



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

COMMON COUNCIL MEETING AGENDA

TUESDAY, MAY 16, 2017

7:00 P.M.

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

The City's Vision

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

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 5/2/17

Recognition

4. **Council Proclamation:** Consider Council Proclamation No. 17-08, Congratulations to Elizabeth M. Heidtke, 2016 Oak Creek Citizen of the Year (by Committee of the Whole).

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

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

5. **Rezone and Conditional Use:** Consider 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 (2nd District).
6. **Ordinance:** Consider Ordinance No. 2851, approving the rezoning of the properties at 6912 and 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 (2nd District).
7. **Code Amendment:** Consider a proposed amendment to Section 17.0317(c) to allow dog training, dog grooming, and dog daycare facilities as conditional uses in the M-1, Manufacturing District (by Committee of the Whole).
8. **Ordinance:** Consider Ordinance No. 2850, amending Section 17.03171(c) to allow dog training, dog grooming, and dog daycare facilities as conditional uses in the M-1, Manufacturing District (by Committee of the Whole).

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

Presentation

9. **Presentation:** Presentation by Milliman, Inc. of the City of Oak Creek Actuarial Valuation of Retiree Medical Benefits report, as of January 1, 2016, (post-employment benefits other than pensions, OPEB).

New Business

10. **Motion:** Consider a *motion* to concur with the Mayor's appointments as follows:
- Tourism Commission – partial 1 year term to expire 4/2018
- Jim Ruetz, 8950 S. Parkside Dr.
11. **Informational:** Ald. Gehl designates Ald. Guzikowski as the Chair of the Capital Improvements Committee.
12. **Informational:** Ald. Gehl designates Ald. Kurkowski to the Emergency Government Committee as the aldermanic representative.
13. **Resolution:** Consider *Resolution* No. 11816-051617, establishing various fees, permits and charges charged by the City of Oak Creek (by Committee of the Whole).
14. **Motion:** Consider a *motion* to designate Gannet Wisconsin Media (Milwaukee Journal Sentinel-Oak Creek NOW) to serve as the official City newspaper for the next 12 months (by Committee of the Whole).
15. **Motion:** Consider a *motion* to approve the 2017 Vendor Summary Report in the amount of \$871,836.85 (by Committee of the Whole).

COMMUNITY DEVELOPMENT

16. **Resolution:** Consider *Resolution* No. 11812-051617, creating, describing, and making certain findings and approving the project plan for Tax Incremental District No. 13 (4th District).
17. **Resolution:** Consider *Resolution* No. 11813-051617, amending the Project Plan for Tax Incremental District No. 6 (6th District).
18. **Resolution:** Consider *Resolution* No. 11814-051617, amending the Project Plan for Tax Incremental District No. 11 (2nd District)
19. **Resolution:** Consider *Resolution* No. 11815-051617 – approving a Certified Survey Map for the property at 10303 S. Oakwood Parkway (5th District).

ENGINEERING

20. **Motion:** Consider a *motion* to award the 2017 Bridge Maintenance Projects unit price contract to the lowest responsive, responsible bidder, Zenith Tech, Inc., at the estimated cost of \$668,668.50 (Project No. 12016) (Various Districts).

INFORMATION TECHNOLOGY

21. **Motion:** Consider a *motion* to award the purchase of two copiers from Gordon Flesch Company, Inc., in the amount of \$12,733 (by Committee of the Whole).

LICENSE COMMITTEE

The License Committee met on 5/10/17. Minutes are provided. Yearly alcohol licenses will be presented at the 6/6/17 Council meeting. Recommendations are as follows:

22. **Motion:** Consider a *motion* to *deny* an Operator's license to Joshua Santos, 5929 S. Hatley Ave., Cudahy (7-Eleven) for falsification of application and for being a habitual offender.

The following items were received after License Committee met. Tentative recommendations are as follows:

23. **Motion:** Consider a *motion* to *grant* an Operator's license to the following (*favorable background report received*):
- Kelly A. Huber, 9135 S. 5th Ave. (Victor's Again)
 - Kanisha R. Reeves, 8349 S. Newbury Dr. (no employer provided)
 - Elizabeth M. Galliard, 3054 W. American Dr., Greenfield (Applebee's)
 - Peggy A. Williams, 10601 S. Nicholson Rd. (Kwik Trip)
 - Katlyn L. Arnold, 1105 E. Fitzsimmons Rd. (Charcoal Grill)
 - Elizabeth P. Rodriguez, 9220 Auburn Ct. Mt. Pleasant (Charcoal Grill)
 - Jasmine M. Cook, 7115 W. Herbert Ave., Milwaukee (Charcoal Grill)
 - Tammy A. Wollert, 819 Monroe Ave., South Milwaukee (Charcoal Grill)
 - Chelsea A. Vecchione, 2519 S. Brisbane Ave., Milwaukee (Pizza Man)
24. **Motion:** Consider a *motion* to *grant* a change of premise for the Reserve Class B Combination alcohol license issued to Za Man 3, LLC dba Pizza Man Oak Creek, 7974 S. Main St., changing the premise location from "7974 S. Main Street" to "7974 S. Main St., entire building and sidewalk dining on the south and west sides of their building. Sidewalk dining does not extend into the streets." (*favorable departmental approvals received*).
25. **Motion:** Consider a *motion* to *grant* a 2016-17 Class B Beer license to Shelly A. Urban, Agent, Georgie Porgie's Ltd. dba Georgie Porgie's, 9555 S. Howell Ave. (*favorable background reports received*).
26. **Motion:** Consider a *motion* to *grant* a Transient Merchant license to the following salespersons on behalf of Aptive Environmental, 17919 W. Lincoln Ave., New Berlin, WI, selling pest control services (*favorable background reports received*):
- Bryten C. Farley, 2420 W. Briar Lake Way
 - Andrew M. Durant, 2420 W. Briar Lake Way
 - Gregory C. Bess, 2480 W. Briar Lake Way
 - Dylan M. Smith, 2915 W. Greenbriar Ct.
 - Tyler D. Murdock, 9306 S. Orchard Park Cir.
 - Carson L. Dean, 9306 S. Orchard Park Cir.
 - Minroy J. Choi, 9306 S. Orchard Park Cir.
 - McKay M. Smith, 9306 Orchard Park Cir.
 - Brenton R. Clark, 9306 S. Orchard Park Cir.

27. **Motion:** Consider a motion to grant a 2017 Dog Kennel license to Jill Plasky, The Bark Park, LLC dba Central Bark, 1075 W. Northbranch Dr., Unit B, with release of license subject to final Sanitarian approval and issuance of an Occupancy Permit.

Adjournment.

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

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

COUNCIL PROCLAMATION 17-08

CONGRATULATIONS TO

ELIZABETH M. HEIDTKE

2016 OAK CREEK CITIZEN OF THE YEAR

WHEREAS, the Oak Creek Citizen of the Year Committee conducts an annual search for the person who, in its judgment, is most deserving of acknowledgment because of loyal, unselfish and patriotic service to the community; and

WHEREAS, the Oak Creek Citizen of the Year Committee has selected Elizabeth "Liz" Heidtke as its 2016 Citizen of the Year, for which she will be duly honored at a recognition dinner on Sunday, May 21, 2017; and

WHEREAS, Liz Heidtke, is married to her husband Will; and has two daughters, Sara and Katie; and

WHEREAS, while a resident of Franklin, the impact that Liz Heidtke has on the Oak Creek Community, especially to the students, parents, and teachers at Meadowview Elementary School and Oak Creek High School, is enormous and cannot go overlooked; and

WHEREAS, Liz Heidtke, has been employed at Meadowview Elementary School as the school's health room and attendance clerk, for over twenty-five years, attending to each child with the same compassion and care that a parent would provide; and

WHEREAS, Liz Heidtke goes the extra mile staying late to participate in after-school events, construct bulletin boards, and has been known to prepare elaborate birthday meals for staff; and

WHEREAS, Liz Heidtke's true calling is with the Oak Creek High School Band and Marching Knights, of which, 100% of this is done on her own time; and

WHEREAS, Liz Heidtke is the quintessential "Band Mom", assisting with all the behind-the-scene duties over the past 15 years, even though her own children have long since graduated; and

WHEREAS, Liz Heidtke helps coordinate the band competitions each year, organizes the Oak Creek High School band fundraisers and is involved with the multiple yearly band camps; and

WHEREAS, Liz Heidtke organizes, numbers, sizes, hems, irons, fixes and coordinates all that has to be done so that the Oak Creek Marching Knights have proper fitting uniforms and look the best that they can look; and

WHEREAS, Liz Heidtke attends every band practice, rehearsal, and concert to organize the equipment, making sure everyone's needs are met; and

WHEREAS, whether it be for a simple performance, a major concert or any of the various competitions throughout the year, in our home City of Oak Creek or on the road, Liz organizes all the meals, purchases most of the food, and arranges the snacks for over 300 band students; and

WHEREAS, Liz's volunteer efforts have expanded with the band's annual performance trips to places like Toronto, Canada, and Disney World, as well as many other destinations; and

WHEREAS, whether it be Marching Band Season, Jazz Concerts, Band Concerts, Festival of Bands, Solo Ensemble Festival, or any of the other band events, Liz Heidtke is there, every step of the way; and

WHEREAS, Liz Heidtke has completely, unselfishly and whole-heartedly dedicated her own life towards the progress of the Oak Creek High School Band and Marching Knights, and in doing so, has impacted the lives of thousands of students, parents and spectators.

WHEREAS, Liz Heidtke exemplifies the meaning of the word "volunteer" in every way possible, and chooses to live her life by former band director "Mr. K's" philosophy to "Give Back", of which she does in abundance; and

WHEREAS, Liz Heidtke has rendered countless hours of service, working with the youth of Oak Creek, and is truly deserving of this recognition.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Oak Creek hereby congratulate Elizabeth Heidtke on being selected the 2016 Oak Creek Citizen of the Year.

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

Dated this 16th day of May, 2017.

ATTEST:

Mayor Daniel J. Bukiewicz

City Clerk Catherine Roeske

Ald. Steven Kurkowski, 1st District

Ald. Michael Toman, 4th District

Ald. Gregory Loreck, 2nd District

Ald. Kenneth Gehl, 5th District

Ald. Richard Duchniak, 3rd District

Ald. Christopher Guzikowski, 6th District

OFFICIAL NOTICE

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

PURPOSE: The purpose of this public hearing is to consider 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.

Hearing Date: May 16, 2017
Time: 7:00 PM
Place: Oak Creek City Hall
8040 South 6th St.
Oak Creek, WI 53154
Common Council Chambers

Applicant: Mark Weigt, The Ridge Community Church
Property Owner: B & G Realty, LLC
Property Location: 6912 & 6912R S. 27th St.
Tax Key(s): 737-9026-000 & 737-9028-000

Legal Description:

PARCEL A:

Parcel 2 of Certified Survey Map No. 5886, recorded on September 28, 1993 on Reel 3128, Images 1489 to 1492 as Document No. 6833527, being a division of Parcel 2 in Certified Survey Map No. 4678 and lands in the NE 1/4, NW 1/4, SE 1/4 and SW 1/4 of the SW 1/4 of Section 6, T 5 N, R 22 E, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

PARCEL B:

Outlot 1 of Certified Survey Map No. 5886 recorded on September 28, 1993 on Reel 3128, Images 1489 to 1492 as Document No. 6833527, being a division of Parcel 2 in Certified Survey Map No. 4678 and lands in the NE ¼, NW 1/4, SE 1/4 and SW 1/4 of the SW 1/4 of Section 6, T 5 N, R 22 E, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

The Common Council has scheduled other public hearings for May 16, 2017 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: April 13, 2017
CITY OF OAK CREEK COMMON COUNCIL
By: Daniel J. Bukiewicz, Mayor

PUBLIC NOTICE

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

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 6

Recommendation: That the Common Council adopts Ordinance No. 2851 approving the rezoning of 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.

Background: At the April 11, 2017 meeting, the Plan Commission recommended Common Council approval of the proposed rezone of 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. A zoning text amendment to allow religious institutions as Conditional Uses in the 27th Street Overlay Districts was approved by the Common Council on April 3, 2017.

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.

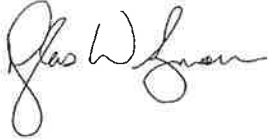
Parking requirements for churches are 1 stall for every 3 seats based on the maximum capacity of the facility. The existing onsite parking lot can accommodate approximately 400-600 vehicles. Since interior layouts are currently in the planning stages it is difficult to determine whether the existing 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.

The attached Conditions and Restrictions were recommended for approval by the Plan Commission at their April 25, 2017 meeting.

Fiscal Impact: Religious institution developments have the potential to render existing taxable properties tax exempt, therefore resulting in a potentially negative fiscal impact for

the City. Although the Applicant does not have any current plans for expansion of the facility, any addition or new buildings would still be subject to impact fees. Approval of this use will allow the reuse of the existing movie theater facility on the properties.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Andrew Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

ORDINANCE NO. 2851

By: _____

AN ORDINANCE TO REZONE THE PROPERTIES AT 6912 AND 6912R S. 27TH STREET FROM B-2, COMMUNITY BUSINESS; RD-1, TWO-FAMILY RESIDENTIAL; AND RS-4, SINGLE FAMILY RESIDENTIAL (EXCLUDING THE RRO, REGIONAL RETAIL OVERLAY DISTRICT) TO I-1, INSTITUTIONAL, WITH A CONDITIONAL USE FOR A RELIGIOUS INSTITUTION

(2nd Aldermanic District)

WHEREAS, MARK WEIGT, THE RIDGE COMMUNITY CHURCH, has applied for a rezoning of the properties at 6912 & 6912R S. 27th St. from B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential (EXCLUDING the RRO, Regional Retail Overlay District) to I-1, Institutional with a Conditional Use Permit for a religious institution; and

WHEREAS, the properties are more precisely described as follows:

PARCEL A, 6912 S. 27TH ST.:

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 5886, RECORDED ON SEPTEMBER 28, 1993 ON REEL 3128, IMAGES 1489 TO 1492 AS DOCUMENT NO. 6833527, BEING A DIVISION OF PARCEL 2 IN CERTIFIED SURVEY MAP NO. 4678 AND LANDS IN THE NE 1/4, NW 1/4, SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 6, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL B, 6912R S. 27TH ST.:

OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5886 RECORDED ON SEPTEMBER 28, 1993 ON REEL 3128, IMAGES 1489 TO 1492 AS DOCUMENT NO. 6833527, BEING A DIVISION OF PARCEL 2 IN CERTIFIED SURVEY MAP NO. 4678 AND LANDS IN THE NE 1/4, NW 1/4, SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 6, T 5 N, R 22 E, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

WHEREAS, the Plan Commission reviewed the request and recommended that the rezoning and Conditional Use be approved; and

WHEREAS, the Common Council held a public hearing on said request on May 16, 2017, at which time all interested parties appeared and were heard; and

WHEREAS, the Plan Commission had recommended that the application for a rezoning and Conditional Use be approved and authorized subject, however, to the imposition of certain conditions and restrictions upon the design, construction, location and operation of this Conditional Use and which conditions and restrictions are incorporated by reference into the amended Conditional Use Permit; and

WHEREAS, following said public hearing and upon recommendation of approval of the Plan Commission, the Common Council is of the opinion that the best interests of the

City would be served if the rezoning and Conditional Use were approved and authorized for the lands hereinabove described, subject, however, to the imposition of certain conditions and restrictions on the design, construction, location and operation of the Conditional Use.

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

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the lands hereinabove described are rezoned from B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential (EXCLUDING the RRO, Regional Retail Overlay District) to I-1, Institutional, and the Zoning Map of Chapter 17 of the Municipal Code is hereby amended to reflect the rezoning.

SECTION 2: To promote the general welfare, public safety and general planning within the City of Oak Creek, the Building Commissioner is hereby authorized to grant a Conditional Use Permit for a religious institution to the properties at 6912 & 6912R S. 27th St., which shall include the aforementioned conditions and restrictions.

SECTION 3: The Conditional Use Permit is subject to the aforementioned conditions and restrictions on the design, location, construction and operation of the Conditional Use for the self-storage facility.

SECTION 4: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 5: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 6: This ordinance shall take effect and be in force from and after its passage and publication.

Passed and adopted this ___ day of _____, 2017.

President, Common Council

Approved this ___ day of _____, 2017.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

**City of Oak Creek – Conditional Use Permit (CUP)
DRAFT Conditions and Restrictions**

Applicant: Mark Weigt, The Ridge Community Church
Property Addresses: 6912 & 6912R S. 27th St.
Tax Key Number(s): 737-9026-000 & 737-9028-000
Conditional Use: Religious Institution

Approved by Plan Commission: 4-25-17
Approved by Common Council: TBD
(Ord. #2851)

1. LEGAL DESCRIPTION

PARCEL A, 6912 S. 27th St.:

Parcel 2 of Certified Survey Map No. 5886, recorded on September 28, 1993 on Reel 3128, Images 1489 to 1492 as Document No. 6833527, being a division of Parcel 2 in Certified Survey Map No. 4678 and lands in the NE 1/4, NW 1/4, SE 1/4 and SW 1/4 of the SW 1/4 of Section 6, T 5 N, R 22 E, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

PARCEL B, 6912R S. 27th St.:

Outlot 1 of Certified Survey Map No. 5886 recorded on September 28, 1993 on Reel 3128, Images 1489 to 1492 as Document No. 6833527, being a division of Parcel 2 in Certified Survey Map No. 4678 and lands in the NE 1/4, NW 1/4, SE 1/4 and SW 1/4 of the SW 1/4 of Section 6, T 5 N, R 22 E, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- a) Detailed building location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s)
 - ii) Number of employees
 - iii) Number of parking spaces for all uses/users
 - iv) Dimensions
 - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands & floodplains (field verified)
- m) Location(s), square footage and height of sign(s)

2) Landscape Plan

- a) Screening plan
- b) Number, initial size and type of plantings
- c) Parking lot screening/berming

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors, details)

4) Lighting Plan

- a) Type(s) & color(s) of fixtures
- b) Mounting heights
- c) Type(s) & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan

Commission for their review and approval prior to the issuance of a building permit.

- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 1 above, and/or as specified by these conditions and restrictions.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- G. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- H. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

3. PARKING, LOADING, AND ACCESS

- A. Parking for this project shall utilize the existing parking stalls. Any changes shall require Plan Commission review and be provided in accordance with Sections 17.0329, 17.0330, and 17.0403. The number of parking stalls shall be in accordance with Sections 17.0403(j)(6)(a).**
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas, garages, and private drives shall be in place in accordance with the signed Development Agreement.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- G. All new or reconfigured off street parking areas shall be landscaped in accordance with Sections 17.0329, 17.0330, 17.0403, and 17.1010 of the Municipal Code.**
- H. Adjustments to required parking may be made by the Plan Commission in accordance with Section 17.0404.

4. LIGHTING

All plans for new outdoor lighting for each stage of the development shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sections 17.0329, 17.0330, & 17.0808 of the Municipal Code.

5. LANDSCAPING

A. Landscaping modifications shall be in accordance with Sections 17.0329, 17.0330, 17.0403(g), (h), & 17.1010.

B. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.

