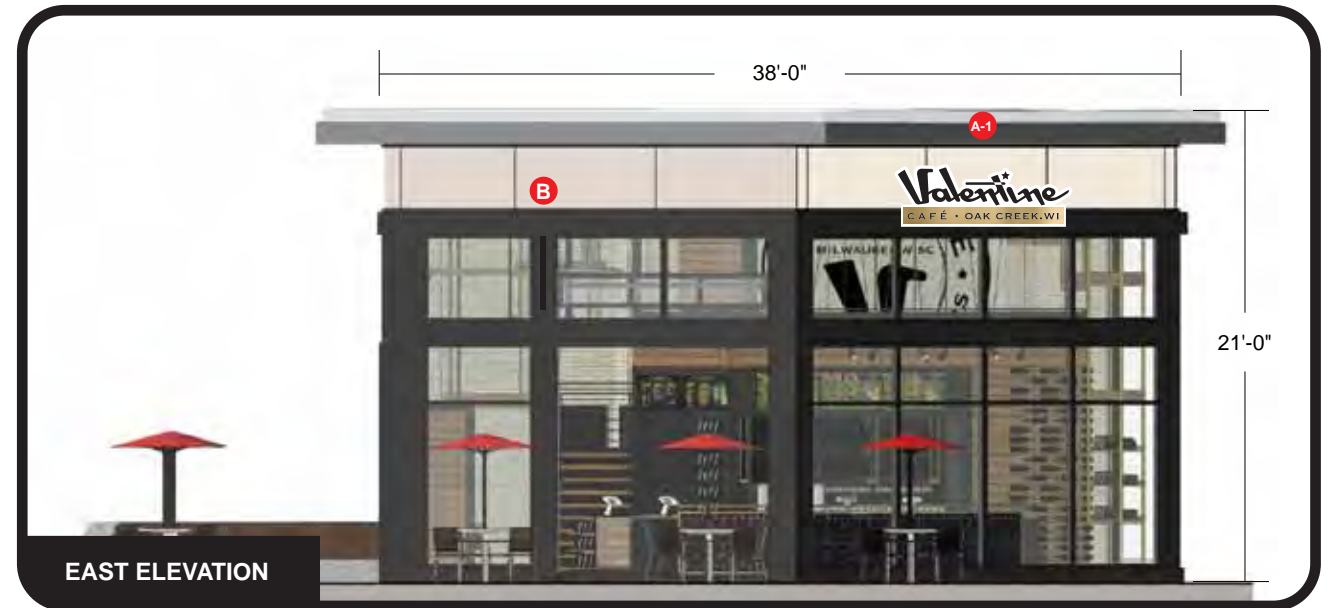
BUILDING SIGNS - SITE PLAN



Client: VALENTINE CAFE Address: 7981 S. 10th St City, State: OAK CREEK WI 53154 Sales Rep: STEPHEN PROCHASKA	Date: 2-2-17 Drawing #: 1P(1)	<table border="1"> <tr> <th colspan="2">REVISION</th> </tr> <tr> <td>△ 2-15-17</td> <td>△</td> </tr> <tr> <td>△</td> <td>△</td> </tr> <tr> <td>△</td> <td>△</td> </tr> <tr> <td>△</td> <td>△</td> </tr> </table>	REVISION		△ 2-15-17	△	△	△	△	△	△	△	Illumination: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____ Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277 Sign Specifications: NOTED ABOVE	Paint Colors (AkzoNobel): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Client Signature: _____ Signature _____ Date _____ NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	REVISION															
	△ 2-15-17	△														
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△	△															
Sheet: 1 of 1 Scale: - Designer: KD	Quantity: -	Quantity: -	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____											
Sheet: 1 of 1 Scale: - Designer: KD	Quantity: -	Quantity: -	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____											
Sheet: 1 of 1 Scale: - Designer: KD	Quantity: -	Quantity: -	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____											
Sheet: 1 of 1 Scale: - Designer: KD	Quantity: -	Quantity: -	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____											