1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

<u>Plant Type</u>	<u>Area of Coverage Provided</u>
Evergreen Tree (>8' Dia.)	75 sq. ft.
Large Shrub (6-8' Dia.)	38 sq. ft.
Medium Shrub (4-6' Dia.)	20 sq. ft.
Small Shrub (2-4' Dia.)	12 sq. ft.
Perennial (4.5" Pot)	6 sq. ft.

* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.

C. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping. For parking lots designed for twenty-five (25) parking spaces or more, interior parking lot landscaping shall be provided at the following rates:

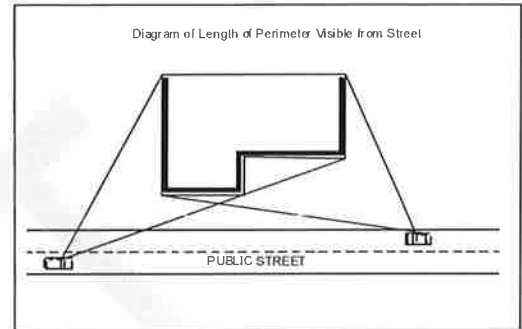
<u>Total Paved Area</u>	<u>Required Interior Planting Area</u>
0-49,999 sq. ft.	5% of paved area
50,000 sq. ft. or larger	10% of paved area

- D. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
- E. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation(s) of all buildings.
- F. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- G. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- H. Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.
- I. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, or concrete. All retaining walls must incorporate landscaping as part of the design.
- J. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- K. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code.
- L. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 - 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 - 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 - 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 - 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 - 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 - 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.
- L. The Plan Commission may modify any of the above standards by a $\frac{3}{4}$ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.

6. ARCHITECTURAL STANDARDS

A. **All new or modified structures shall meet the requirements of Sections 17.0329 and 17.0330 (General 27th Street Overlay Districts Design Standards and Regional Retail Overlay district) as well as Section 17.1009.** No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building materials.



C. The façade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with an acceptable glass, brick or decorative masonry material.

D. Material and color samples shall be submitted to the Plan Commission for review and approval.

E. **The Plan Commission may modify any of the above building design standards by a ¾ vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the modification of the particular standard. In support of the modification request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the modification is requested (Sections 17.0329(c)(2)(c)(1) and Sec. 17.0329(c)(2)(c)(2).**

F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

G. Buildings shall be designed in such a manner that long expanses of blank wall are broken up by the use of windows, articulation, or modulation of the building footprint and/or changes in building materials and colors. Visible building facades in excess of 100 feet in length must incorporate recesses and projections along the length of the façade. Windows, awnings, and arcades must be an integral part of the façade abutting a public street.

H. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.

I. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building. No overhead garage doors or loading docks shall face upon any street right-of-way or residential property unless otherwise modified by the Plan Commission pursuant to Section 17.1009(e) of the Municipal Code.

J. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.

K. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open

space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	50'	50'	50'
Accessory Structure**	50'	See §17.0318(f)(3)	See §17.0318(f)(3)
Off-street Parking	15'	15'	15'

* These properties are located within the 27th Street & Regional Retail Overlay Districts.
 **No accessory structures shall be permitted in the front yard or in required buffer yards.

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. **Regular hours of operation shall be:**
 - a. **Between the hours of 8:00 AM and 9:00 PM Monday through Saturday.**
 - b. **Between the hours of 7:00 AM and 2:00 PM Sunday.**

9. SIGNS

All signs shall conform to the provisions of Sections 17.0329, 17.0330, and 17.0706 of the Municipal Code.

10. PERMITTED USES

- A. All permitted uses in the I-1, Institutional zoning district.
- B. All permitted uses in the RRO, Regional Retail Overlay district.
- C. One (1) religious institution.
- D. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these conditions and restrictions for the Conditional Use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

12. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, ordinances, and orders not heretofore stated or referenced, is mandatory.

13. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the city shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 14 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other city ordinances.

14. REVOCATION

Should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in Section 17.1007 of the Municipal Code.

15. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

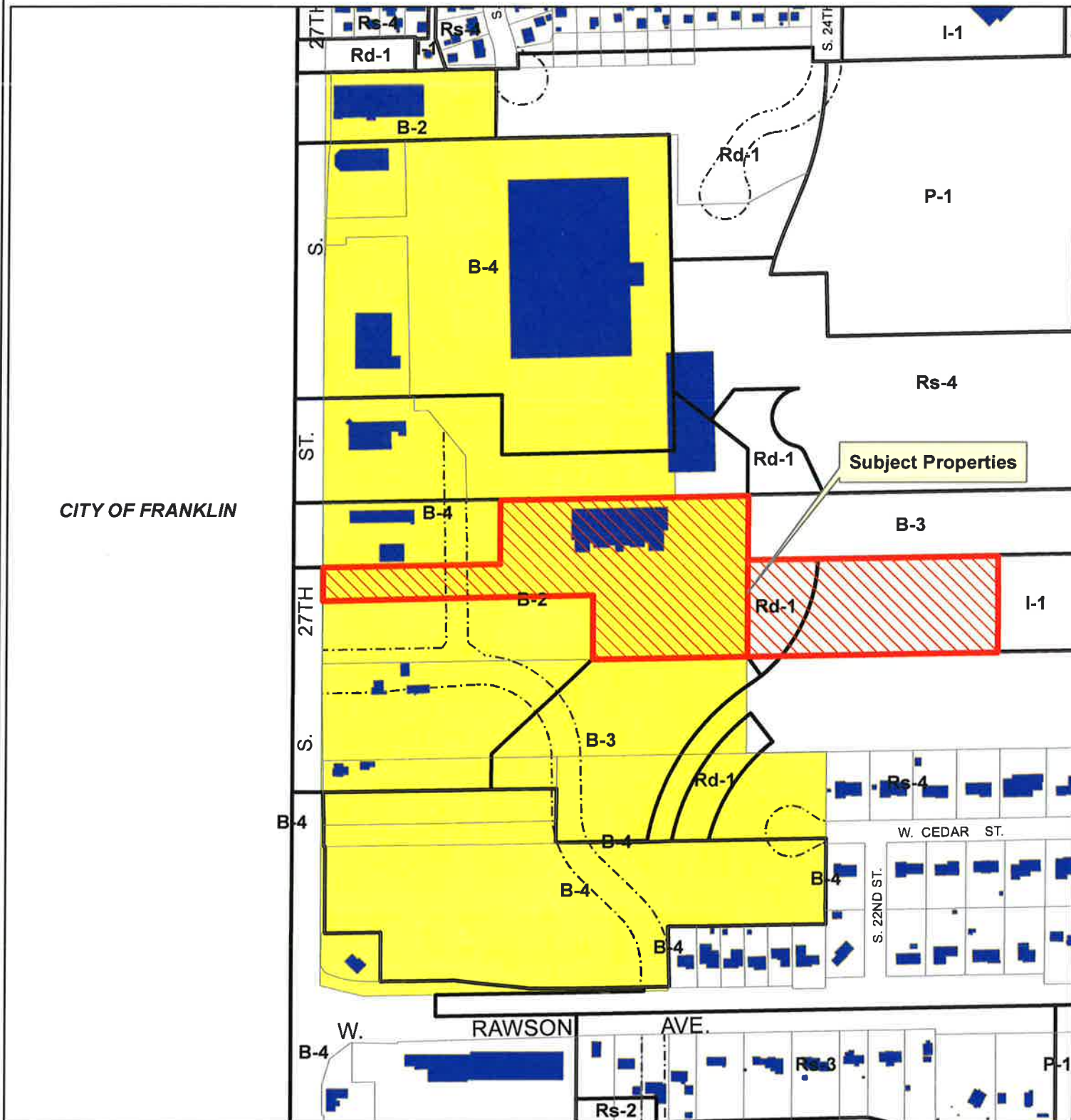
Owner / Authorized Representative Signature

Date

(please print name)

Location Map

6912 & 6912R S. 27th St.



CITY OF FRANKLIN


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 Welland
-  FF-Flood Fringe
-  Lakefront Overlay
-  NO-Mixed Use Neighborhood
-  OO-Mixed Use Office
-  RR-Regional Retail

THE RIDGE COMMUNITY CHURCH

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)

RECEIVED

MAR 31 2013

Dept. of Community
Development

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

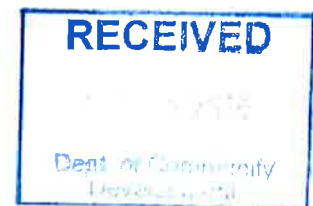
The building exterior will have a similar look to our current building in Greenfield. (See above.) In regards to the interior, we will create a similar “feel” to our current location. We are including example here for an overview but welcome anyone from Oak Creek to our Greenfield location to tour our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



(The Ridge Community Church lobby and café area)



(The Ridge Community Church kids area)





(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)



**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 11, 2017**

**REZONING AND CONDITIONAL USE
THE RIDGE COMMUNITY CHURCH
6912 & 6912R S. 27TH St.
TAX KEY NO. 737-9029 AND 737-9028**

Planner Papelbon provided an overview of the proposal to rezone the properties currently used for the Marcus Value Cinema to I-1, Institutional with a Conditional Use for a religious institution (see staff report for details).

Commissioner Dickmann moved 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). Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/25/2017

Date

OFFICIAL NOTICE

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

PURPOSE: The purpose of this public hearing is to consider a proposed amendment to Sec. 17.0317(c) to allow dog training, dog grooming, and dog daycare facilities as conditional uses in the M-1, Manufacturing District.

Hearing Date: May 16, 2017
Time: 7:00 PM
Place: Oak Creek City Hall
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers

Proposal: The proposed Code Amendment for Sec. 17.0317(c) would allow dog training, dog grooming, and dog daycare facilities as conditional uses in the M-1, Manufacturing District.

The entire text of the proposed amendment to the M-1, Manufacturing District is available for review upon 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 AM – 4:00 PM).

Date of Notice: April 13, 2017

CITY OF OAK CREEK COMMON COUNCIL

By: Daniel J. Bukiewicz, Mayor

PUBLIC NOTICE

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

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 8

Recommendation: That the Council adopts Ordinance No. 2850, amending Section 17.03171(c) to allow dog training, dog grooming, and dog daycare facilities as conditional uses in the M-1, Manufacturing District.

Background: An applicant (Agility Possibilities) has requested a dog obedience training facility in a portion of the existing multitenant building at 400 W. Rawson Ave., which is located in the M-1, Manufacturing District. Currently, dog obedience training facilities are allowed (if they are located entirely within an enclosed structure) in the B-2, Community Business district; the RRO, Regional Retail Overlay District; or the UVO, Mixed-Use/Office/Urban Village Overlay District, but not in the M-1, Manufacturing District.

Somewhat inconsistently, animal hospitals and boarding kennels are allowed as Conditional Uses in the M-1, Manufacturing District. In fact, there are two examples of kennel facilities in the M-1, Manufacturing District:

1. Central Bark on Northbranch Drive, which effectively operates as a “doggie daycare” and was also approved for a fenced-in outdoor exercise area.
2. Puppy Playground (now closed) on Liberty Lane, which operated similarly to Central Bark (“doggie daycare” and kennel) with a fenced-in outdoor play area and grooming facility.

With the exception of boarding/kenneling, and a grooming facility in the Puppy Playground case, a dog obedience training facility is not unlike the allowed “doggie daycare” facilities.


Recognizing that the proposed use is potentially less intensive than an animal hospital or boarding kennel, and that similar uses with kennel facilities were allowed as Conditional Uses in the M-1, Manufacturing zoning district, staff is proposing an amendment to the Zoning Code to specifically allow for dog training facilities as Conditional Uses in the M-1, Manufacturing zoning district. If approved, the Applicant would return to the Plan Commission at a later date for Conditional Use review of their proposal.

At the Plan Commission meeting on March 28, 2017, discussion ensued as to whether dog obedience training facilities was too narrow of a category. Commissioners recommended eliminating the word “obedience” from the dog training category, and adding dog training, dog grooming, and dog daycare facilities to the list of conditional uses in the M-1, Manufacturing district. No other changes to the districts are included with this proposal.

Fiscal Impact: Although there is no direct fiscal impact with amending the M-1, Manufacturing District, to allow dog training, dog grooming, and dog daycare facilities as conditional uses, inclusion of such categories provides opportunities for such businesses

to locate in existing and future tenant spaces within that district. New developments would provide positive fiscal impacts in terms of taxes and impact fees.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Andrew Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

ORDINANCE NO. 2850

BY: _____

AN ORDINANCE TO AMEND SECTION 17.03171(c) TO ALLOW DOG TRAINING, DOG GROOMING, AND DOG DAYCARE FACILITIES AS CONDITIONAL USES IN THE M-1, MANUFACTURING DISTRICT

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

SECTION 1: Section 17.03171(c) is amended to read as follows:

(41) Dog training, dog grooming, and dog daycare facilities.

SECTION 2: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this 16th day of May, 2017.

Passed and adopted this ____ day of _____, 2017.

President, Common Council

Approved this ____ day of _____, 2017.

ATTEST:

Mayor

City Clerk

VOTE: Ayes__ Noes _____

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

**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.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/11/2017

Date

City of Oak Creek Common Council Report

Report Date: 5/16/17
9

Recommendation: Presentation by Milliman of the City of Oak Creek Actuarial Valuation of Retiree Medical Benefits report as of January 1, 2016 (post-employment benefits other than pensions, OPEB).

Background: Governmental Accounting Standards Board issued statement number 45 requiring municipalities to conduct actuarial valuations of retiree medical benefits at least every two years. Information from such an actuarial report is required and included in the City's audit report and this information should be reviewed by policymakers in order to monitor the cost and funding status of City provided post-employment medical benefits.

The attached actuarial report prepared by Milliman is for retiree medical benefits as of January 1, 2016. The report includes information for both active (251) and retired (172) members in the City's health plan. The City pays for retiree health benefits annually on a cash basis with no current pre-funding of future benefits. The attached Milliman report details City retiree health insurance costs and identifies various actuarial assumptions about future retiree health insurance costs, life expectancies, and coverage continuation.

The report details the progress the City has made in reducing retiree health care costs (unfunded Actuarial Accrued Liability) since 2010 (49.59% reduction) as follows:

2010	\$89,231,880
2012	\$57,307,289
2014	\$51,018,862
2016	\$44,983,388

This report as well as information from prior OPEB reports also show estimates for employer normal costs for annual retiree health insurance (35.87% reduction since 2012) as follows below based upon benefits in place at the time of the report:

2012	\$1,462,784
2013	\$1,510,324
2014	\$1,161,696
2015	\$1,196,547
2016	\$910,794
2017	\$938,118

Recommended by:



Bridget Souffrant
Finance Director/Comptroller

Prepared and Submitted by:



Andrew J. Vickers, M.P.A.
City Administrator



**CITY OF OAK CREEK
(Includes Oak Creek Utility)**
**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

Prepared by:

Timothy S. Bleick, FSA, EA, MAAA
Principal and Consulting Actuary

Steve G. Hanson, ASA, MAAA
Consulting Actuary

March 24, 2017

15800 Bluemound Road, Suite 100
Brookfield, WI 53005-6043
TEL +1 262 784 2250
FAX +1 262 923 3667
milliman.com

**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

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This material assumes that the reader is familiar with the City of Oak Creek's post-employment benefit programs, their benefits, eligibility, administration and other factors. The material was prepared solely to provide assistance to the City of Oak Creek in reviewing the impact of the GASB Statement on the City's financial statements. It may not be appropriate for other purposes. Milliman does not intend to benefit and assumes no duty or liability to other parties who receive this work. This material should only be reviewed in its entirety.



15800 Bluemound Road
Suite 100
Brookfield, WI 53005-6043
USA

Main +1 262 784 2250
Fax +1 262 923 3687

www.milliman.com

March 24, 2017

City of Oak Creek
8640 South Howell Avenue
PO Box 27
Oak Creek, Wisconsin 53154

–and–

Oak Creek Water and Sewer Utility
170 West Drexel Avenue
Oak Creek, Wisconsin 53154

Re: Actuarial Valuation of Retiree Medical Benefits for the City of Oak Creek

Ladies and Gentlemen:

Pursuant to your request, we have completed an actuarial determination of the benefit cost and funded status relating to the future retiree medical benefits of the City of Oak Creek as of January 1, 2016. The results of our calculations are set forth in the following report, as are the actuarial assumptions and methods on which our calculations have been made. Our determinations reflect the procedures and methods as prescribed in Statement No. 45 of the Governmental Accounting Standards Board, "Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions."

Actuarial computations under Statement No. 45 are for purposes of fulfilling certain employer accounting requirements. The calculations reported herein have been made on a basis consistent with our understanding of the Statements. Determinations for purposes other than meeting the plan or employer financial accounting requirements of the Statements may differ significantly from the results reported herein.

In preparing this report, we have relied without audit on the employee data, plan provisions, and the value of the plan assets and other plan financial information as provided by your office. If any of this information as summarized in this report is inaccurate or incomplete, the results shown could be materially affected and this report may need to be revised.

The estimated impact of the Patient Protection and Affordable Care Act (ACA) regarding the excise tax on high cost health plans has been reflected in the projections, including changes passed into law on December 18, 2015. Future potential changes under the ACA have not been reflected in this analysis as the specific impact cannot be determined at this time.

Milliman's work is prepared solely for the use and benefit of the Plan Sponsor and the Plan's Trustees. To the extent that Milliman's work is not subject to disclosure under applicable public records laws, Milliman's work may not be provided to third parties without Milliman's prior written consent. Milliman does not intend to benefit or create a legal duty to any third party recipient of its work product. Milliman's consent to release its work product to any third party may be conditioned on the third party signing a Release, subject to following exception(s):

- (a) The Plan Sponsor may provide a copy of Milliman's work, in its entirety, to the Plan Sponsor's professional service advisors who are subject to a duty of confidentiality and who agree to not use Milliman's work for any purpose other than to benefit the Plan Sponsor.

(b) The Plan Sponsor may provide a copy of Milliman's work, in its entirety, to other governmental entities, as required by law.

The consultants who worked on this assignment are actuaries. Milliman's advice is not intended to be a substitute for qualified legal or accounting counsel.

This report and its use are subject to the terms of our Consulting Services Agreement with the City of Oak Creek dated November 22, 2010.

On the basis of the foregoing, we hereby certify that, to the best of our knowledge and belief, this report is complete and accurate and has been prepared in accordance with generally recognized and accepted actuarial principles and practices which are consistent with the applicable Actuarial Standards of Practice. We further certify that, in our opinion, each actuarial assumption, method and technique used is reasonable taking into account the experience of the plan and reasonable expectations. Nevertheless, the emerging liabilities and costs of the plan will vary from those presented in this report to the extent that actual experience differs from that projected by the actuarial assumptions.

Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following: plan experience differing from that anticipated by the economic or demographic assumptions; changes in economic or demographic assumptions; increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period or additional cost or contribution requirements based on the plan's funded status); and changes in plan provisions or applicable law. Due to the limited scope of our assignment, we did not perform an analysis of the potential range of future measurements.

We, Timothy S. Bleick and Steve G. Hanson, are actuaries for Milliman, Inc. We are members of the American Academy of Actuaries and meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein. This report uses the expertise of Milliman healthcare and retirement actuaries. Steve Hanson is responsible for the work related to the current expected healthcare benefit costs and trend rates. Timothy Bleick is responsible for projecting the current costs into future years using the valuation assumptions and methodology and then calculating the accounting costs and liabilities reported herein.

Respectfully submitted,



Timothy S. Bleick, FSA, EA, MAAA
Principal and Consulting Actuary



Steve G. Hanson, ASA, MAAA
Consulting Actuary

TSB/SGH/cmw

CITY OF OAK CREEK
(Includes Oak Creek Utility)
Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016

I. INTRODUCTION AND PURPOSE

Milliman, Inc. prepared this report at the request of the City of Oak Creek's management to estimate the cost of the City of Oak Creek's current retiree health benefit program. Milliman does not intend to benefit and assumes no duty or liability to other parties who receive this work. The report should only be used in its entirety to assure complete understanding of the estimates and the methodology and assumptions underlying the estimates.

In preparing this report, we relied on the overall employee census, premium rates, and benefit information provided by the City of Oak Creek. We checked the information for reasonableness, but we did not audit the information. To the extent that any of this data or information is incorrect, the results of this report may need to be revised.

A number of assumptions have been made in projecting retiree health costs that should be reviewed prior to interpreting the results shown in this report. These assumptions and methodology are described in this report. The projections in this report are estimates and, as such, the City of Oak Creek's actual liability will vary from these estimates. The actual liability will not be known until such time that all eligibility is exhausted and all benefits are paid. The projections and assumptions should be updated as actual costs under this program develop.

This material assumes that the reader is familiar with the City of Oak Creek's post-employment benefit programs, their benefits, eligibility, administration and other factors. The material was prepared solely to provide assistance to the City of Oak Creek in reviewing the impact of the GASB Statement on the City's financial statements. It may not be appropriate for other purposes. Milliman does not intend to benefit and assumes no duty or liability to other parties who receive this work. This material should only be reviewed in its entirety.

CITY OF OAK CREEK
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Actuarial Valuation of Retiree Medical Benefits
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II. COST PROJECTION RESULTS

The actuarial balance sheet is a demonstration of the basic actuarial equation that the actuarial present value of total projected benefits to be paid to the active, retired, and vested terminated participants must equal the assets on hand plus the actuarial present value of future contributions to be received. Accordingly, the status of the plan in balance sheet form as of January 1, 2016 and January 1, 2017 is shown below:

TABLE 1

	<u>January 1, 2016</u>	<u>January 1, 2017</u>
I. Actuarial Present Value of Total Projected Benefits		
251* Active Participants	\$23,853,780	\$24,543,412
172* Retired Participants	<u>32,557,072</u>	<u>31,552,068</u>
Grand Total Actuarial Present Value of Total Projected Benefits	\$56,410,852	\$56,095,480
II. Assets and Future Employer Contributions		
Assets	\$ 0	\$ 0
Unfunded Actuarial Accrued Liability	44,983,388	45,235,986
Present Value of Future Normal Costs (including the current year)	<u>11,427,464</u>	<u>10,859,494</u>
Total Assets and Future Employer Contributions	\$56,410,852	\$56,095,480

*Participant data as of January 1, 2016 is summarized in Section VI 2 of this report.

Liabilities and contributions shown in this report are computed using the Unit Credit Method of funding. The objective under this method is to expense each participant's benefit under the plan as they accrue. At the time the Funding Method is introduced, there will be a liability which represents the contributions which would have been accumulated if this method of funding had always been used. The difference between this liability and the assets (if any) is the unfunded liability, which is typically funded over a chosen period in accordance with an amortization schedule. These calculations for 2016 and 2017 are shown below:

TABLE 2

	<u>2016</u>	<u>2017</u>
A. <u>Employer Normal Costs</u> (Unit Credit Actuarial Cost Method)		
(1) Current Year Normal Cost – January 1	\$884,266	\$910,794
(2) Assumed Interest to the End of the Year	<u>26,528</u>	<u>27,324</u>
(3) Current Year Normal Cost – December 31: [(1) + (2)]	\$910,794	\$938,118
B. <u>Determination of Current Year Amortization Payment</u>		
(1) Unfunded Actuarial Liability (see Table 1)	\$44,983,388	\$45,235,986
(2) Amortization Period	30 Years	30 Years
(3) Level Dollar Amortization Factor	20.1885	20.1885
(4) Amortization Amount – January 1: [(1) / (3)]	2,228,169	2,240,681
(5) Assumed Interest to the End of the Year	<u>66,845</u>	<u>67,220</u>
(6) Amortization Amount – December 31: [(4) + (5)]	\$2,295,014	\$2,307,901

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CITY OF OAK CREEK
(Includes Oak Creek Utility)
Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016

II. COST PROJECTION RESULTS *(continued)*

DISCLOSURES

TABLE 3

Fiscal Year-End	<u>12/31/2016</u>	<u>12/31/2017</u> ***
I. Determination of Annual Required Contribution		
(1) Discount Rate at Beginning of Fiscal Year	3.00%	3.00%
(2) Normal Cost for Benefits Attributable to Service in the Year	\$910,794	\$938,118
(3) Amortization of Unfunded Actuarial Accrued Liability	<u>2,295,014</u>	<u>2,307,901</u>
(4) Annual Required Contribution (ARC): (2) + (3)	\$3,205,808	\$3,246,019
II. Net OPEB Obligation		
(1) Annual Required Contribution	\$3,205,808	\$3,246,019
(2) Interest on Net OPEB Obligation	844,380	864,721**
(3) Adjustment to Annual Required Contribution*	<u>(1,394,160)</u>	<u>(1,427,745)**</u>
(4) Annual OPEB Cost (Expense)	\$2,656,028	\$2,682,995**
(5) Contributions Made	<u>(1,978,000)**</u>	<u>(2,022,000)**</u>
(6) Increase in Net OPEB Obligation	\$678,028**	\$660,995**
(7) Net OPEB Obligation – Beginning of Year	28,146,006	28,824,034**
(8) Net OPEB Obligation – End of Year	\$28,824,034**	\$29,485,029**

III. OPEB History

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Percentage of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
12/31/13	\$4,172,525	45.0%	\$25,310,749
12/31/14	3,270,236	54.6%	26,795,985
12/31/15	3,321,021	59.3%	28,146,006
12/31/16	2,656,028	74.5%**	28,824,034**
12/31/17	2,682,995**	75.4%**	29,485,029**

* To offset, approximately, the amortization of the net experience losses (or gains) from past contribution deficiencies (or excess contributions) in relation to the ARC.

** We have assumed that the employer will contribute roughly the "pay-as-you-go" costs for the current year in this illustration. "Pay-as-you-go" costs should be total claim payments and administrative expenses paid by the employer on behalf of retirees net of payments received from retirees.

***If a significant plan change or a significant change in the covered population occurs, these numbers will need to be revised.

Funded Status and Funding Progress. As of January 1, 2016, the most recent actuarial valuation date, the plan was 0% funded. The actuarial accrued liability for benefits was \$44,983,388, and the actuarial value of assets was \$0, resulting in an unfunded actuarial accrued liability (UAAL) of \$44,983,388.

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

II. COST PROJECTION RESULTS *(continued)*

REQUIRED SUPPLEMENTARY INFORMATION

TABLE 4

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) – Unit Credit (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll (b-a)/c
01/01/12	\$0	\$57,307,289	\$57,307,289	0.0	*	*
01/01/14	0	51,018,862	51,018,862	0.0	*	*
01/01/16	0	44,983,388	44,983,388	0.0	*	*

* To be completed by Employer

TABLE 5

Cash Flow Projections, the Annual Undiscounted Cost of Retiree Medical Benefits Current Retiree plus Current Active Employees

Year	Utility (Dept 13)	Police (Dept 60)	Fire (Dept 65)	All Others	Total
2016	\$169,000	\$472,000	\$483,000	\$854,000	\$1,978,000
2017	183,000	498,000	489,000	852,000	2,022,000
2018	202,000	526,000	521,000	887,000	2,136,000
2019	202,000	512,000	548,000	904,000	2,166,000
2020	194,000	508,000	578,000	940,000	2,220,000
2021	186,000	535,000	618,000	966,000	2,305,000
2022	196,000	534,000	661,000	932,000	2,323,000
2023	164,000	517,000	704,000	932,000	2,317,000
2024	166,000	533,000	721,000	922,000	2,342,000
2025	184,000	511,000	784,000	1,008,000	2,487,000

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CITY OF OAK CREEK
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III. METHODOLOGY

Our general methodology to calculate the net present value consisted of the following steps:

- (1) Estimate the number of current active employees that will be employed at the City of Oak Creek each year after January 1, 2016 until all current employees are either retired or no longer employed by the City of Oak Creek.
- (2) Project the number of retired participants that will be alive each year after January 1, 2016 until all participants are presumed to have exhausted their benefit eligibility.
- (3) Project the net retiree claim costs (and net administrative expenses) per participant for each year and for each age category using the January 1, 2016 estimated medical costs as a starting point and increasing the medical costs each year by the assumed annual rates of medical inflation.
- (4) Estimate the total net medical costs for each year as follows: (2) x (3)
- (5) Determine the total present value of the net medical costs by discounting (4) for each year back to January 1, 2016 at the assumed discount rate.

We calculated the liability estimates using actuarial assumptions summarized in Section V. We prepared assumptions as to claim costs, premium rates, annual trends in the utilization and cost of medical care, participation rates, termination rates, retirement rates, disability rates, and mortality based on information provided by the City of Oak Creek, and our judgment.

We based our calculations on the detailed census data provided. This data provided the age and gender for retirees and actives and spouse age for married retirees. For spouses of current active participants, we assumed the spouse age was the same as the employee age.

CITY OF OAK CREEK
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IV. ACTUARIAL COST METHOD

Unit Credit Actuarial Cost Method

The actuarial cost method determines, in a systematic way, the incidence of plan sponsor contributions required to provide plan benefits. It also determines how actuarial gains and losses are recognized in post-employment benefit costs. These gains and losses result from the difference between the actual experience under the plan and the experience anticipated by the actuarial assumptions.

The cost of the Plan is derived by making certain specific assumptions as to rates of interest, mortality, turnover, etc. which are assumed to hold for many years into the future. Since actual experience may differ somewhat from the assumptions, the costs determined by the valuation must be regarded as estimates of the true costs of the Plan.

Actuarial liabilities and comparative costs shown in this Report were computed using the Unit Credit Actuarial Cost Method, which recognized the following cost components:

1. **The Normal Cost** is the Actuarial Present Value of benefits accruing during the valuation year. For purposes of this valuation, we have accrued costs through full eligibility age for the benefits provided.
2. **The Actuarial Accrued Liability** is the Actuarial Present Value of benefits accrued as of the valuation date.
3. **The Actuarial Value of Assets** is equal to the market value of assets on the valuation date.
4. **The Unfunded Actuarial Accrued Liability** is amortized over 30 years from the valuation date on an open basis in level dollar payments.

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**CITY OF OAK CREEK
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**Actuarial Valuation of Retiree Medical Benefits
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V. ACTUARIAL ASSUMPTIONS

The following actuarial assumptions were used in the development of the City of Oak Creek's retiree health cost projections. Where consistent with the terms of the plan, actuarial assumptions have utilized the assumptions for the Wisconsin Retirement System (WRS) as provided in the December 31, 2015 Actuarial Valuation reports. These assumptions were adopted by the Employee Trust Funds Board in connection with a study of experience during 2012-2014. In our opinion, these assumptions are reasonable for the intended purposes of the report. For a summary of the prior WRS assumptions used in the prior valuation, see our January 1, 2014 valuation report dated March 20, 2015. Assumptions regarding participant elections are based on recent experience and on our estimates of future experience.

1. **Interest Discount Rate:** 3.00% compounded annually.

2. **Mortality:**

Pre-Retirement: This assumption applies to death while in service. Rates are based on the Wisconsin 2012 Mortality table (multiplied by 50% for males and females) as the base table and project future improvements with MP-2015 generational improvement scale (multiplied by 50%), as adopted by the Board in connection with the 2012-2014 Experience Study performed by the actuary for the Wisconsin Retirement System.

Post-Retirement: This assumption applies to death of participants after retirement. Rates are based on the Wisconsin 2012 Mortality Table as the base table and project future improvements with MP-2015 generational improvement scale (multiplied by 50%), as adopted by the Board in connection with the 2012-2014 Experience Study performed by the actuary for the Wisconsin Retirement System.

Post-Disability: This assumption applies to death after disablement. Rates are based on the 2012-2014 Experience Study performed by the actuary for the Wisconsin Retirement System (multiplied by 50% for males and females and set forward one year for males).

3. **Employee Turnover/Withdrawal:** Ten-year select and ultimate rates of WRS for Protective with Social Security for Police and Fire Department employees and General Employee for all other employees. Separate rates for males and females. Ultimate rates after the tenth year are shown in the rate table in Appendix A. Select rates are as follows:

Year	General Employee Male Rate	General Employee Female Rate	Protective with Social Security
1	16.8%	20.0%	17.0%
2	12.7%	14.1%	8.0%
3	9.0%	11.0%	5.0%
4	7.3%	8.9%	4.3%
5	7.0%	8.5%	3.8%
6	4.8%	6.7%	3.1%
7	4.3%	5.6%	3.0%
8	4.2%	5.0%	2.9%
9	3.4%	4.7%	2.5%
10	3.1%	4.5%	2.2%

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4. **Disablement:** WRS disability rates for Protective with Social Security for Police and Fire Department employees and General Employee for all other employees. Separate rates for General Employees for males and females. Rates are shown in the rate table in Appendix A.
5. **Retirement:** WRS retirement rates for Protective with Social Security for Police and Fire Department employees and General Employee for all other employees. Separate rates for General Employees for male and females. Rates are shown in the rate table in Appendix A.
6. **Percentage of Retirees Participating In Retiree Medical Coverage:**
Future retirees: 99% of current employees with medical coverage are expected to participate in the City of Oak Creek's retiree health insurance plan. 10% of current employees without medical coverage are expected to participate in the City of Oak Creek's retiree health insurance plan.
Current retirees: Actual retiree participation.
7. **Percentage of Retirees Electing Family Coverage:**
Future retirees: 70% of future retirees that take coverage are assumed to elect family coverage.
Current retirees: Actual family coverage election.
8. **Age Difference of Active Employees and Spouses:** Spouses same age as participants.
9. **Annual Medical Trend Rate Assumptions:** Medical inflation was based on the "Getzen" model published by the Society of Actuaries for purposes of evaluating long term medical trend. Under the Patient Protection and Affordable Care Act of 2010, a federal excise tax will apply for high cost health plans beginning in 2020. A margin to reflect the impact of the excise tax in future years is reflected in the assumed trend. The following tables show the trend rates used in this valuation.

Annual Medical Trend Rate		
	Pre Medicare	Post Medicare
2016	6.20%	4.20%
2017	6.30	8.20
2018	5.90	5.70
2019	5.50	5.40
2020	5.10	5.30
2030	5.70	4.90
2040	5.60	5.00
2050	5.10	5.00
2060	4.90	5.30
2070	4.40	4.60
2080	4.00	4.20
Ultimate	4.00	4.10

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10. **Expected 2016 Monthly Medical Costs per Retiree:** We developed estimates of the 2016 monthly medical costs per retiree by age based on the City's current premium and claims experience, adjusted for demographic differences between retirees and all participants (actives and retirees combined).

Age	Male		Female	
	Single	Family	Single	Family
55	\$ 704	\$1,550	\$ 779	\$1,550
60	910	1,892	914	1,893
64	1,150	2,271	1,052	2,271
65	328	640	312	640
70	373	718	345	718
75	411	784	373	784

In addition to monthly medical costs listed in the table, specified current retirees also receive a reimbursement for Medicare Part B, valued at \$104.90 per month in 2016.

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VI. DATA

1. **Monthly 2016 Retiree Premiums:** The current retiree premium rates paid by retirees are shown in the following table.

Monthly 2016 Health Insurance Premiums	
Type of Rate	Premium Rate
Subscriber - Police/Fire	\$ 629.84
Subscriber - Other (Non Police/Fire)	701.59
Subscriber + One - Police/Fire	1,148.97
Subscriber + One - Other (Non Police/Fire)	1,280.51
Family - Police/Fire	1,628.24
Family - Other (Non Police/Fire)	1,814.99
Medicare Single Tier 0 - Police/Fire	423.50
Medicare Single Tier 2 - Police/Fire	308.20
Medicare Single Tier 0 - Other (Non Police/Fire)	423.50
Medicare Single Tier 1 - Other (Non Police/Fire)	339.50
Medicare Dual Tier 0 - Police/Fire	847.00
Medicare Dual Tier 2 - Police/Fire	616.40
Medicare Dual Tier 0 - Other (Non Police/Fire)	847.00
Medicare Dual Tier 2 - Other (Non Police/Fire)	679.40

2. **Participant Data:** We relied on the following medical plan participant data as of January 1, 2016.

	Participant Count	Average Age	Average Service
Active Employees			
Dept. 13 Utility	27	44.8	13.5
Dept. 60 Police	38	37.2	11.5
Dept. 65 Fire	37	38.5	12.1
All Others	149*	45.1	12.8
Total	251	42.9	12.6
Retirees			
Dept. 13 Utility	15	69.9	
Dept. 60 Police	39	70.9	
Dept. 65 Fire	37	68.9	
All Others	81	72.5	
Total	172	71.1	

* Includes all active employees currently waiving Medical coverage.

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**CITY OF OAK CREEK
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VII. PLAN PROVISIONS

Retiree Eligibility and Benefits:

Utility	Employees hired prior to 01/01/83 and retired prior to 12/31/06 pay the same as actives and get benefits for life after retiring with 10 years of service. Employees hired 01/01/83 – 12/31/05 and retire prior to 12/31/05 pay 40% of the pre- and post-65 premium after retiring with 10 years of service. Employees hired 01/01/83 - 12/31/05 and retire after 12/31/08 pay 20% of the pre-65 premium and are not eligible for post-65 coverage after retiring with 10 years of service. Employees hired after 12/31/05 pay 20% of the pre-65 premium and are not eligible for post-65 coverage after retiring with 15 years of service. No Post-65 insurance for employees active on January 1, 2012 or later.
Local 133- General/Labor	Employees hired prior to 12/31/05 need 10 years of service, after 12/31/05, 15 years of service are required. Employees hired prior to 01/01/09 are eligible for post-65 insurance. Those hired after 01/01/09 are not. Future retirees are required to pay 20% of the premium to participate in the plan. No Post-65 insurance for employees active on January 1, 2012 or later. No future retirees from this group.
Local 1848- Firefighters	Employees who attain 10 years of service who retired prior to May 4, 2010 shall be eligible for retiree level of health insurance as of the prior bargaining agreement (5%). After May 4, 2010 retirees pay same as current employees (10%). No post-65 insurance available for employees hired after May 4, 2010. No Post-65 insurance for employees active on January 1, 2012 or later.
Police Supervisors	Employees hired prior to 12/31/05 need 10 years of service, after 12/31/05, 15 years of service are required. Employees hired prior to 01/01/09 are eligible for post-65 insurance. Those hired after 01/01/09 are not. Future retirees are required to pay 10% of the premium to participate in the plan. No Post-65 insurance for employees active on January 1, 2012 or later. No future retirees from this group
Police Officers	Employees hired prior to 12/31/05 need 10 years of service, after 12/31/05, 15 years of service are required. Employees hired prior to 01/01/09 are eligible for post-65 insurance. Those hired after 01/01/09 are not. Future retirees are required to pay 10% of the premium to participate in the plan. No Post-65 insurance for employees active on January 1, 2012 or later.
Dispatchers+	Employees hired after 02/01/95 need 15 years of service. Employees who retired prior to 12/31/05 have post-65 Medicare supplemental insurance. Future retirees are required to pay 40% of the premium. No Post-65 insurance for employees active on January 1, 2012 or later. No future retirees from this group.
Non Represented	Employees hired prior to 01/01/06 need 10 years of service, after 12/31/05, 15 years of service are required. Employees hired before 07/01/83 who retired on or before 12/31/05 receive post-65 benefits and contribute 0%; those who retire before 12/31/11 pay 20%. Future retirees are required to pay 20% of the premium to participate in the plan.