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

BUILDING SIGNS - ELEVATIONS



Client: VALENTINE CAFÉ Address: - City, State: OAK CREEK, WI 53154 Sales Rep: STEPHEN PROCHASKA	Date: 12-22-16 Drawing #: 1E(3)	REVISION 1 2-2-17 2 2-15-17 3 3-13-17 4		Illumination: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____ Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	<input type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED Quantity: -	Paint Colors (AkzoNobel): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Vinyl Film Colors (3M Scotchlcal): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Client Signature: _____ Signature _____ Date _____
	Sheet: 1 of 1 Scale: - Designer: KD	Sign Specifications: NOTED ABOVE			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.			

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

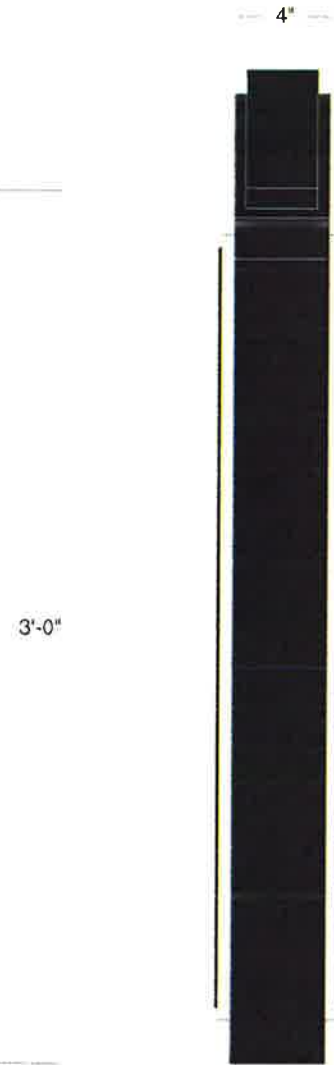
BUILDING SIGN - B

EAST ELEVATION

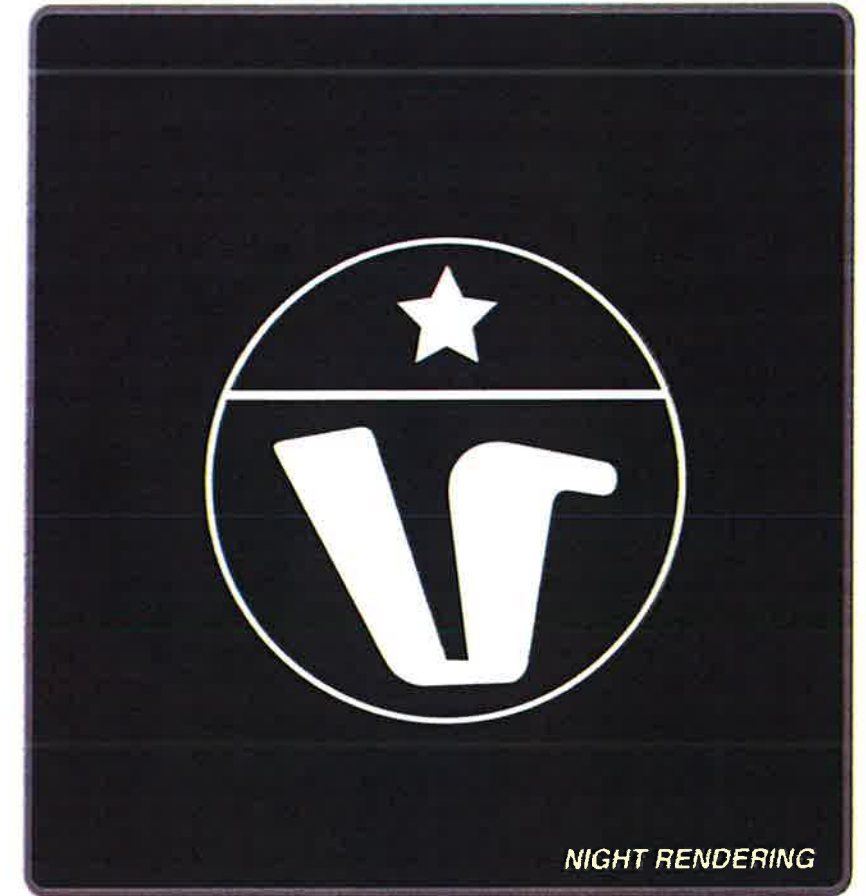
2" X 4" ALUMINUM ARM, W/ 1/2" MOUNTING PLATE