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**CITY OF OAK CREEK
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VIII. GLOSSARY

The following is an explanation of many of the terms referenced by the Statement of the Governmental Accounting Standards Board, "Accounting and Financial Reporting by Employers for Postemployment Benefits Other than Pensions".

1. **Actuarial Cost Method.** This is a procedure for determining the Actuarial Present Value of Benefits and allocating it to time periods to produce the Actuarial Accrued Liability and the Normal Cost. The Statement assumes a closed group of employees and other participants unless otherwise stated; that is, no new entrants are assumed. Six methods are permitted – Unit Credit, Entry Age Normal, Attained Age, Aggregate, Frozen Entry Age, and Frozen Attained Age.
2. **Actuarial Accrued Liability.** This is the portion of the Actuarial Present Value of Benefits attributable to periods prior to the valuation date by the Actuarial Cost Method (i.e., that portion not provided by future Normal Costs).
3. **Actuarial Present Value of Benefits.** This is the value, as of the applicable date, of future payments for benefits and expenses under the Plan, where each payment is:
 - (a) Multiplied by the probability of the event occurring on which the payment is conditioned, such as the probability of survival, death, disability, termination of employment, etc.; and
 - (b) Discounted at the assumed discount rate.
4. **Actuarial Value of Assets.** This is the value of cash, investments and other property belonging to the Plan, as used by the actuary for the purpose of an Actuarial Valuation
5. **Amortization Payment.** This is the amount of the contribution required to pay interest on and to amortize over a given period the Unfunded Actuarial Accrued Liability or the Unfunded Frozen Actuarial Accrued Liability. A closed amortization period is a specific number of years counted from one date and reducing to zero with the passage of time; an open amortization period is one that begins again or is recalculated at each actuarial valuation date.
6. **Annual Required Contribution ("ARC").** This is the employer's periodic required contribution to a defined benefit OPEB plan, calculated in accordance with the set of requirements for calculating actuarially determined OPEB information included in financial reports.
7. **Attribution Period.** The period of an employee's service to which the expected postretirement benefit obligation for that employee is assigned. The beginning of the attribution period is the employee's date of hire. The end of the attribution period is the full retirement eligibility date. For disability retirement, the end of the attribution period is the date of disability.
8. **Benefit Payments.** The monetary or in-kind benefits or benefit coverage to which participants may be entitled under a postemployment benefit plan, including health care benefits and life insurance not provided through a pension plan.
9. **Funding Excess.** This is the excess of the Actuarial Value of Assets over the actuarial accrued liability.

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CITY OF OAK CREEK
(Includes Oak Creek Utility)
Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016

VIII. GLOSSARY *(continued)*

10. **Normal Cost.** This is the portion of the Actuarial Present Value of Benefits allocated to a valuation year by the Actuarial Cost Method.
11. **Net OPEB Obligation.** This is the cumulative difference since the effective date of this statement between annual OPEB cost and the employer's contributions to the plan, including the OPEB liability (asset) at transition, if any, and excluding (a) short-term differences and (b) unpaid contributions that have been converted to OPEB-related debt.
12. **Other Postemployment Benefits ("OPEB").** This refers to postemployment benefits other than pension benefits, including healthcare benefits regardless of the type of plan that provides them, and all other postemployment benefits provided separately from a pension plan, excluding benefits defined as termination benefits or offers.
13. **Return on Plan Assets.** This is the actual investment return on plan assets during the fiscal year.
14. **Substantive Plan.** The terms of the postretirement benefit plan as understood by an employer that provides postretirement benefits and the employees who render services in exchange for those benefits. The substantive plan is the basis for the accounting for the plan.
15. **Unfunded Actuarial Accrued Liability.** This is the excess of the actuarial accrued liability over the Actuarial Value of Assets.

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

APPENDIX A: RATE TABLES

General Employee

Separations from active status expressed as number of occurrences per 10,000:

Age	Withdrawal		Early Retirement		Normal Retirement*		Death		Disability	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
25	N/A	N/A	0	0	0	0	2	1	1	1
26	N/A	N/A	0	0	0	0	2	1	1	1
27	N/A	N/A	0	0	0	0	2	1	1	1
28	N/A	N/A	0	0	0	0	2	1	1	2
29	N/A	N/A	0	0	0	0	2	1	1	2
30	250	430	0	0	0	0	2	1	1	2
31	250	430	0	0	0	0	2	1	1	2
32	250	420	0	0	0	0	3	2	1	2
33	250	400	0	0	0	0	3	2	1	2
34	240	370	0	0	0	0	3	2	1	3
35	240	350	0	0	0	0	4	2	1	3
36	230	320	0	0	0	0	4	2	1	3
37	230	300	0	0	0	0	4	2	2	3
38	220	290	0	0	0	0	4	3	2	3
39	220	280	0	0	0	0	5	3	3	4
40	210	270	0	0	0	0	5	3	3	4
41	210	260	0	0	0	0	5	3	4	4
42	200	250	0	0	0	0	5	4	5	4
43	190	240	0	0	0	0	6	4	5	5
44	180	230	0	0	0	0	6	4	6	6
45	180	220	0	0	0	0	7	5	6	6
46	170	210	0	0	0	0	7	5	6	6
47	160	200	0	0	0	0	7	5	6	6
48	160	200	0	0	0	0	8	6	9	7
49	160	190	0	0	0	0	8	6	11	8
50	150	190	0	0	0	0	9	7	13	9
51	150	180	0	0	0	0	10	8	15	9
52	150	180	0	0	0	0	12	9	17	10
53	150	180	0	0	0	0	15	10	19	12
54	150	180	0	0	0	0	17	11	21	14
55	0	0	900	700	0	0	20	12	24	16
56	0	0	900	700	0	0	22	13	27	18
57	0	0	500	500	1,800	1,500	24	14	30	20
58	0	0	600	600	1,800	1,500	26	15	33	21
59	0	0	700	600	1,800	1,500	27	16	36	21

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

General Employee

Separations from active status expressed as number of occurrences per 10,000:

Age	Withdrawal		Early Retirement		Normal Retirement*		Death		Disability	
	Male	Female	Male	Female	Male	Age	Male	Female	Male	Female
60	0	0	900	900	1,800	1,500	29	18	43	23
61	0	0	900	900	1,800	1,500	30	19	0	0
62	0	0	1,600	1,600	2,500	2,500	32	21	0	0
63	0	0	1,700	1,600	3,000	2,500	35	23	0	0
64	0	0	1,700	1,600	2,500	2,500	39	25	0	0
65	0	0	0	0	2,500	2,800	44	27	0	0
66	0	0	0	0	3,200	3,200	49	30	0	0
67	0	0	0	0	2,600	2,600	54	32	0	0
68	0	0	0	0	1,900	2,200	59	36	0	0
69	0	0	0	0	1,900	2,000	66	41	0	0
70	0	0	0	0	1,900	2,000	73	46	0	0
71	0	0	0	0	1,900	2,000	80	52	0	0
72	0	0	0	0	1,900	2,000	88	58	0	0
73	0	0	0	0	1,900	2,000	99	65	0	0
74	0	0	0	0	1,900	2,000	110	74	0	0
75	0	0	0	0	10,000	10,000	123	83	0	0

*Normal retirement assumptions apply to employees with 30 or more years of service.

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

Protective with Social Security

Separations from active status expressed as number of occurrences per 10,000:

Age	Withdrawal		Early/Normal Retirement		Death		Disability	
	Male	Female	Male	Female	Male	Female	Male	Female
25	N/A	N/A	0	0	2	1	1	1
26	N/A	N/A	0	0	2	1	1	1
27	N/A	N/A	0	0	2	1	1	1
28	N/A	N/A	0	0	2	1	1	1
29	N/A	N/A	0	0	2	1	1	1
30	180	180	0	0	2	1	1	1
31	180	180	0	0	2	1	1	1
32	170	170	0	0	3	2	1	1
33	170	170	0	0	3	2	1	1
34	160	160	0	0	3	2	1	1
35	160	160	0	0	4	2	2	2
36	150	150	0	0	4	2	2	2
37	150	150	0	0	4	2	2	2
38	140	140	0	0	4	3	2	2
39	140	140	0	0	5	3	2	2
40	130	130	0	0	5	3	2	2
41	130	130	0	0	5	3	2	2
42	120	120	0	0	5	4	3	3
43	120	120	0	0	6	4	3	3
44	120	120	0	0	6	4	3	3
45	110	110	0	0	7	5	3	3
46	110	110	0	0	7	5	4	4
47	110	110	0	0	7	5	4	4
48	110	110	0	0	8	6	5	5
49	110	110	0	0	8	6	5	5
50	100	100	600	600	9	7	6	6
51	100	100	700	700	10	8	6	6
52	100	100	900	900	12	9	7	7
53	100	100	2,300	2,300	15	10	33	33
54	100	100	1,900	1,900	17	11	60	60
55	0	0	1,900	1,900	20	12	87	87
56	0	0	1,900	1,900	22	13	113	113
57	0	0	1,900	1,900	24	14	140	140
58	0	0	1,800	1,800	26	15	142	142
59	0	0	1,600	1,600	27	16	144	144

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CITY OF OAK CREEK
(Includes Oak Creek Utility)
Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016

Protective with Social Security

Separations from active status expressed as number of occurrences per 10,000:

Age	Withdrawal		Early/Normal Retirement		Death		Disability	
	Male	Female	Male	Female	Male	Female	Male	Female
60	0	0	2,000	2,000	29	18	146	146
61	0	0	2,000	2,000	30	19	0	0
62	0	0	2,200	2,200	32	21	0	0
63	0	0	2,600	2,600	35	23	0	0
64	0	0	1,700	1,700	39	25	0	0
65	0	0	3,000	3,000	44	27	0	0
66	0	0	2,500	2,500	49	30	0	0
67	0	0	3,000	3,000	54	32	0	0
68	0	0	3,000	3,000	59	36	0	0
69	0	0	3,000	3,000	66	41	0	0
70	0	0	10,000	10,000	73	46	0	0
71	0	0	10,000	10,000	80	52	0	0
72	0	0	10,000	10,000	88	58	0	0
73	0	0	10,000	10,000	99	65	0	0
74	0	0	10,000	10,000	110	74	0	0
75	0	0	10,000	10,000	123	83	0	0

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

General Employee and Protective with Social Security

Separations from retired status expressed as number of occurrences per 10,000:

Age	Healthy		Disabled	
	Male	Female	Male	Female
50	18	14	46	28
51	20	16	50	30
52	25	17	53	31
53	30	19	56	34
54	35	21	59	37
55	41	24	63	40
56	45	27	67	44
57	49	28	74	48
58	51	30	83	52
59	54	33	93	57
60	57	35	104	63
61	60	38	116	69
62	64	41	128	77
63	71	45	142	87
64	79	49	156	98
65	88	54	173	110
66	97	59	191	123
67	108	65	213	139
68	119	73	238	157
69	131	82	266	177
70	145	92	297	199
71	160	103	332	225
72	177	116	378	256
73	198	131	430	291
74	221	148	489	330
75	247	166	557	375
76	276	188	633	427
77	308	212	715	484
78	351	241	808	571
79	399	274	913	661
80	454	311	1,031	764
81	516	353	1,165	884
82	587	402	1,282	977
83	663	465	1,410	1,079
84	749	538	1,551	1,192
85	846	622	1,707	1,317
86	956	719	1,878	1,455
87	1,086	832	2,107	1,645
88	1,201	919	2,364	1,860
89	1,328	1,016	2,652	2,103

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

General Employee and Protective with Social Security

Separations from retired status expressed as number of occurrences per 10,000:

Age	Healthy		Disabled	
	Male	Female	Male	Female
90	1,468	1,128	2,975	2,378
91	1,623	1,253	3,246	2,588
92	1,795	1,391	3,422	2,768
93	2,024	1,581	3,516	2,876
94	2,282	1,796	3,612	3,001
95	2,573	2,041	3,659	3,043
96	2,901	2,319	3,717	3,100
97	3,181	2,537	3,830	3,158
98	3,354	2,714	3,920	3,201
99	3,463	2,833	3,979	3,262
100	3,559	2,956	4,000	3,301
101	3,622	3,013	4,000	3,359
102	3,660	3,069	4,000	3,426
103	3,811	3,142	4,000	3,515
104	3,900	3,185	4,000	3,646
105	3,979	3,262	4,000	3,762
106	4,000	3,301	4,000	3,860
107	4,000	3,359	4,000	3,935
108	4,000	3,426	4,000	3,983
109	4,000	3,515	10,000	10,000
110	4,000	3,646	10,000	10,000
111	4,000	3,762	10,000	10,000
112	4,000	3,860	10,000	10,000

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**CITY OF OAK CREEK
(Includes Oak Creek Utility)**

**Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016**

APPENDIX B: INDIVIDUAL GROUP EXHIBIT

	Utility (Dept 13)	Police (Dept 60)	Fire (Dept 65)	All Others	Total
January 1, 2016 Actuarial Present Value of Projected Benefits	\$4,520,657	\$15,619,433	\$16,546,000	\$19,724,762	\$56,410,852
January 1, 2016 Normal Cost	67,909	292,651	268,564	255,142	884,266
Interest On Normal Cost	2,037	8,780	8,057	7,654	26,528
December 31, 2016 Normal Cost	69,946	301,431	276,621	262,796	910,794
January 1, 2016 Amortization	178,487	576,014	641,835	831,833	2,228,169
Interest on Amortization	5,355	17,280	19,255	24,955	66,845
December 31, 2016 Amortization	183,842	593,294	661,090	856,788	2,295,014
Total ARC	253,700	894,725	937,711	1,119,504	3,205,000
January 1, 2016 AAL	3,603,380	11,628,853	12,957,691	16,793,464	44,983,388
January 1, 2016 Unfunded AAL	3,603,380	11,628,853	12,957,691	16,793,464	44,983,388

	Utility (Dept 13)	Police (Dept 60)	Fire (Dept 65)	All Others	Total
January 1, 2017 Actuarial Present Value of Projected Benefits	\$4,484,311	\$15,609,254	\$16,551,835	\$19,450,080	\$56,095,480
January 1, 2017 Normal Cost	69,946	301,431	276,621	262,796	910,794
Interest On Normal Cost	2,098	9,043	8,299	7,884	27,324
December 31, 2017 Normal Cost	72,044	310,474	284,920	270,680	938,118
January 1, 2017 Amortization	178,788	584,510	650,494	826,889	2,240,681
Interest on Amortization	5,364	17,535	19,515	24,806	67,220
December 31, 2017 Amortization	184,152	602,045	670,009	851,695	2,307,901
Total ARC	256,196	912,519	954,929	1,122,375	3,246,019
January 1, 2017 AAL	3,609,462	11,800,387	13,132,498	16,693,639	45,235,986
January 1, 2017 Unfunded AAL	3,609,462	11,800,387	13,132,498	16,693,639	45,235,986

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CITY OF OAK CREEK
(Includes Oak Creek Utility)
Actuarial Valuation of Retiree Medical Benefits
As of January 1, 2016

APPENDIX C: COST PROJECTION RESULTS (UTILITY ONLY)

	<u>12/31/2016</u>	<u>12/31/2017***</u>
Net OPEB Obligation		
(1) Annual Required Contribution	\$253,788	\$256,196
(2) Interest on Net OPEB Obligation	29,760	31,723**
(3) Adjustment to Annual Required Contribution*	<u>(49,137)</u>	<u>(52,377)**</u>
(4) Annual OPEB Cost (Expense)	\$234,411	\$235,542**
(5) Contributions Made	<u>(169,000)**</u>	<u>(183,000)**</u>
(6) Increase in Net OPEB Obligation	\$65,411**	\$52,542**
(7) Net OPEB Obligation – Beginning of Year	992,009	1,057,420**
(8) Net OPEB Obligation – End of Year	\$1,057,420**	\$1,109,962**

OPEB History

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Percentage of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
12/31/13	339,861	60.32	869,697
12/31/14	242,336	68.91	945,033
12/31/15	243,976	80.75	992,009
12/31/16	234,411	72.09**	1,057,420**
12/31/17	235,542**	77.69**	1,109,962

* To offset, approximately, the amortization of the net experience losses (or gains) from past contribution deficiencies (or excess contributions) in relation to the ARC.

** We have assumed that the employer will contribute roughly the "pay-as-you-go" costs for the current year in this illustration. "Pay-as-you-go" costs should be total claim payments paid by the employer on behalf of retirees net of payments received from retirees.

***if a significant plan change or a significant change in the covered population occurs, these numbers will need to be revised.

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City of Oak Creek Common Council Report

Meeting Date: 05/16/2017

Item No.: 13

Recommendation: That the Common Council adopt Resolution No. 11816-051617, a resolution establishing various fees, permits and charges charged by the City of Oak Creek, to be effective immediately.

Background:

Clerk: The task of processing a Transient Merchant license is currently split between the Clerk's office/Admin Staff and the Police Department. Currently, the applicant applies at City Hall and submits their company fee as well as a \$70/per salesperson fee. Those fees can be comingled into one check and for multiple salespersons.

The applications are then sent to the Police Department, where background reports are generated and returned to the Clerk's office. The Clerk's office reviews the background reports, and if appropriate, are then submitted for Common Council review and formal action.

Once formally approved by the Common Council, the Clerk's office processes the Company license and makes contact with the approved salespersons, advising them to schedule an appointment with the Police Department to have their photo taken and a Transient Merchant ID badge prepared. There is a \$30 badge fee collected, payable to the Police Department at that time.

Recently, Chief Anderson proposed that the ID badge processing task, as well as the \$30 badge fee collection be transferred to City Hall staff, with IT preparing the badges. The reason for this suggestion was to streamline the process for the applicant as well as City Staff. This change provides the applicant with one point of contact (City Hall) and allows all funds to be collected at the same time, at one location.

On 5/9/17, representatives from the Clerk's office, IT, Police Department and the Treasurer's office met to discuss a possible transition of this task and agreed to move forward.

The fee resolution as it stands now, shows line item costs for a Transient Merchant business license, the license fee per salesperson and the ID badge fee. As we will now accept payment for the Company license, the salesperson license and the ID badges here at City Hall, we are comingling the fees that apply to the salesperson (application and ID badge) and removing the separate line items in the fee resolution. This line item is listed in the fee schedule under Item No. 14.