1/2" CLEAR PUSH THRU PLEXI

FABRICATED ALUMINUM CABINET W/ MAP BLACK FINISH



SIDE VIEW



NIGHT RENDERING

VALENTINE CAFÉ / BUILDING SIGNAGE

ONE (1) SINGLE SIDED, INTERNALLY ILLUMINATED BUILDING SIGN
 CUSTOM FABRICATED ALUMINUM CABINET W/ MAP BLACK FINISH
 ROUTED 1/8" ALUMINUM FACES W/ 1/2" PUSH THRU PLEXI
 PUSH THRU PLEXI W/ ROUTED 1/8" ALUMINUM PLATE PAINTED MAP BLACK
 SIGN INTERNALLY ILLUMINATED W/ WHITE LEDS
 CABINET FLAG MOUNTED TO FASCIA

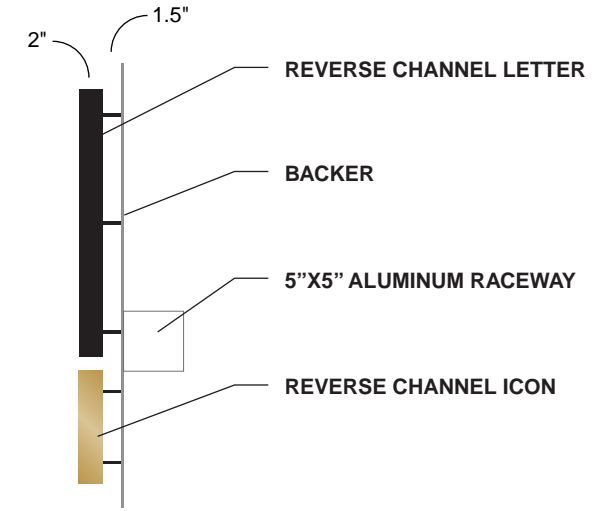
SQUARE FOOTAGE: 9 SQ.FT.

Client: VALENTINE CAFÉ Address: 7981 S. 16th St City, State: DAK CREEK, WI 53154 Sales Rep: STEPHEN PROCHASKA	Date: 9-21-18 Drawing #: 2141	REVISION 1 10-13-18 2 12-22-18 3 2-2-19 4 2-15-19	Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE <input type="checkbox"/> LED <input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED Electrical Requirements: <input checked="" type="checkbox"/> 120 <input type="checkbox"/> 277 Quantity: 1	Paint Colors (AkzoNobel): MAP BLACK (MATTE)	Vinyl Film Colors (3M Scotchcal):	Client Signature: _____ Signature Date
	Sheet: 1 of 1 Scale: 1/2" = 1' Designer: K.D.	Sign Specifications: NOTED ABOVE	NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The Ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.			