Engineering: Section 6.27 of the Code addresses Permissible Obstructions, Projections and Encroachments, and the accompanying permit fee for Subsection 6.27(d)(30) regarding Special Privilege Permits needs to be incorporated into the fee resolution. The proposed permit fee of \$250 is to be submitted with the permit application form. In addition to this processing fee there is an annual fee of \$10 per square foot of occupied space in the public right-of-way, which fee would be prorated based upon the term of occupancy or installation and maintenance of privately owned improvements in the public right-of-way.

Fiscal Impact:

Clerk – In 2016, there were only four Transient Merchant Company licenses issued, with a total of 15 Transient Merchant salespersons. The fiscal impact is nominal. Using last years' numbers, the \$450 collected for ID badge processing would go into the general fund.

Engineering – It is anticipated that one Special Privilege Permit would be issued annually with an estimated fee of \$2,750.

Prepared by:



Catherine A. Roeske
City Clerk



Steve Anderson
Police Chief



Barbara A. Guckenberger, CMTW
City Treasurer

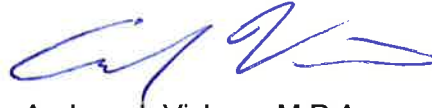


Caesar F. Geiger
Information Technology Manager

Respectfully submitted by:



Michael Simmons
City Engineer



Andrew J. Vickers, M.P.A.
City Administrator

Fiscal Reviewed by:



Bridget M. Souffrant, CMTW
Finance Director / Comptroller

RESOLUTION NO. 11816-051617

BY: _____

A RESOLUTION ESTABLISHING VARIOUS FEES, PERMITS AND CHARGES
CHARGED BY THE CITY OF OAK CREEK

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that various fees, permits and charges shall be established as follows and shall be effective upon approval by the Common Council:

CITY CLERK'S OFFICE

1. Adult Entertainment Business
Includes: Arcade; Bookstore; Escort; Exotic Dance; Motion Picture Theater; Novelty Store; Video Store; Hotel

New	\$2,800.00
Renewal	\$2,400.00
Manager/Assistant Manager	\$ 100.00
Entertainer	\$ 300.00
Part Time/Full-Time Employees	\$ 100.00

2. Amusement Operator and Devices

Operator	\$ 150.00
Each Device	\$ 45.00

3. Arcades

Arcade License (annual)	\$2,000.00
Arcade Operator	\$50.00
Each Device	\$45.00
License Transfer Fee	\$50.00
(transfer of location only)	
Duplicate license	\$20.00

4. Athletic Events, Parades & Related Events

Application fee	\$35.00
(plus actual costs for police/fire/streets)	

5. Auto Salvage Yards \$500.00

6. Cigarette \$100.00

7. Dance Hall \$100.00

8. Landfill License

Original Application Fee	\$1,200.00
Renewal	\$300.00

(Plus actual cost of review, inspection and administration in excess of application fee.)

9.	<u>Kennel</u>	\$100.00
10.	<u>Mobile Home Park</u>	
	License	\$100.00 annual per each 50 spaces or fraction thereof
	Transfer of License	\$10.00
11.	<u>Alcohol Beverage</u>	
	Class "A" Fermented Malt Beverage	\$150.00
	Class "A" Retail Liquor	\$500.00
	Class "B" Beer	\$100.00
	Class "B" Retail Liquor	\$500.00
	Class "C" Wine	\$100.00
	Wholesale Beer	\$25.00
	Special Class "B" Beer/Wine	\$10.00
	Reserve "Class B" One-Time	\$10,000.00
	Provisional Class "A", Class "B", "Class A", "Class B", Class "C"	\$15.00
	Change of Premises Description	\$25.00
	Publication Fees	
	Renewal	\$10.00
	Individual	\$20.00
12.	<u>Operator (Bartender)</u>	
	Two-year license	**\$100.00
	**Payment in full required at time of application	
	Refund for Denial	\$25.00
	Provisional License	\$15.00
	Duplicate License	\$10.00
	Temporary License	No Charge
13.	<u>Pawnbrokers, Secondhand Article & Secondhand Jewelry Dealer</u>	
	Pawnbrokers	\$210.00
	Secondhand Article Dealers	\$27.50
	Secondhand Jewelry Dealers	\$30.00
	Secondhand Article Dealer Mall or Flea Market	\$165.00
14.	<u>Transient Merchant</u>	
	Business License	Yearly \$375.00
		Daily \$35.00
	Investigation fee/e Each salesperson	\$70 100.00
	ID Badge for each approved salesperson	\$30.00
	(Issued by and payable at Police Department)	

COMMUNITY DEVELOPMENT

1. Bikeway Fees
a. Bikeway fee for each new residential lot or unit - \$50.00

2. Document Sales
- | | | |
|----|---------------------------------------|----------------|
| a. | Zoning Code (Chapter 17) | \$25.00 |
| b. | Land Division (Chapter 14) | \$10.00 |
| c. | Park Plan | \$15.00 |
| d. | City Maps | |
| 1. | 1" = 1000' | \$2.00 |
| 2. | 1" = 2000' | \$1.50 |
| e. | Official Maps (1/4 Sections) | |
| 1. | 1" = 100' | \$1.50 |
| 2. | 1" = 200' | \$1.50 |
| f. | Aerial Photographs | |
| 1. | 1" = 400' | \$1.50 |
| 2. | 1" = 2000' | \$1.50 |
| g. | All Other Documents: | |
| 1. | ≤ 18" x 24" | \$.25 per page |
| 2. | Each copy ≥ 18" x 24" and ≤ 36" x 42" | \$4.00 |
| 3. | Computer plot – standard size: | \$4.50 |

NOTE: Add \$4.00 per sheet if map is reproduced on mylar. First two (2) drawings are free for Oak Creek property owners acquiring information on their property. Add \$1.50, plus postage, if mailing is requested.

3. Plan Commission
- | | | |
|----|---|----------|
| a. | Multifamily and building plan review | \$350.00 |
| b. | Commercial site and building plan review | \$350.00 |
| c. | Industrial site and building plan review | \$350.00 |
| d. | Landscaping plan review | \$150.00 |
| e. | Lighting plan review | \$ 15.00 |
| f. | Sign plan review | \$150.00 |
| g. | Special Plan Commission meeting - \$35.00/citizen member at the meeting | |

4. Subdivision Fees
- | | | |
|----|-------------------------------|----------|
| a. | Preliminary subdivision plats | \$475.00 |
| b. | Final subdivision plats | \$400.00 |
| c. | Certified Survey Maps | \$525.00 |
| d. | Affidavit of Correction | \$275.00 |
| e. | Minor land division | \$275.00 |

5. Tax Increment Financing (TIF) District Financing
A filing fee of \$1,000 shall be charged for any request that the City create a Tax Increment Financing (TIF) District. If the district is approved, the fee shall be paid as an eligible cost identified in the Project Plan. If the district is not approved, the fee will be waived.

6. Zoning Fees
- a. Basic rezoning \$775.00
 - b. Planned Unit Development (PUD) \$900.00
 - c. Amendment to Planned Unit Development (PUD) \$550.00
 - d. Conditional Use Permit \$875.00.
 - e. Amendment to Conditional Use Permit \$550.00
 - f. Zoning Text Amendment \$500.00
 - g. Temporary use or use approval \$300.00
 - h. Plan Commission consultation \$250.00
 - i. Zoning Board of Appeals \$250.00
 - j. Board of Housing Appeals \$250.00

NOTE: If an applicant withdraws their request after the Plan Commission meeting and prior to the publication of the public hearing notice, the following filing fee refunds will be provided:

Official Map Amendment	\$300.00
Basic Rezoning	\$270.00
Planned Unit Development (PUD)	\$280.00
Amendment to Planned Unit Development	\$260.00
Conditional Use Permit	\$275.00
Amendment of Conditional Use	\$280.00
Zoning Text Amendment	\$220.00

ENGINEERING

1. Engineering Fees & Erosion Control
- a. \$60.00 plus \$4.00 for each 1,000 square feet of land greater than 20,000 square feet.
 - b. Service Fees (per hour by position)

City Engineer	\$65.00
Assistant City Engineer / Development Engineer/Design Engineer/Construction Coordinator	\$55.00
Civil Engineer/Senior Technician	\$50.00
Engineering Technician/Draftsperson	\$40.00
Technician CADD/Survey	\$40.00

2. Landfill Permits
- a. \$300.00 initial application fee, plus billing of actual costs of review, inspection and administration in excess of application fee.
3. Storm Water Management Permit
- a. \$ 500,00 initial application fee, plus billing actual costs of review, inspection and administration in excess of application fee.

4. Street Permits & Fees

- a. Excavation permits (Street cuts): \$70.00 plus \$5.00 per 100 feet or fraction thereof.
- b. Driveway approach permit: \$ 55.00.
- c. Street or other right-of-way (ROW) vacation: \$575.00.
- d. Official map amendment: \$775.00.
- e. House moving permit: \$250.00.
- f. Temporary work encroachment within public right-of-way permit:
 - 1. One or Two-Family Residential Streets
 - i. Sidewalk encroachment only (7 days or less): \$ 45.00.
 - ii. Sidewalk encroachment only (8 to 30 days): \$110.00.
 - iii. Street and sidewalk encroachment (7 days or less): \$ 60.00.
 - iv. Street and sidewalk encroachment (8 to 30 days): \$165.00.
 - 2. All Other Streets
 - i. Sidewalk encroachment only (7 days or less): \$ 74.50.
 - ii. Sidewalk encroachment only (8 to 30 days): \$185.00.
 - iii. Street and sidewalk encroachment (7days or less): \$ 99.00.
 - iv. Street and sidewalk encroachment (8 to 30 days): \$247.50.
 - 3. The above right-of-way temporary work encroachment permit fee rates shall apply toward the first 100 lineal foot, or fraction thereof, of longitudinal right-of-way affected. For each additional 100 lineal foot segment, or fraction thereof, there shall be an additional 20% of these base rates charged.
- h. Special privilege permit: \$250.00 plus annual fee of \$10.00 per square foot of occupied space in the public right-of-way (prorated based upon term).

FIRE DEPARTMENT

a. Definitions.

- 1. **Advanced Life Support (ALS) Services:** An advanced level of pre-hospital and inter-hospital emergency care and non-emergency medical care that includes basic life support care, cardiac monitoring, cardiac defibrillation, electrocardiography, intravenous therapy, administration of medications, drugs and solution, use of adjunctive medical devices, trauma care, on scene care and other authorized techniques and procedures, as provided in rules adopted by the Department of Health Services under Chapter HFS 112.
- 2. **Advanced Life Support Service, Level 1 (ALS-1):** The provision of ALS Services and/or assessment at a level below that specified for ALS-2 Services in (a)(3), below.
- 3. **Advanced Life Support, Level 2 (ALS-2):** The provision of ALS Service and/or assessment with treatment including the administration of three or more different medications and the provision of at least one of the following ALS procedures:
 - Manual defibrillation/cardioversion
 - Endotracheal intubation
 - Central venous line insertion
 - Chest decompression
 - Intraosseous line insertion

4. **Basic Life Support (BLS) Services:** A basic level of pre-hospital, on scene care/assistance and inter-hospital non-emergency medical care and emergency care that includes airway management, cardiopulmonary resuscitation (CPR), control of shock and bleeding and splinting of fractures, as provided in rules adopted by the Department of Health Services under Chapter HFS 110.
5. **Department:** The City of Oak Creek Fire Department.
6. **Mileage Fee:** A fee for each mile, or portion thereof, that an ambulance travels when transporting a patient in need of medical care to a hospital or medical facility.
7. **Resident:** A person whose primary home address is within the city limits of the City of Oak Creek.
8. **Non-Resident:** A person whose primary home address is not within the city limits of the City of Oak Creek.
9. **Group-1 Drugs:** Albuterol, Amiodarone (30 mg), Aspirin, Atropine, Benadryl, Calcium Gluconate, Dextrose, D5W, Glucose (oral), Nitroglycerine, Sodium Normal Saline (bags & carpujet), Zofran Tabs, Zofran IV and to include any other drugs as may be approved or authorized by the Intergovernmental Cooperation Council in the future.
10. **Group-2 Drugs:** Calcium Chloride, Dopamine, Epinephrine (IM or IV, not by Epi-pen), Lidocaine, Sodium Bicarbonate and to include any other drugs as may be approved or authorized by the Intergovernmental Cooperation Council in the future.
11. **Group-3 Drugs:** Fentanyl, Ketamine, Midazolam, Narcan and to include any other drugs as may be approved or authorized by the Intergovernmental Cooperation Council in the future.
12. **Specific Drug Group:** Epinephrine by Epi-pen, Adenosine, Glucagon (up to 1 Mg), Solmedrol (41-125 Mg), EZ-IO, and to include any other drugs as may be approved or authorized by the Intergovernmental Cooperation Council in the future.

NOTE: The confidentiality of all patient information shall be maintained pursuant to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and all other applicable Federal and/or State Laws.

b. Advanced Life Support Fees.

1. Resident Fees: Every resident of the City of Oak Creek receiving advanced emergency service from the City by way of an advanced life support unit transport to a health care facility shall pay for such service the sum of ALS-1 \$769.45 and ALS-2 \$845.75 base rate, plus \$111.54 for defibrillation, plus \$67.14 for IV and supplies, plus \$83.38 for intubation, plus \$88.80 for ALS supplies, plus \$83.38 for oxygen and supplies, plus \$111.54 for EKG, plus \$162.44 for Spinal Immobilization, plus \$35.74 for each drug in Group-1, plus \$41.15 for each drug in Group-2, plus \$53.06 for each drug in Group-3, plus \$106.13 for Epinephrine by Epi-pen, plus \$99.63 for Adenosine, plus \$99.63 for Glucagon, up to 1 Mg, plus \$64.97 for Solmedrol, 41-125 Mg, and \$133.20 for EZ-IO for the Specific Drug Group, plus \$3.25 for triage barcode wristbands, plus \$1,000.61 for Cyano-kits, plus \$49.81 for CPAP Mask. If the Department provides ALS level

treatment that does not end in a transport, the patient shall be charged \$138.61 for non-invasive and invasive treatment plus services and drug group charges noted above.

2. Non-Resident Fees: Every non-resident of the City of Oak Creek receiving advanced emergency service from the City by way of advanced life support unit transport to a health care facility shall pay for such service the sum of ALS-1 \$867.41 and ALS-2 \$1,000.61 base rate, plus \$111.54 for defibrillation, plus \$67.14 for IV and supplies, plus \$83.38 for intubation, plus \$88.80 for ALS supplies, plus \$83.38 for oxygen and supplies, plus \$111.54 for EKG, plus \$162.44 for Spinal Immobilization, plus \$35.74 for each drug in Group-1, plus \$41.15 for each drug in Group-2, plus \$53.06 for each drug in Group-3, plus \$106.13 for Epinephrine by Epi-pen, plus \$99.63 for Adenosine, plus \$99.63 for Glucagon, up to 1 Mg, plus \$64.97 for Solmedrol, 41-125 Mg, and \$133.20 for EZ-IO for the Specific Drug Group, plus \$3.25 for triage barcode wristbands, plus \$1,000.61 for Cyano-kits, plus \$49.81 for CPAP Mask. If the Department provides ALS level treatment that does not end in a transport, the patient shall be charged \$194.92 for non-invasive and invasive treatment plus services and drug group charges noted above.
3. Mileage Fees: Every resident and non-resident shall pay \$17.02 for each mile, or portion thereof, that an ambulance travels when transporting a patient in need of medical care to hospital or medical facility.

c. Basic Life Support Fees.

1. Resident Fees: Every resident of the City of Oak Creek receiving basic emergency service from the City by way of basic life support unit transport to a health care facility shall pay for such service the sum of \$568.53 base rate, plus \$83.38 for oxygen, plus \$67.14 for supplies, plus \$27.07 for EKG, plus \$162.44 for Spinal Immobilization. If the Department provides medical treatment and or assistance only, that does not end in a transport; the patient shall not be charged a fee for the first 1-3 assists within one calendar year but shall be charged \$81.22 per assist for 4 or more assists within one calendar year and no additional fees will apply for medical care.
2. Non-Resident Fees: Every non-resident of the City of Oak Creek receiving basic emergency service from the City by way of basic life support unit transport to a health care facility shall pay for such service the sum of \$758.04 base rate, plus \$83.38 for oxygen, plus \$67.14 for supplies, plus \$27.07 for EKG, plus \$162.44 for Spinal Immobilization. If the Department provides medical treatment and or assistance only, that does not end in a transport; the patient shall be charged a flat \$83.38 fee. No additional fees will apply for medical care.
3. Fees for Transfer Services: In all cases where the ambulance service of the City is requested to transfer an Oak Creek resident from a hospital in Milwaukee County to a nursing facility in Milwaukee County or to the resident's home in Oak Creek, such person shall pay a base rate of \$406.09, plus \$83.38 for oxygen, plus \$67.14 for consumables, plus \$27.07 for EKG's, plus \$162.44 for Spinal Immobilization. All transfers shall be and are limited to Oak Creek residents.
4. In-City Facility Fees: Every resident or non-resident of the City of Oak Creek receiving basic emergency service from the City by way of basic life support unit transport to a health care facility located within the boundaries of the City shall pay for such service the sum of \$297.80.

5. Mileage Fees: Every resident and non-resident shall pay \$17.02 for each mile, or portion thereof, that an ambulance travels when transporting a patient in need of medical care to hospital or medical facility.
- d. Fire alarm connections.
 1. Every person, firm or corporation connecting to the console system of the Oak Creek Fire Department or fire alarm service shall pay for such service as follows: \$50.00 for installation of service lines; \$100.00 annual charge.
 2. Annual charges shall be billed by the Fire Department on January 1st of each year. For service installed subsequent to January 1st, the annual charge shall be pro-rated on a monthly basis.
 - e. Hazardous materials. Replacement of cost of any extinguishment agent, neutralizers, chemicals or materials. Any person, firm or corporation shall reimburse the City for personnel costs, equipment expenses and replacement costs of any extinguishing agent, chemical, neutralizer, or materials used in the extinguishment, confinement, neutralizing or cleanup of any flammable or combustible liquid, gas, solid or any hazardous material or chemical involved in any fire or accidental spill.
 - f. False alarm. Any person, firm or corporation having a fire alarm, smoke detector or any other type of alarm, and the alarm calls for response from the Fire Department, shall not be charged a fee for the first 1-3 alarms within one calendar year but shall be charged \$50.00 per alarm for 4-7 alarms within one calendar year and \$200.00 per alarm for 8 or more alarms within one calendar year.
 - g. Nuisance fire alarms. Any person, industry, commercial establishment, railroad, apartment house complex or other who shall cause nuisance fires (multiple rubbish fires, grass fires, etc.) shall be liable for the sum of \$300.00 per hour or fraction thereof.
 - h. Plan Review.
 1. Sprinkler review \$70.29
 2. All underground plan \$70.29
 3. Fire alarm system \$70.29
 4. Hood systems \$35.14
 5. Dry chemical systems \$70.29
 6. Special systems \$70.29
 7. Final Occupancy \$52.72
 - i. Rescue Services. Any person, firm, contractor, or corporation requiring rescue services beyond the capacity of the Fire Department, shall reimburse the City for personnel costs, equipment and supplies, and outside rescue services.