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

BUILDING SIGNS - A1 & A2

NORTHEAST ELEVATION



SIDE DETAIL

VALENTINE CAFÉ / BUILDING SIGNAGE

TWO (2) SINGLE SIDED, INTERNALLY ILLUMINATED BUILDING SIGNS

“VALENTINE”

- 2" DEEP REVERSE CHANNEL LETTERS W/ MAP BLACK FINISH
- ROUTED 1/8" ALUMINUM FACES
- .063 ALUMINUM RETURNS, ROUTED .188 CLEAR LEXAN BACKS
- LETTERS STOOD OFF 1/8" ALUMINUM BACKER (MAP WHITE) 1.5" W/ 1/4" STUDS
- BACKER MOUNTED TO 5"X5" ALUMINUM RACEWAY MOUNTED FLUSH TO FASCIA (MATCH BLDG.)
- LETTERING ILLUMINATED W/ WHITE LEDS

“CAFÉ • OAK CREEK. WI”

- 2" DEEP REVERSE CHANNEL ICON W/ MAP FINISH TO MATCH BRONZE OVERLAY
- ROUTED 1/8" ALUMINUM FACES (FACES TO HAVE BRONZE OVERLAY) W/ 1/2" PUSH THRU PLEXI
- PUSH THRU PLEXI W/ 3M BLACK VINYL GRAPHICS
- ICON STOOD OFF 1/8" ALUMINUM BACKER (MAP SILVER) 1.5" W/ 1/4" STUDS
- BACKER MOUNTED TO 5"X5" ALUMINUM RACEWAY MOUNTED FLUSH TO FASCIA (MATCH BLDG.)
- SIGN ILLUMINATED W/ WHITE LEDS

SQUARE FOOTAGE: 30 SQ.FT.



NIGHT RENDERING

<p>Michael's Signs "We Project Your Image" PH: (262) 554-6066 TOLL FREE: (800) 554-8110</p>	Client: VALENTINE CAFÉ	Date: 9-21-16	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP BLACK <input type="checkbox"/> MAP WHITE <input checked="" type="checkbox"/> MATCH BRASS OVERLAY	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> 3M BLACK	Client Signature: _____
	Drawing #: 1(5)	Sheet: 1 of 1	△ 10-18-16	△ 3-13-17	Electrical Requirements: <input checked="" type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 2		Signature _____ Date _____
	Address: -	Scale: 3/4"=1'	△ 12-22-16	△	Sign Specifications:			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	City, State: OAK CREEK, WI 53154	Designer: KD	△ 1-1-17	△	NOTED ABOVE			
	Sales Rep: STEPHEN PROCHASKA		△ 2-15-17	△				

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.



Plan Commission Report

ITEM: 6h

DATE: April 11, 2017

PROJECT: Rezone and Conditional Use – Mark Weigt, The Ridge Community Church

ADDRESSES: 6912 & 6912R S. 27th St.

TAX KEY NOS: 737-9026-000 & 737-9028-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the properties at 6912 & 6912R S. 27th St. be rezoned from B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential to I-1, Institutional (no change to the RRO, Regional Retail Overlay District) with a Conditional Use Permit for a religious institution, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (April 25, 2017).

Ownership: B & G Realty LLC/DBA Value Cinema, 100 E. Wisconsin Ave., Milwaukee, WI 53202-4125

Size: 6912 S. 27th St. = 6.935 acres; 6912R S. 27th St. = 4.240 acres

Existing Zoning: B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential; RRO, Regional Retail Overlay District

Adjacent Zoning: North – B-4, Highway Business; B-2, Community Business; B-3 (CU), Office & Professional Business; RRO, Regional Retail Overlay District
East – B-3 (CU), Office & Professional Business; Rd-1, Two-Family Residential; I-1 (CCU), Institutional
South – B-2, Community Business; B-3, Office & Professional Business; RRO, Regional Retail Overlay District Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential
West – B-2, Community Business; RRO, Regional Retail Overlay District; B-4 (CCU), Highway Business; 27th St.

Comprehensive Plan: Planned Business, Two Family/Townhouse Residential, Single Family Residential.

Wetlands: Yes, see attached County Map.

Floodplain: N/A.

Official Map: Yes, Officially Mapped Streets cross a portion of 6912 S. 27th St. (see attached map).

Commentary: The Applicant is requesting that properties at 6912 & 6912R S. 27th St. be rezoned from B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential to I-1, Institutional (no change to the RRO, Regional Retail Overlay District) in anticipation of remodeling the existing movie theater for a church. A zoning text amendment was recently approved by the Common Council to allow religious institutions as Conditional Uses in the 27th Street Overlay Districts.