Fire Inspection Fees

Fire Inspection fees are as follows, with each level based on the estimated time in minutes to conduct such inspections:

Inspection Type	Estimated Time in Minutes	Total Fee
Level 1	0-15	\$17.82
Level 2	16-30	\$31.83
Level 3	31-45	\$45.84
Level 4	46-60	\$59.84
Level 5	61-75	\$87.87
Level 6	76-90	\$101.86
Level 7	90+	\$115.86

Incident Billing Fees

The Oak Creek Fire Department will bill for rescue services provided as a result of motor vehicle crashes occurring within the City of Oak Creek. Motor vehicle crashes include, but are not limited to, accidents involving vehicles, motorcycles; or pedestrians or bicyclists struck by vehicles.

Incident billing will only occur for those incidents involving the extrication, packaging, and removal of patients from a vehicle or scene.

The amount of the bill will be \$500 per incident. Billing is applicable to non-residents only; residents of the City of Oak Creek will not be billed for rescue services.

HEALTH DEPARTMENT

- a. Health Department Fees and Charges shall be established by the Community Public Health Officer according to guidelines adopted by the Board of Health and subject to review by the Board of Health. A list of the fees and charges will be on file in the Health Department office. The Community Public Health Officer shall provide a copy of any change to the fees to the City Clerk 15 days prior to the effective date of such change. The clerk shall provide a copy to the Common Council as soon as practicable. The fees shall go into effect at the end of the 15 days period unless an Alderman or the Mayor objects in writing in which case the fee change shall be brought before the entire Common Council for consideration and approval.
- b. Fee Schedule for Restaurants, Lodging, Campgrounds, Pool/Water Attractions, Tattoo/Body Piercing Establishments, and Retail Food Establishments.

1. Restaurant/Meal Food Service

- a) Limited Food Service Restaurants, including mobile restaurant vendors and service bases.

1)	Annual License Fee:	\$246.00
2)	Pre-inspection Fee:	\$120.00
3)	First Re-inspection Fee:	\$ 98.00
4)	Subsequent Re-inspection Fee:	\$130.00

5)	New Construction Plan Review Fee:	\$ 77.00
6)	Remodel/Addition Plan Review Fee:	\$ 46.00
b)	Simple Complexity Restaurant, including mobile restaurant vendors and service bases.	
1)	Annual License Fee:	\$371.00
2)	Pre-inspection Fee:	\$190.00
3)	First Re-inspection Fee:	\$240.00
4)	Subsequent Re-inspection Fee:	\$320.00
5)	New Construction Plan Review Fee:	\$150.00
6)	Remodel/Addition Plan Review Fee:	\$ 90.00
c)	Moderate Complexity Restaurant, including mobile restaurant vendors and service bases.	
1)	Annual License Fee:	\$500.00
2)	Pre-inspection Fee:	\$250.00
3)	First Re-inspection Fee:	\$353.00
4)	Subsequent Re-inspection Fee:	\$470.00
5)	New Construction Plan Review Fee:	\$275.00
6)	Remodel/Addition Plan Review Fee:	\$165.00
d)	High Complexity Restaurant, including mobile restaurant vendors and service bases.	
1)	Annual License Fee:	\$650.00
2)	Pre-inspection Fee:	\$325.00
3)	First Re-inspection Fee:	\$578.00
4)	Subsequent Re-inspection Fee:	\$770.00
5)	New Construction Plan Review Fee:	\$400.00
6)	Remodel/Addition Plan Review Fee:	\$240.00
e)	Additional Food Preparation Area.	
1)	Annual License Fee:	\$150.00
2)	Pre-inspection Fee:	\$ 75.00
3)	New Construction Plan Review Fee:	\$ 80.00
4)	Remodel/Addition Plan Review Fee:	\$ 48.00
f)	Late Fee:	\$ 90.00

2. Temporary Food Establishments

a)	Temporary Restaurant.	
1)	Annual License (without State License):	\$170.00
2)	Per Event Inspection Fee:	\$ 75.00
b)	Temporary Retail Food.	
1)	Annual License (without State License):	\$ 50.00
2)	Per Event Inspection Fee:	\$ 35.00
(c)	Late Fee:	\$ 25.00

3.	<u>Bed and Breakfast Establishments</u>	
	1) Annual License Fee:	\$312.00
	2) Pre-inspection Fee:	\$204.00
	3) First Re-inspection Fee:	\$134.00
	4) Subsequent Re-inspection Fee:	\$268.00
	5) New Construction Plan Review Fee:	\$150.00
	6) Remodel/Addition Plan Review Fee:	\$ 90.00
	7) Late Fee:	\$ 90.00
4.	<u>Hotels, Motels, Tourist Rooming Houses</u>	
	a) 05-30 Sleeping Rooms.	
	1) Annual License Fee:	\$312.00
	2) Pre-inspection Fee:	\$204.00
	3) First Re-inspection Fee:	\$134.00
	4) Subsequent Re-inspection Fee:	\$268.00
	5) New Construction Plan Review Fee:	\$200.00
	6) Remodel/Addition Plan Review Fee:	\$120.00
	b) 31-99 Sleeping Rooms.	
	1) Annual License Fee:	\$425.00
	2) Pre-inspection Fee:	\$255.00
	3) First Re-inspection Fee:	\$155.00
	4) Subsequent Re-inspection Fee:	\$310.00
	5) New Construction Plan Review Fee:	\$300.00
	6) Remodel/Addition Plan Review Fee:	\$180.00
	c) 100-199 Sleeping Rooms.	
	1) Annual License Fee:	\$525.00
	2) Pre-inspection Fee:	\$315.00
	3) First Re-inspection Fee:	\$175.00
	4) Subsequent Re-inspection Fee:	\$350.00
	5) New Construction Plan Review Fee:	\$425.00
	6) Remodel/Addition Plan Review Fee:	\$255.00
	d) 200 or more Sleeping Rooms.	
	1) Annual License Fee:	\$700.00
	2) Pre-inspection Fee:	\$420.00
	3) First Re-inspection Fee:	\$250.00
	4) Subsequent Re-inspection Fee:	\$500.00
	5) New Construction Plan Review Fee:	\$600.00
	6) Remodel/Addition Plan Review Fee:	\$360.00
	e) Tourist Rooming House (1-4 rooms).	
	1) Annual License Fee:	\$218.00
	2) Pre-inspection Fee:	\$204.00
	3) First Re-inspection Fee:	\$134.00
	4) Subsequent Re-inspection Fee:	\$268.00
	5) New Construction Plan Review Fee:	\$ 77.00
	6) Remodel/Addition Plan Review Fee:	\$ 46.00
	f) Late Fee:	\$ 90.00

5. Campgrounds, Recreational and Educational Camps

a) Campgrounds (1-25 sites).

1)	Annual License Fee:	\$225.00
2)	Pre-inspection Fee:	\$175.00
3)	First Re-inspection Fee:	\$134.00
4)	Subsequent Re-inspection Fee:	\$268.00
5)	New Construction Plan Review Fee:	\$200.00
6)	Remodel/Addition Plan Review Fee:	\$120.00

b) Campground (26-50 sites).

1)	Annual License Fee:	\$300.00
2)	Pre-inspection Fee:	\$225.00
3)	First Re-inspection Fee:	\$175.00
4)	Subsequent Re-inspection Fee:	\$350.00
5)	New Construction Plan Review Fee:	\$250.00
6)	Remodel/Addition Plan Review Fee:	\$150.00

c) Campground (51-100 sites).

1)	Annual License Fee:	\$375.00
2)	Pre-inspection Fee:	\$275.00
3)	First Re-inspection Fee:	\$200.00
4)	Subsequent Re-inspection Fee:	\$400.00
5)	New Construction Plan Review Fee:	\$300.00
6)	Remodel/Addition Plan Review Fee:	\$180.00

d) Campground (101-199 sites).

1)	Annual License Fee:	\$425.00
2)	Pre-inspection Fee:	\$325.00
3)	First Re-inspection Fee:	\$250.00
4)	Subsequent Re-inspection Fee:	\$500.00
5)	New Construction Plan Review Fee:	\$350.00
6)	Remodel/Addition Plan Review Fee:	\$210.00

e) Campground (200+ sites).

1)	Annual License Fee:	\$475.00
2)	Pre-inspection Fee:	\$400.00
3)	First Re-inspection Fee:	\$275.00
4)	Subsequent Re-inspection Fee:	\$550.00
5)	New Construction Plan Review Fee:	\$425.00
6)	Remodel/Addition Plan Review Fee:	\$255.00

f) Recreational/Educational Camps.

1)	Annual License Fee:	\$600.00
2)	Pre-inspection Fee:	\$500.00
3)	First Re-inspection Fee:	\$300.00
4)	Subsequent Re-inspection Fee:	\$600.00
5)	New Construction Plan Review Fee:	\$550.00
6)	Remodel/Addition Plan Review Fee:	\$330.00

g.) Late Fee: \$ 90.00

6. Special Event Campgrounds

a)	1-25 sites.	
	1) Annual License Fee:	\$196.00
	2) Pre-inspection Fee:	\$134.00
	3) Re-inspection Fee:	\$134.00
b)	26-50 sites.	
	1) Annual License Fee:	\$232.00
	2) Pre-inspection Fee:	\$134.00
	3) Re-inspection Fee:	\$134.00
c)	51-100 sites.	
	1) Annual License Fee:	\$237.00
	2) Pre-inspection Fee:	\$190.00
	3) Re-inspection Fee:	\$134.00
d)	100-199 sites.	
	1) Annual License Fee:	\$242.00
	2) Pre-inspection Fee:	\$190.00
	3) Re-inspection Fee:	\$148.00
e)	200 or more sites.	
	1) Annual License Fee:	\$248.00
	2) Pre-inspection Fee:	\$218.00
	3) Re-inspection Fee:	\$162.00
f)	Late Fee:	\$ 25.00

7. Public Swimming Pools and Water Attractions

a)	Indoor/Outdoor Swimming Pools or Whirlpools.	
	1) Annual License Fee:	\$300.00
	2) Pre-inspection Fee:	\$190.00
	3) First Re-inspection Fee:	\$175.00
	4) Subsequent Re-inspection Fee:	\$350.00
	5) New Construction Plan Review Fee:	\$125.00
	6) Remodel/Addition Plan Review Fee:	\$ 75.00
b)	Water Attraction with no slides.	
	1) Annual License Fee:	\$390.00
	2) Pre-inspection Fee:	\$250.00
	3) First Re-inspection Fee:	\$200.00
	4) Subsequent Re-inspection Fee:	\$400.00
	5) New Construction Plan Review Fee:	\$200.00
	6) Remodel/Addition Plan Review Fee:	\$120.00
c)	Water Attraction with up to 2 slides per basin.	
	1) Annual License Fee:	\$425.00
	2) Pre-inspection Fee:	\$275.00
	3) First Re-inspection Fee:	\$225.00
	4) Subsequent Re-inspection Fee:	\$450.00
	5) New Construction Plan Review Fee:	\$225.00
	6) Remodel/Addition Plan Review Fee:	\$135.00

d)	Additional Slide, in excess of 2 per basin.	
1)	Annual License Fee:	\$194.00
2)	Pre-inspection Fee:	\$100.00
3)	New Construction Plan Review Fee:	\$ 68.00
4)	Remodel/Addition Plan Review Fee:	\$ 41.00
e)	Late Fee:	\$ 90.00

8. Tattooing and Body Piercing.

a)	Tattoo or Body Piercing Establishment.	
1)	Annual License Fee:	\$305.00
2)	Pre-inspection Fee:	\$204.00
3)	First Re-inspection Fee:	\$134.00
4)	Subsequent Re-inspection Fee:	\$268.00
5)	New Construction Plan Review Fee:	\$ 97.00
6)	Remodel/Addition Plan Review Fee:	\$ 58.00
7)	Late Fee:	\$ 90.00
b)	Combined Tattoo/Body Piercing Establishment.	
1)	Annual License Fee:	\$341.00
2)	Pre-inspection Fee:	\$261.00
3)	First Re-inspection Fee:	\$221.00
4)	Subsequent Re-inspection Fee:	\$295.00
5)	New Construction Plan Review Fee:	\$119.00
6)	Remodel/Addition Plan Review Fee:	\$ 71.00
7)	Late Fee:	\$ 90.00
c)	Temporary Tattoo or Body Piercing Establishment.	
1)	License Fee (per event up to 7 days):	\$150.00
2)	Late Fee:	\$ 25.00
d)	Temporary Combined Tattoo/Body Piercing Establishment.	
1)	License Fee (per event up to 7 days):	\$173.00
2)	Late Fee:	\$ 25.00

9. School Food Service Facilities

a)	Full Kitchen.	
1)	Inspection Fee:	\$250.00
2)	Pre-inspection Fee:	\$250.00
3)	First Re-inspection Fee:	\$353.00
4)	Subsequent Re-inspection Fee:	\$470.00
5)	New Construction Plan Review Fee:	\$275.00
6)	Remodel/Addition Plan Review Fee:	\$165.00
b)	Food Reheat.	
1)	Inspection Fee:	\$186.00
2)	Pre-Inspection Fee:	\$190.00
3)	First Re-inspection Fee:	\$240.00
4)	Subsequent Re-inspection Fee:	\$320.00
5)	New Construction Plan Review Fee:	\$150.00
6)	Remodel/Addition Plan Review Fee:	\$ 90.00
c)	Late Fee:	\$ 90.00

10. Retail Food Establishments

- a) Retail food establishments which have food sales of at least \$1,000,000 and process potentially hazardous food, including mobile retail vendors and service bases.
 - 1) Annual License Fee: \$1,000.00
 - 2) Pre-inspection Fee: \$ 600.00
 - 3) First Re-inspection Fee: \$ 450.00
 - 4) Subsequent Re-inspection Fee: \$ 700.00
 - 5) New Construction Plan Review Fee: \$ 625.00
 - 6) Remodel/Addition Plan Review Fee: \$ 375.00
- b) Retail food establishments which have food sales of at least \$25,000, but less than \$1,000,000, and process potentially hazardous food, including mobile retail vendors and service bases.
 - 1) Annual License Fee: \$500.00
 - 2) Pre-inspection Fee: \$300.00
 - 3) First Re-inspection Fee: \$250.00
 - 4) Subsequent Re-inspection Fee: \$400.00
 - 5) New Construction Plan Review Fee: \$400.00
 - 6) Remodel/Addition Plan Review Fee: \$240.00
- c) Retail food establishments which have food sales of at least \$25,000, do not engage in food processing, but sell potentially hazardous food, including mobile retail vendors and service bases.
 - 1) Annual License Fee: \$425.00
 - 2) Pre-inspection Fee: \$225.00
 - 3) First Re-inspection Fee: \$148.00
 - 4) Subsequent Re-inspection Fee: \$296.00
 - 5) New Construction Plan Review Fee: \$150.00
 - 6) Remodel/Addition Plan Review Fee: \$ 90.00
- d) Retail food establishments which have food sales of at least \$25,000, and engage in food processing, but do not process potentially hazardous food, including mobile retail vendors and service bases.
 - 1) Annual License Fee: \$338.00
 - 2) Pre-inspection Fee: \$204.00
 - 3) First Re-inspection Fee: \$148.00
 - 4) Subsequent Re-inspection Fee: \$296.00
 - 5) New Construction Plan Review Fee: \$150.00
 - 6) Remodel/Addition Plan Review Fee: \$ 90.00
- e) Retail food establishments, which have food sales of less than \$25,000, and are engaged in food processing, including mobile retail vendors and service bases.
 - 1) Annual License Fee: \$200.00
 - 2) Pre-inspection Fee: \$120.00
 - 3) First Re-inspection Fee: \$134.00
 - 4) Subsequent Re-inspection Fee: \$268.00
 - 5) New Construction Plan Review Fee: \$ 89.00
 - 6) Remodel/Addition Plan Review Fee: \$ 53.00

- f) Retail food establishments, which have food sales less than \$25,000, do not engage in food processing, but are selling potentially hazardous foods, including mobile retail vendors and service bases.
 - 1) Annual License Fee: \$150.00
 - 2) Pre-inspection Fee: \$ 90.00
 - 3) First Re-inspection Fee: \$134.00
 - 4) Subsequent Re-inspection Fee: \$268.00
 - 5) New Construction Plan Review Fee: \$ 81.00
 - 6) Remodel/Addition Plan Review Fee: \$ 49.00
- g) Late Fee: \$ 90.00
- 11. Duplicate Permit Fee: \$ 10.00
- 12. Operating Without a License Fee: \$749.00
- 13. Operating Without a Certified Food Manager Fee: \$150.00
- 14. Operating Without a Body Art Practitioner License Fee: \$150.00
- 15. Consultation Fee: \$127.00

INSPECTION

Building Code Permits

- a. *Plan Examination.*
 - 1. One & two family residence: \$175.00
 - 2. One & two family additions and alterations: \$50.00
 - 3. Building plans other than one and two family residence will be charged per Oak Creek form OCSBD 118.
 - 4. Heating plans other than one and two family will be charged per Oak Creek form OCSBD 118.
 - 5. Residential accessory building 240 square feet or more: \$50.00
 - 6. Plan Examiner may reduce or waive fees for Items 2. and 5. above when limited or no architectural plans are required.
 - 7. Review of plans approved by State of Wisconsin \$ 250.00
 - 8. Decks: \$ 50.00
- b. *Residence-one & two family, multi-family, hotels, motels, or additions thereto.* \$.30/sq. ft. (minimum fee \$50.00).
- c. *Wisconsin uniform building permit seal.* State charge plus \$5.00.
- d. *Commercial, retail, office or institutional (i.e. schools, churches, hospitals, etc.).* \$.30/sq ft (minimum fee \$50.00).
- e. *Manufacturing, industrial & utilities (office areas to be included under 4).* \$.30/sq. ft. (minimum fee \$50.00).
- f. *Residential accessory building & garage in excess of 120 sq. ft.* \$.20/sq. ft. (minimum fee \$50.00).
- g. *Agriculture Building.* \$.25/sq. ft. (minimum fee \$50.00).
- h. *All other buildings, structures, alterations, repairs, signs and paving where not listed as category.* \$10.00 for each \$1,000.00 estimated value or fraction thereof (minimum fee: \$50.00).
- i. *Permit to start construction of footings and foundation.* \$100.00 accessory building foundation only or additions, per Comm. Chapter 2.