Renovations will be based on the existing location in Greenfield, which provides patrons with café, children's play area, and auditorium spaces. According to information provided by the Applicant, hours of operation will be as follows:

- Monday through Friday – 9 AM to 5 PM
- Saturday – some activities
- Sunday – 7 AM to 1 PM

It is anticipated that 3-4 employees will be onsite at any given time in the initial operation. Other than routine mail and garbage services, deliveries for supplies are anticipated weekly. Exterior renovations will be presented for Plan Commission review and approval at a later date.

Parking requirements for churches are 1 stall for every 3 seats based on the maximum capacity of the facility. The existing onsite parking lot can accommodate approximately 400-600 vehicles. Since interior layouts are currently in the planning stages it is difficult to determine whether the existing parking is sufficient based on Code requirements. The Applicants have indicated that the existing parking is sufficient for their anticipated needs. It appears from a very cursory review of the site that future parking needs could be accommodated with an expansion of the parking areas on the two parcels. Expansion or reconfiguration of the parking areas would require Plan Commission review and approval.

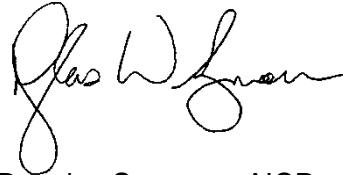
With the above in mind, staff recommends approval of the proposal, subject to conditions and restrictions that will be prepared for the April 25th Plan Commission meeting.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

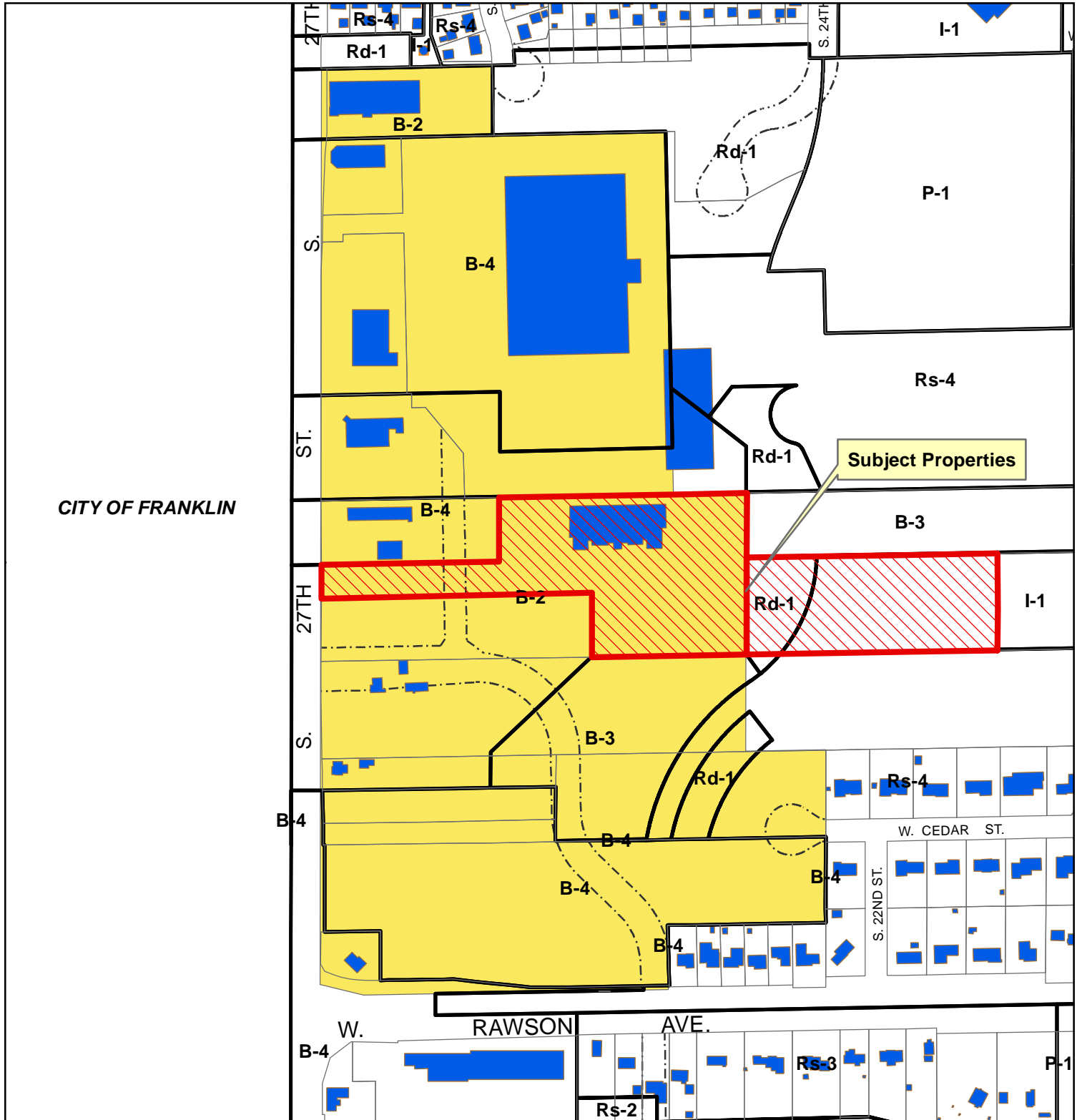
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

6912 & 6912R S. 27th St.



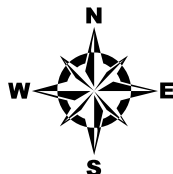
CITY OF FRANKLIN

Subject Properties

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



Department of Community Development



Legend



6912 & 6912R S. 27th St.

Zoning Overlays

- C-1-Shoreland Wetland
- FF-Flood Fringe
- Lakefront Overlay
- NO-Mixed Use Neighborhood
- OO-Mixed Use Office
- RR-Regional Retail



6810

6855

6919

6955

7027

7041

6810

6840

6850

6988

6986

6913

6912

6902

6964

6988

2500

6800

6750

6765

6809

6901

6911

6912

2026

2201

2212

2204

2204

2202

2208

2201

2211

2141

2123

2111

2045

2032



History of The Ridge Community Church

On October 1, 2006, and with only 24 people, we held our first service at The Ridge Cinema in New Berlin. In just three years, we outgrew The Ridge Cinema and moved to Whitnall High School in Greenfield. We held services in Whitnall High School for another three years until a unique opportunity for a permanent location came available in Greenfield. The opportunity was to repurpose an empty Walmart building.

Our idea was to not make an old Walmart into a church building, but rather to create a dynamic building that just happened to have a church in it. To do this, we took aspects from some of Milwaukee's best (Summerfest grounds, Harley Davidson, local bars/restaurants), and merged them into the design that we have today.



(On March 31, 2013, we held our first services in our current location in Greenfield)



In 10-years, we have been fortunate to grow from one service to four, and from 24 people to an average of 1600 people each weekend. What makes The Ridge unique is that nearly 40% of the people who attend either never attended church, or walked away from faith and are now finding their way back again.

Why Oak Creek?

Currently, we have nearly 300 people from Oak Creek attend The Ridge Community Church. We are a community church and we want to put a location in Oak Creek that would better serve its growing community.

Our proposed Oak Creek location will not be a separate church from The Ridge in Greenfield. Just as organizations like Starbucks or McDonald's have one menu available in several locations, our goal would be to serve the people of Oak Creek from an additional building that is easier for them to get to. We want to take what we are already doing in Greenfield and replicate it in Oak Creek.