- j. *Heating, incinerator units, wood burning appliance, fireplace:* \$50/Unit, up to and including 150,000 input BTU units. Additional fee of \$5.00/each 50,000 BTUs or fraction thereof.
- k. *Air conditioning.*
 - 1. Wall unit: \$15.00
 - 2. Other than wall unit: \$50.00/unit up to 3 tons or 36,000 BTUs. Additional fee of \$5.00/each ton or 12,000 BTUs or fraction thereof.
- l. *Heating & air conditioning distribution systems.* \$1.50/100 sq. ft. of conditioned area with a \$25.00 minimum.
- m. *Exhaust system over 1,000 cfm.* \$25.00 per unit.
- n. *Occupancy permit.*
 - 1. Residential: \$40.00/unit
 - 2. Commercial & Industrial (new or change of use): \$70.00
 - 3. Temporary Use (i.e. tent): \$40.00 each
- o. *Decks* 75.00
- p. *Fences, pools (in-ground/above ground/spas).* \$50.00
- q. *Wrecking or razing. Building Inspector may waive fee if structure is condemned.* \$.05/sq. ft. \$50.00 minimum. \$500 maximum.
- r. *Moving buildings over public ways.* \$100.00
- s. *Fuel tanks.* \$20.00/tank for installation and removal for review of tank location only.
- t. *Special inspections and reports.* \$100.00
- u. *Double fees.* Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be double the fees charged.
- v. Failure to order inspection: \$50.00
- w. Re-inspection fee: \$50.00
- x. *Building permit fees may be refunded* (except plan examination fees and Wisconsin Uniform Building Permit Seal fee) upon good cause shown as to nonuse thereof and within a reasonable time after payment, provided that the minimum fee of \$50.00 shall not be refundable.
- y. Minimum for any permit: \$50.00

NOTE: Fees based on square footage shall include all floor areas (including crawl space) measured to outside wall dimensions and will be rounded to nearest whole dollar amount.

NOTE: Total fees shall be rounded up to the next whole dollar.

Electrical Code Permits

The minimum fee for any permit shall be \$50.00. Where additional permits by the same license on the same job are necessary and the nature of the work is the same as that of the original permit, the minimum fee shall not apply. The term "outlet" as used in this subsection shall mean any opening for the connection of current consuming or controlling devices generally. Where outlets are installed in common or "in gang", the outlets shall be counted individually. Fees shall be as follows:

- a. *Service-new, replacement, alteration or temporary.* \$65.00 each 0-600 amps, \$70.00 each 601-1200 amps, \$75.00 each greater than 1200 amps.
- b. *Feeders, subfeeders, and additional panels each 110 amps or fraction thereof:* \$40.00 each.
- c. *Wireways, busways, under floor raceways or auxiliary gutters.* \$1.00/foot.
- d. *Generators, transformers, reactors, rectifiers, capacitors, welders, converters, electric furnaces or similar devices.* Each unit per kW: \$1.00/kW.
- e. *Commercial combination heating & air-conditioning units.* \$40.00 each.
- f. *Commercial refrigerator units.* Each motor compressor unit: \$20.00 each.
- g. *Residential air-conditioning.* Each motor compressor unit: \$20.00 each.

- h. *Gas or oil burners, residential electric furnaces, or conversion of (circle unit type).* \$20.00 each.
- i. *Electric space heating & baseboard system, per zone control.* \$12.00 each.
- j. *Electric appliances, commercial and residential [i.e. range, oven, clothes dryer, dishwasher, disposal, water heater; circle unit type(s) or indicate other].* \$10.00 each.
- k. *Swimming pools (includes associated wiring & grounding):* \$50.00 each.
- l. *Hydro-massage tubs, spas, hot tubs, etc. (circle or list type):* \$50.00 each.
- m. *Fuel dispensers for gasoline, oil, water pumps, or similar units:* \$50.00 each.
- n. *PV Systems: Residential \$50.00; Commercial \$100.00.*
- o. *Moving picture, X-ray machine, high frequency therapeutic apparatus and similar equipment:* \$50.00 each.
- p. *Switches, and convenience outlets:* \$1.00 each.
- q. *Dimmers & rheostats:* \$4.00 each.
- r. *Lighting fixtures-incandescent medium base, studded lights, festoon lighting, and fluorescent:* \$1.00 each.
- s. *Area light and standard:* \$30.00 each.
- t. *HID fixtures (i.e., mercury vapor, sodium, LED etc.):* \$5.00 each.
- u. *Strip lighting, track lighting, plug-in strip, trolley duct, trolley wire or similar.* \$1.00 each strip or 10-foot length.
- v. *Audible or visual electric signal or communication devices (i.e., fire alarms, horns, exit lights, door bells, etc.):* \$1.00 each.
- w. *Power receptacles over 150 Volts:* \$8.00 each.
- x. *Motors, each motor per HP or fraction thereof:* \$1.00 each HP.
- y. *Ceiling fan:* \$4.00 each.
- z. *Signs-electric illuminated (i.e., neon, fluorescent, comb. or other). Each Sign:* \$30.00 each.
- aa. *To Change, alter, repair or correct an electrical installation where none of the above apply-specify:* \$50.00
- bb. *Re-inspection fee. First re-inspection:* \$50.00
- cc. *Failure to call for inspection upon inspection and/or final inspection before occupancy. Per occurrence:* \$75.00
- dd. *Work started before electrical permit issued. Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be double the fees charged.*
- ee. *Refund of fees. That portion in excess of minimum fee is eligible to be refunded to a permit holder, if a request is made in writing, within 45 days of the issuance of such permit, provided that the minimum fee of \$50.00 shall not be refundable.*
- ff. *Minimum for any permit:* \$50.00.
- gg. *Direct reconnection of residential equipment (minimum fee does not apply):* \$25.00 each.
- hh. *Direct reconnection of commercial electrical equipment (minimum fee does not apply):* \$30.00 each.

NOTE: Total fees shall be rounded up to the next whole dollar.

Plumbing Code Permits

The schedule of permit fees to be paid at the time the permit is issued shall be as follows:

- a. *Connection to main sewer (sanitary), per first 100 feet.*
 - 1. Main sewer to property line: \$50.00
 - 2. Property line to structure: \$50.00
 - 3. Main sewer to structure: \$90.00
 - 4. each additional 100 feet:\$50.00

- b. *Connection to main sewer (storm), per first 100 feet.*
 - 1. Main sewer to property line: \$50.00
 - 2. Property line to structure: \$50.00
 - 3. Main sewer to structure: \$90.00
 - 4. each additional 100 feet: \$50.00
- c. *Water extension, per first 100 feet.*
 - 1. Main sewer to property line: \$50.00
 - 2. Property line to structure: \$50.00
 - 3. Main sewer to structure: \$90.00
 - 4. each additional 100 feet: \$50.00
- d. *Private water system and/or well, new or required inspection:* \$20.00 each.
- e. *Catch basin, storm or sanitary manholes, condensate pits:* \$20.00
- f. *Plumbing fixtures and/or fixture connections, range boilers, steamers, water heater (except replacement), etc.:* \$10.00 each.
- g. *Automatic washer connection (mandatory in case of all new residence construction):* \$10.00
- h. *Replacement fixtures:* \$25.00 (exempt from the minimum \$50.00 fee).
 - 1. Water heater replacement.
 - 2. Dishwasher or kitchen sink replacement.
 - 3. Toilet and lavatory replacement.
- i. *Back flow pressure reducing valve (fee may be waived for existing single family dwellings):* \$35.00
- j. *Building drain:* \$35.00
 - 1. each additional 50 feet: \$25.00
- k. *Funnel drains:* \$10.00
- l. *Condensate pumps:* \$10.00
- m. *Grease traps:* \$35.00.
- n. *Lawn sprinkler system:* \$45.00.
- o. *Private sewage disposal system and/or holding tanks (includes state fees for ground water and sanitary permits):* \$250.00
- p. *Sanitary Permit (special approval required; includes state fees for ground water and sanitary permits):* \$450.00
- q. *Verification of soil test for mound septic tanks:* Minimum of \$225.00, not to exceed \$300.00, per test.
- r. *Street cut (slurry mix backfill) \$60.00 per cut (ENGINEERING DEPARTMENT APPROVAL REQUIRED). See Section 3.40c(32)a.*
- s. *Well operation permit.* \$25.00.
- t. *Work not completed for ordered inspection:* \$50.00
- u. *Failure to order final Inspection:* \$50.00
- v. *Minimum for any permit:* \$50.00
- w. *Work started before permit issued.* Upon failure to obtain a permit before work on a building has been started, except in emergency cases, the total fee shall be double the fees charged.
- x. *Plumbing permit fees may be refunded upon good cause shown as to nonuse thereof and within a reasonable time after payment provided that the minimum fee of \$50.00 shall not be refundable.*
- y. *Wis. Adm. Comm. S. 2.64 regarding plumbing plan review fees and all future amendments, revisions or modifications thereto is hereby adopted by reference.*

INFORMATION REQUESTS

- a. Miscellaneous copies: \$0.25 per page.
- b. Open record copies: A requester shall be charged a fee to defray the cost of locating and copying records as follows:
1. The cost of photocopying shall be \$0.25/page for black and white copies and \$1.00/page for color copies.
 2. If the form of a written record does not permit copying, the actual and necessary cost of photographing and photographic processing shall be charged.
 3. The cost of providing typed verbatim transcripts of an audio taped record shall be the actual cost per hour, plus copy charges of \$0.25 per page.
 4. If mailing or shipping is necessary for any requested copy or copies, the actual cost thereof shall also be charged. A flat fee of \$35.00 annually shall be charged for mailing Common Council agendas or Common Council proceedings on a regular basis. A flat fee of \$5.00 shall be charged for each complete Common Council or Plan Commission agenda packet requested, plus \$1.00 for each color copy included therein.
 5. An archival research deposit of \$15.00, payable in advance, shall be charged for the research and retrieval of records not readily available in the City Clerk's Office and for which the expected total cost would exceed \$50.00. A credit will be applied towards copy costs; if the research and retrieval is less than the deposit, a refund will be issued.
 6. The legal custodian shall estimate the cost of all applicable fees and may require a cash deposit adequate to assure payment, if such estimate exceeds \$5.00.
 7. Elected and appointed officials of the City of Oak Creek shall not be required to pay for public records they may reasonably require for the proper performance of their official duties nor shall any charges be required of the local news media.
 8. The legal custodian may provide copies of a record without charge or at a reduced charge where he determines that waiver or reduction of the fee is in the public interest.
- c. Photographs
1. The cost for Fire Department digital photographs shall be established as .25 cents per copy.
 2. The cost for Police Department digital photographs shall be established as .25 cents per copy.
- d. Real estate inquiries (Statement of Real Property Status)
Except for local residents requesting a duplicate copy of their personal real estate tax bill, all persons who request the City of Oak Creek to furnish written information as to or copies of:
1. Real estate taxes;
 2. Special assessments;
 3. Contemplated public improvements;
 4. Sewer or water charges;

5. Flood plain zoning;
 6. Or other like inquiries covering a specific parcel of real estate in the City of Oak Creek shall pay the sum of \$50.00, with an additional \$10.00 for rush requests, to the City Treasurer to cover the cost of the investigation and/or processing of such inquiry. Said fee shall be paid at the time of the inquiry or prior to mailing or pickup or faxing of the requested information.
- e. Accident reports
The cost for Police Department accident reports shall be established as \$.25 per page.
 - f. Fire incident reports
The cost for Fire Department incident reports shall be established as \$.25 per page.
 - g. Audio/Video tapes, film and CD/DVDs
The fee for audio/video tapes, film and CDs or DVDs shall be the actual cost to produce such items, plus the cost of supplies, postage, etc.
 - h. Tax roll and Assessment Roll
Electronic media: Charge actual costs, \$100.00 minimum.
 - i. Real estate Summary Sheet
\$10.00.
 - j. Computer records
 1. Miscellaneous computer printouts generated
Charge actual costs
 2. Electronic files
Charge actual costs
 - k. Fax transmittals: \$1.00/page long distance \$.50 per page local
 - l. Voter Records
 1. Statewide Voter Registration System (SVRS) Records (established by State)
Electronic Data file: \$25.00 plus \$5.00 per 1,000 voter names, rounded to the nearest thousand.
 2. City voter records
Computer printouts: The actual cost to produce or copy each computer printout shall be charged, plus the actual cost of postage and supplies.

LIBRARY

All patrons shall be charged fees covering the cost of lost and damaged items. In addition, there will be a service charge in the amount of \$3.00 per item.

RECREATION

Recreation Department fees shall be established by the Recreation Manager according to guidelines adopted by the Parks, Recreation and Forestry Commission and subject to review by the Parks, Recreation and Forestry Commission. A list of the fees and charges will be on file in the Parks, Recreation and Forestry Office. The Recreation Manager shall provide a copy of any change to the fees to the City Clerk 15 days prior to the effective date of such change. The Clerk shall provide a copy to the Common Council as soon as practicable. The fees shall go into effect at the end of the 15-day period unless an alderman or the Mayor objects in writing, in which case the fee change shall be brought before the entire Common Council for consideration and approval.

POLICE DEPARTMENT

- a. Transient Merchant Identification Cards
All transient merchants shall pay a fee of \$30.00 at the Police Department
- b. Bicycles
 - 1. Bicycle license - \$3.50, non-expiring
 - 2. Replacement bicycle license - \$2.00
- c. Alarm Permit Fees
 - 1. Alarm devices (except police console connected) – no fee
 - 2. Alarms connected to police consoles - \$100.00 initial installation
- d. Police False Alarm Charges - Annually
 - 1. 1-3 alarms – no charge
 - 2. 4-7 alarms - \$50.00 per alarm
 - 3. 8 or more alarms - \$200 per alarm
- e. Fingerprint Service
 - 1. Fingerprint Service - \$10.00 fee per individual

STREETS

- a. Driveway Culvert Installation
Driveway culvert installation charges for labor and material provided by the City of Oak Creek shall be determined on a front foot basis in the following manner:
 - 1. 12", 15" or 18" Culvert: \$34.64/foot plus cost of a pipe.
 - 2. 21", 24" or 30" Culvert: \$51.96/foot plus the cost of pipe.
 - 3. 36", 42" or 48" Culvert: \$67.41/foot plus the cost of pipe.
 - 4. 54", 60" or 72" Culvert: \$87.00/foot plus cost of pipe.
- b. Equipment Rental Charges
 - 1. The fee schedule for equipment will reflect the actual costs per hour to use various pieces of equipment in the Street Department inventory, and will be established using the equipment cost comparison agreement between the State of Wisconsin and Milwaukee County Department of Public Works. A complete schedule of equipment and fees shall be maintained at the Street Department.
 - 2. The fee for labor to operate rented equipment shall be:
 - a. Labor performed by Equipment Operators: \$47.32 per hour.
 - b. Labor performed by Mechanics: \$52.93 per hour.
 - c. Supervisor: \$55.38 per hour.
 - d. Street Supervisor: \$64.84 per hour.

- c. Freon disposal fee. \$15.00 for disposal of refrigerators, air conditioners, freezers and dehumidifiers.
- d. Mulch. \$25.00 delivery charge.
- e. Special Pick-ups: \$25.00 for a special pick up.
- f. Tires: \$3.00 per tire.
- g. Televisions: \$7.00 per television.

TREASURER'S OFFICE

Animals

- a. Dog Annual License Fee
 - 1. \$12.00 if the owner provides certification by a veterinarian that the dog has been spayed or neutered.
 - 2. \$24.00 if the dog is fertile.
 - 3. A fee that is equal to half the amount of the normal license fee if five (5) months of age after July 1st of license year
- b. Cat Annual License Fee
 - 1. \$12.00 if the owner provides certification by a veterinarian that the cat has been spayed or neutered.
 - 2. \$24.00 if the cat is fertile.
 - 3. A fee that is equal to half the amount of the normal license fee if five (5) months of age after July 1st of license year.
- c. Late Annual License Fee
 - 1. \$ 6.00 for a dog or cat that has been spayed or neutered.
 - 2. \$12.00 for a dog or cat that is fertile for animals not licensed prior to April 1 of that year; the annual license is acquired after thirty (30) days of occupancy in the City; or the annual license is obtained after the dog or cat is over five (5) months old.
- d. Impound Fee
 - 1. \$15.00 for each day or fraction thereof.

Treasurer Service Fees

A charge of \$25.00 per check shall be charged to recover all reasonable costs and expenses in connection with the collection of a worthless check which any person issues to the city:

- a. NSF (non-sufficient funds)
- b. Account Closed
- c. Stop Payment
- d. Refer to Maker
- e. Stale Date
- f. A payment that is returned to the City for any reason

NON-DEPARTMENT SPECIFIC

Technology Fee

A charge of \$5 per permit, or invoice that is generated from the Financial/Inspection software.

WEIGHTS AND MEASURES

According to Section 98.04 (2), Wis. Stats., the City of Oak Creek may recover an amount not to exceed the cost of fees for weights and measures inspection work by assessing fees on the persons who receive the services rendered. Fees for weights and measures services provided by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection are as follows and shall be billed by the City on an annual basis:

- a. \$20.00 each small capacity scale, meter or liquid measuring device (LMD)
- b. \$50.00 each large capacity scale

CIVIC CENTER MEETING ROOM FEE SCHEDULE

Civic Center Meeting Rooms	Resident Fees		Non-Resident Fees	
Multi-Purpose Room	Monday – Friday:	Saturday	Monday – Friday:	Saturday
	\$50 / 4 hours	\$100 Flat Fee	\$100 / 4 hours	\$200 Flat Fee
	Security Deposit* - \$60		Security Deposit* - \$60	
Technology Training Center	Monday – Friday:	Saturday	Monday – Friday:	Saturday
	\$50 / 4 hours	\$100 Flat Fee	\$100 / 4 hours	\$200 Flat Fee
	Security Deposit* - \$60		Security Deposit* - \$60	
Council Chambers	Monday – Friday:	Saturday	Monday – Friday:	Saturday
	\$50 / 4 hours	\$100 Flat Fee	\$100 / 4 hours	\$200 Flat Fee
	Security Deposit* - \$60		Security Deposit* - \$60	
Tower Room	\$25 / 4 hours		\$50 / 4 hours	
Lake Vista Room	\$25 / 4 hours		\$50 / 4 hours	
Heritage Room	\$25 / 4 hours		\$50 / 4 hours	
Delphi Room	\$25 / 4 hours		\$50 / 4 hours	
Library Business Center	\$25 / 4 hours		\$50 / 4 hours	
Storytime Room <i>(only available for Service Groups)</i>	No Charge			
	Security Deposit* - \$60			

***Refundable Deposit:** Due the day of the reservation.

Technology Training Sessions: \$20 per user per training class

BE IT FURTHER RESOLVED that the schedule of fees, permits and charges may be amended from time to time by resolution of the Common Council.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this _____ day of _____, 20 ____.

Passed and adopted this _____ day of _____, 20 ____.

President, Common Council

Approved this _____ day of _____, 20 ____.

Mayor

ATTEST:

City Clerk

Vote: _____ Noes _____

City of Oak Creek Common Council Report

Meeting Date: 5/16/17

Item No.: 14

Recommendation: That the Council designate Gannet Wisconsin Media (Milwaukee Journal Sentinel - Oak Creek NOW) to serve as the official City newspaper for the next 12 months.

Background: As a third class city, one of the state requirements we have is an annual bid process for an official City newspaper. An official notice was published on March 30, 2017, inviting bids to be publicly opened at noon on May 9, 2017.

The only bid received was from the Gannet Wisconsin Media (Milwaukee Journal Sentinel).

The rates are as follows and are of no change from the 2016 rates.

	<u>1st insertion per line</u>	<u>2nd insertion per line</u>
Council Proceedings	\$0.65	\$0.53
Legal Notices	\$0.65	\$0.53
	<u>1st Insertion per column inch</u>	<u>2nd Insertion per column inch</u>
Display ads, sample ballots and other matter set in display format	\$6.50	\$5.30
Affidavit	\$1.00	

Fiscal Impact: Funds to cover the cost of official notices for 2017 have been budgeted in the General Government-Legal Notices Account.