Community Involvement

The strength of our church is not the services we provide each week, but rather who and how we serve. The Ridge is uniquely positioned to serve the community of Oak Creek. We look forward to partnering with groups that already exist in your community. Our philosophy is to provide manpower or resources to these groups to increase their impact. We don't believe in re-inventing the wheel, rather we strive to help those who are already making a difference. For a list of organizations we are currently serving, please [click here](http://theridgecc.com/local-and-global/). (<http://theridgecc.com/local-and-global/>)

In Greenfield, our campus has found a serving niche. We are creating ways to serve and support those with special needs. Our efforts include everything from ensuring parents who've been turned away from other churches that their families are welcome at The Ridge, to creating and training a Buddy Team to serve our friends with special needs, to hosting a free prom for young adults with special needs. Our goal in Oak Creek would be to identify what the need is in Oak Creek and ways we can tangibly make a difference.

Finally, in addition to serving local non-profits, The Ridge also hosts hundreds of people at groups and classes continuously throughout the year. Some of these groups are faith-based while others cover topics like: finances and budgeting, leadership, addiction, parenting, divorce, grief, and many more. These groups and classes are open to anyone in the community wishing to attend. Most are free. The ripple effect of people from the community becoming empowered with this information is palpable. Families are stronger, children are stronger and the community overall is stronger as well.

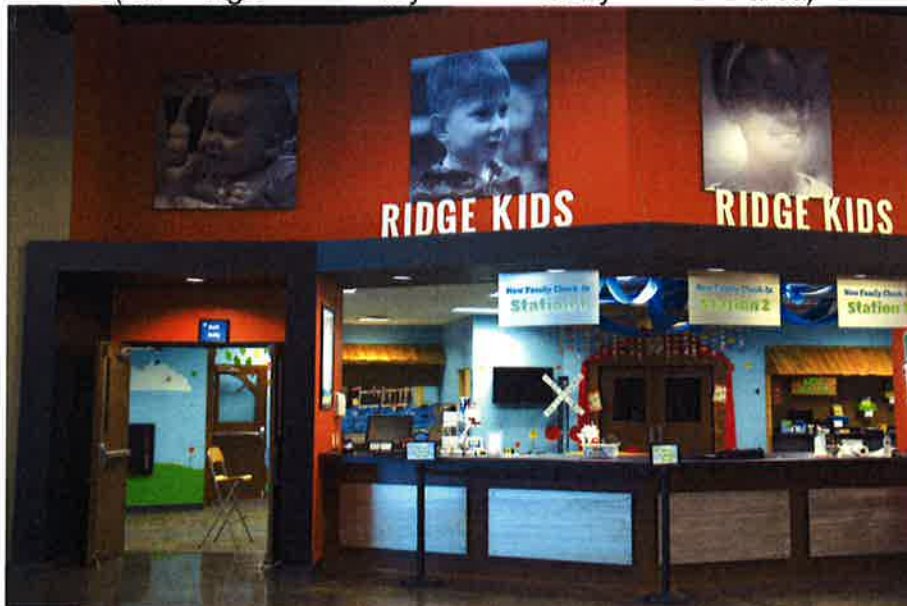


Details of proposal

The building exterior will have a similar look to our current building in Greenfield. (See above.) In regards to the interior, we will create a similar “feel” to our current location. We are including example here for an overview but welcome anyone from Oak Creek to our Greenfield location to tour our facility at your convenience.



(The Ridge Community Church lobby and café area)



(The Ridge Community Church kids area)

RECEIVED
SEP 13 2016
Dept. of Community
Development



(The Ridge Community Church auditorium)

We intend to make improvements to the floors, interior colors, interior signage, and seating throughout the current building.

The number of parking spots will remain as is.

Plan of Operation

Hours of operation:

- Monday – Friday - 9am-5pm
- Saturday - Some activities
- Sunday - 7am-1pm

Number of employees:

- 3-4 initially

Frequency of deliveries to site:

- Daily mail/package deliveries as necessary
- Once a week supply delivery
- Garbage pick up once a week (outside dumpster)