In the past twelve months, these publications have amounted to \$24,816.61

Prepared by:



Christa J. Miller, WCMC
Deputy City Clerk

Respectfully submitted,



Andrew J. Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director / Comptroller

Oak Creek NOW

Billing totals for required publications

2016	
Jan	\$ 1,300.49
Feb	\$ 2,426.80
Mar	\$ 1,849.73
Apr	\$ 2,929.14
May	\$ 2,248.69
June	\$ 2,404.24
July	\$ 3,855.70
Aug	\$ 1,796.65
Sept	\$ 1,693.30
Oct	\$ 507.80
Nov	\$ 2,964.05
Dec	\$ 1,731.71
	\$ 25,708.30

2017	
Jan	\$ 1,271.72
Feb	\$ 1,367.71
Mar	\$ 3,008.85
Apr	\$ 1,966.19
	\$ 7,614.47

Previous 12 months total: **\$ 24,816.61**



April 29, 2017

City of Oak Creek
8040 S. 6th Street,
Oak Creek, WI 53154

Invitation for Bid - 2017

The below information is the state certified information for the NOW Franklin | Greendale | Hales Corners | Oak Creek newspaper for legal advertising.

Name of Type: Arial Classified
Type size: 8

Indicate Line Rates:	1 st Insertion	Subsequent Insertion	Column Width (pica)
1 column	\$.65	\$.53	8.89

Display Rates, per column inch:
1st Insertion: \$6.50
Subsequent Insertion: \$5.30

Paid Newspaper Subscriptions to be circulated in this geographic area: 7,555

Affidavit Cost: \$1.00

Dates of Publication: Every Thursday

Vendor: NOW Newspapers Franklin | Greendale | Hales Corners | Oak Creek

Authorized Signature: /s/ Kristine Feldmann

Print Name & Title: Kristine Feldmann, Classified Manager Date: April 29, 2017

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

Telephone: 414-224-2121 Fax: 877-943-0443

Email: legal@jmg.com

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 15

Recommendation: That the Common Council approves payment of the obligations as listed on the May 10, 2017 Invoice GL Distribution Report.


Background: Of note are the following payments:

1. \$90,467.11 to Advanced Disposal (pg #1) for recycling.
2. \$6,282.60 to Bailey Nurseries, Inc. (pg #2) for street tree replacements, Project 17017.
3. \$63,377.40 to Benistar (pg #2) for June Medicare supplement insurance.
4. \$48,995.00 to BS&A (pg #2) for BS&A annual service/support fee.
5. \$15,481.00 to Buelow Vetter (pgs #2-3) for legal services.
6. \$111,624.40 to C.W. Purpero (pg #13) for Ikea Way street construction, phase 2.
7. \$10,400.00 to Dept. of AG, Trade, & Consumer Protection (pg #5) for weight and measure inspection contract.
8. \$6,500.00 to Dorshak Family Tree Service (pg #5) for tree take down at Riverton Park and Bridlewood.
9. \$133,834.06 to Edgerton Contractors, Inc. (pg #5) for Lake Vista community Park and playground.
10. \$5,744.48 to Hein Electric (pg #8) for Police Department outdoor lights and City Hall maintenance supply.
11. \$5,055.40 to Henricksen and Company, Inc. (pg #8) for replacement tables at Library's tech training center.
12. \$57,334.83 to JPM (pgs #19-26) for equipment and vehicle maintenance, travel and training, supplies, building maintenance, dues and publications, license fees, data lines, Verizon phone services, legal notices, and office supplies.
13. \$7,000.00 to Metropolitan Milwaukee Assoc. of Commerce (pg #10) for commerce advertising. (Tourism Commission)
14. \$5,000.00 to Milwaukee Gateway Aerotropolis Corp. (pg #11) for membership dues. (Tourism Commission)
15. \$90,806.00 to Rasch Construction & Engineering (pg #13) for Lake Vista structure construction and engineering services.
16. \$6,015.95 to Rinka Chung Architecture (pgs #13-14) for Drexel Town Square Police substation and restroom construction documents.
17. \$6,780.42 to Securian Financial Group, Inc. (pg #14) for employee life insurance.
18. \$15,093.32 to Tyco Integrated Security, LLC (pg #16) for Police and Street Department access control system update.

19. \$5,059.00 to Unique Drapery, LTD. (pg #16) for solar screen shades in Library.
20. \$38,747.42 to WE Energies (pgs #17) for street lighting, electricity and natural gas.
21. \$11,784.68 to WI Court Fines & Surcharges (pg #18) for April court fines.

Fiscal Impact: Total claims paid of \$871,836.85.

Prepared by/Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

Respectfully submitted,



Andrew J. Vickers, M.P.A
City Administrator

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 16

Recommendation: That the Council adopts Resolution No. 11812-051617 creating, describing, and making certain findings and approving the project plan for Tax Incremental District 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.

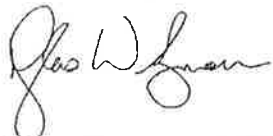
Previously the Council was provided copies of the Project Plan and boundary map, which were reviewed by the Joint Review Board at a public meeting on April 3, 2017. TID 13 includes 36 properties totaling over 500 acres, and is being proposed as a blighted area district. Blight in this context is determined 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. 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.

The Plan Commission held a public hearing on April 11, 2017 to consider the creation of the District and the project plan. Minutes of that public hearing are attached to this staff report. After considering the comments made at the public hearing, the Plan Commission voted to adopt a resolution approving the proposed boundaries and the project plan for Tax Incremental District No. 13 and recommending that the Common Council adopt a resolution to formally create said District and approve its Project Plan in accordance with the provisions of the Tax Increment Law.

Fiscal Impact: Total estimated project costs (which include finance charges and capitalized interest) of up to \$36,377,400 will be paid through the additional increment generated within the District over the life of the district, which is estimated to be \$65,279,322.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Andrew J. Vickers, M.P.A.
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

RESOLUTION NO. 11812-051617

BY: _____

A RESOLUTION BY THE COMMON COUNCIL CREATING, DESCRIBING, AND MAKING CERTAIN FINDINGS AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 13, CITY OF OAK CREEK, WISCONSIN

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

WHEREAS, the City desires to create Tax Incremental District No. 13, City of Oak Creek, Wisconsin ("District"), in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said District and thereby create incentives and opportunities for appropriate private development, which will contribute to the overall development of the City; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 11, 2017, after giving proper Class 2 public notice and having a quorum present, held a public hearing concerning the proposed creation and boundaries of the District and adoption of the proposed project plan for the District ("Project Plan") in the City, during which interested parties from the public were afforded a reasonable opportunity to express their views ("Public Hearing"); and

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

WHEREAS, after said Public Hearing, the Plan Commission designated the boundaries of the proposed District and recommended to the City Common Council that it create such District within the area enclosed by said boundaries, as specified in the boundary description or map attached to this resolution as Exhibit A hereof, and entitled "Boundary Description or Map of Tax Incremental District No. 13, City of Oak Creek, Wisconsin;" and

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

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

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

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

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

1. Pursuant to the Tax Increment Law, there is hereby created in the City of Oak Creek, effective as of January 1, 2017, a tax incremental district to be known as "Tax Incremental District No. 13, City of Oak Creek," the boundaries of which include whole parcels and shall be those recommended to the City Common Council by the Plan Commission, as specified in the attached Exhibit A.
2. The City Common Council hereby finds and declares that:
 - a. That no annexed territory exists within the designated boundaries of the District; and
 - b. That not less than 50%, by area, of the real property within the said District is blighted within the meaning of Section 66.1105(2)(ae)(1) of the Wisconsin Statutes; and
 - c. Based on its findings, the District is declared to be a blighted district based on the identification and classification of the property included in the District; and
 - d. That the project costs relate directly to eliminating blight in the area consistent with the purpose for which the District was created; and
 - e. No costs within the Project Plan are related to newly platted residential development; and
 - f. That the improvement of the area is likely to significantly enhance all the other real property in the District; and
 - g. That the equalized value of the District's taxable property plus the value increment of all existing districts does not exceed twelve percent (12%) of the City of Oak Creek's total equalized value of taxable property.

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

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

BE IT FURTHER RESOLVED THAT, the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base," as of January 1, 2017, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

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

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of May, 2017.

Adopted this 16th day of May, 2017.

President, Common Council

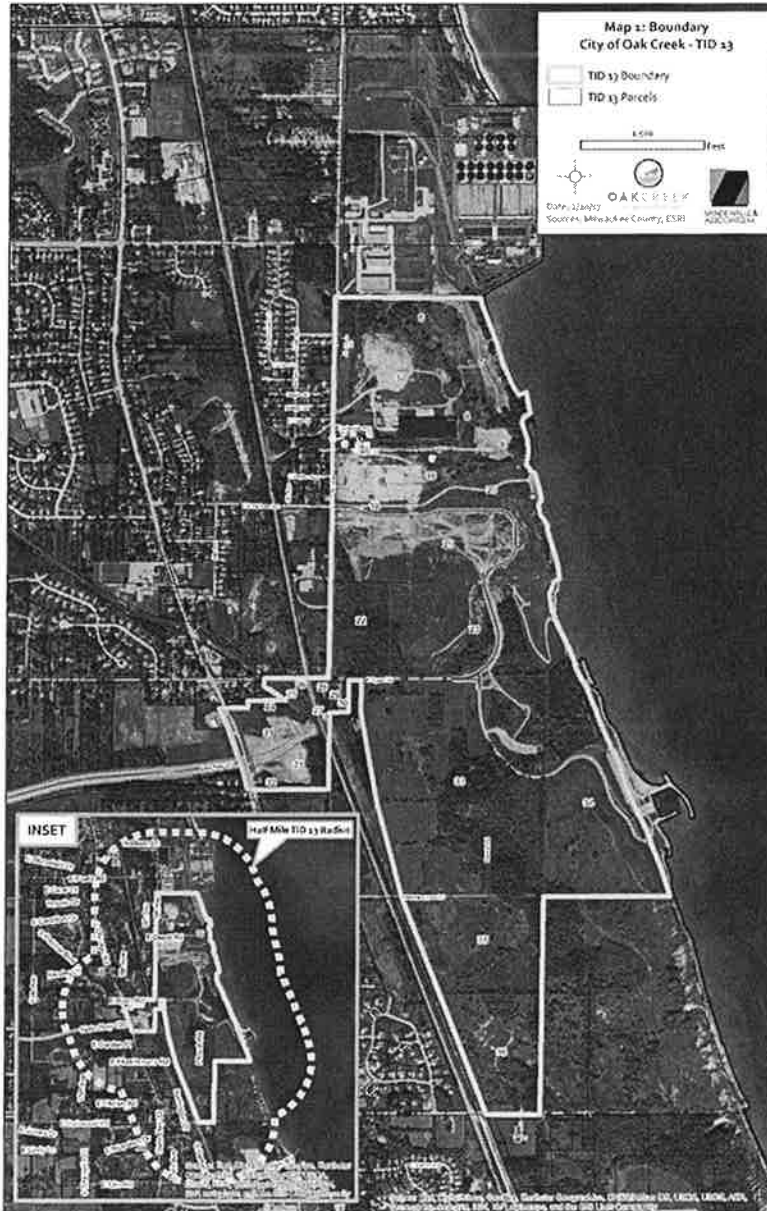
Daniel J. Bukiewicz, Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

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.

17197026.2

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 11, 2017**

**PUBLIC HEARING
TID NO. 13 PROJECT PLAN & BOUNDARIES**

Planner Papelbon read the public hearing notice into the record.

Jolena Presti, Vandewalle & Associates, 247 W. Freshwater Way, Milwaukee, gave a presentation on how a TID district is created.

Ms. Presti stated that TID No. 13 is being created because the TID No. 6 spending period is nearly closing. Now is the time to recoup some of the tremendous costs within the lakefront area. TID No. 6 can be created as a donor and make TID No. 13 as a new TID as the recipient.

TID No. 13 has 36 parcels; total non-wetland areas 505.11; base value \$4,487,200; percentage blighted properties 69.7%; projected total value increment \$172.74 million; total tax increment (27 years) \$65.28 million.

Bridget Souffrant, Finance Director, stated that looking over the life of the district through 2043, there is a potential to see a tax increment of \$65 million. Additional increment from the development is not anticipated until 2022. Ms. Souffrant stated that there are three potential debt issues in 2023, 2029 and 2034. The district should break even in 2037, and have an estimated positive cash flow of \$33 million at the end of the district.

Mayor Bukiewicz made a call for comment.

Mark Verhalen, 1200 E. Ryan, stated:

"My main concern is extending the boundaries of the TIF into Bender Park. If you look on the proposed sewer extension, it goes right through Bender Park. It is a half mile of deep sewer, probably 25 feet or in excess, as you see up on the screen, the cost of that is going to be a \$1.5 million or more. What does the City get for putting that deep sewer in? Absolutely, nothing because there is no development that can happen in Bender Park. I think that the boundary of the TIF should be modified. I talked with our City Administrator this afternoon and my statement was to him one of them was, we can always expand the TIF, but we can never make it smaller. If we back off on some of the boundaries here, get some due diligence done, maybe we can run that sewer line on the west side of the west side of the railroad tracks instead of through Bender Park.

The second thing I would like to address is expenditures in Bender Park if it is included in the TIF district. Some of that is the City is going to be putting in infrastructure on the property that we don't have any control over. And it really concerns me that we are setting a bad precedent with spending City dollars on County parkland where we already pay taxes for them to maintain their facilities. We are basically hitting the taxpayers of Oak Creek; we're doubling the costs for some local residents. Once you start that, you kind of open the door for a type of backdoor funding with TIF money to pay the costs of future infrastructure, building and also maintenance of infrastructure that you put in whether it be roads or playgrounds or whatever, parking lots. So I have some strong reservations about putting that area of Bender Park in the TIF.

There is one other thing. I would like to know if we would be responsible for any environmental cleanup in Bender Park as it's included in the TIF district because there is quite a larger area that

was an apple orchard years ago. There's probably a really good chance there's a lot of arsenic contamination. It's about a 20-acre parcel within Bender Park. There's a good chance that if we undertake building infrastructure or putting things in there at our costs, we may end up with a cleanup costs down there. I think it would be more prudent to back off on the boundaries of the TIF to include just the area of Ryan Road north and then do a feasibility study and see if we can include some of the other areas west of the railroad tracks in the TIF to get the sewer run down to the south and keep that sewer line out of Bender Park and save everybody a lot of money."

Ms. Presti stated that the City is allowed to spend TIF project costs within a half mile radius. You don't actually have to be within a TIF district to expend the infrastructure costs within the boundary.

Arden Degner, 8540 S. Pennsylvania Avenue:

"I certainly appreciate all the work that's been done to remediate this lakefront. Work that has been done. Work that has to be paid for. Work, it's only a start. We have to continue. Do we? Did you all get my handout? Back in 1989, I've presented the Oak Creek Pictorial, to the taxpayers, excessive tax, and at that time, Alderman Borchardt foresited a moratorium of multi-family apartments. I don't know how long that was in effect. But this is what I object to strenuously is the proposal to put rural houses along our lakefront. I like it the way it is now. You can drive down. You can see the lake. Not with this proposal. Not with anything that is proposed here. We will not be able to see the lake at all, except on this new 100-foot stretch that if you drive up there. Is this what we need in the City? No. We don't need any more developments of this type. We already have hundreds, five hundred as you heard previously, Apartment parking spaces on Drexel and Pennsylvania. We have more on Drexel Town Square. We have more on others that have been presented. We add if you'll just consider the times, even these presented the City of Milwaukee apartment complexes have all been downsized. We are asking for difficulties. We are asking for changes that we cannot afford. Especially pictures of these homes on page 35. The City of South Milwaukee 20% of their housing would be blighted. Is this the only type of structure that will be allowed in Oak Creek? Is anything over 50 years old including mine will have to be eliminated? Is this the only type of structure that will be allowed in Oak Creek? This whole proposal should be held until some other time, maybe 20 years from now when we can afford it. Thank you."

Mayor Bukiewicz made a second call for comment.

Rosemarie Annonson:

"Although Wisconsin has a very broad definition of blight and I'm going to read it to you. It means any area, meaning a slum area, in which a majority of the structures are residential. There's more, but that's all I want to use. Of the land that's involved in this TIF district proposal, only 2.30 acres are private residential. If we add occupied private residential at 2.3, if we add the two other parcels that do not have housing, it comes to 5.56. There are 11 residential owners, 9 own property, 4 are historic, that leaves 5 up for grabs. This lady told the Krysiaks their house was blighted. We have no information in here on how it was ranked and how it was determined. In contrast, the City owns 156.49 acres. Milwaukee County owns .22. The developers own 204. It is the City's failure to install sewer in the southeast section of the district that has stymied development in district 4. At the board of review meeting, they would not give us any guarantee that the City would not use eminent domain to take our properties.

I also have a problem with the boundaries. You may not use parkland as TIF land because it is non-taxable. TIF properties have to be continuous. They have to be joined. If you remove Bender Park, parcels on the end are not included. I would like to see a list of the property values for the City. It is not required under law for a City, only under towns. I'm also concerned with the costs.

Right now, the City of Oak Creek, according to the Moody report of December of 2016, we were 96.6 in debt. The Moody's report also said that we have above average debt and a large amount subject to refinancing. That is three of our TIFs that we are going to have to refinance into long-term bonds. That means approximately \$6 million more dollars, maybe more.

This report itself says that on page 25 the loss of tax exempt status of municipal bonds are broadening the purpose of future tax exempt bonds will affect market conditions. We know that the interest rates have risen since this report was prepared. I don't think that we can safely finance that district. I think that the lakefront will sell itself. Let development come naturally, but we do need that sewer."

Kelly (Krysiak) McDonnell, 4033 E. Lakeside Avenue:

"I just wanted to make sure for the record that I, it was noted that I have concern about property values decreasing due to the blighted label. And then, as Mr. Verhalen was saying, we can make it smaller and expand out if need be. I do recognize that one residential property is carved out of the district. I do understand that that property, the year that it was built, excludes it from being able to be included. Since we are creating this district, what, as stated previously, the residential properties were not considered blighted. It is mostly due to the land, then why can we not carve out the residential properties at this time and address it again down the road?"

Mayor Bukiewicz made a third and final call for public comment.

Al Vanoff, 3964 E. Dexter:

"What does this mean to me when you are blighting all the stuff around us? Because we don't know what we're doing now. You're taking land all around us. How do we know that you aren't going to blight our side?"

Seeing no other comments, the public hearing was closed.

TID NO. 13 PROJECT PLAN & BOUNDARIES

Andrew Vickers, City Administrator, stated that TID No. 13 is a "poster child" TIF. TIFs were established in the late 1970's. They were for blight elimination, blight renewal, urban renewal. This could not be more in line with the TIF statute in its origin. This is a very valid use of tax increment financing.

Mr. Vickers stated this is not a precise implementation plan. This is a general concept plan. This is a transparent project plan for what we thought we might encounter in this district for the life of this district, as well as having something we can market to the private investment community.

Mr. Vickers stated that establishing a blight district and including a property in blight elimination district does not mean that a project is then blighted because it is in the district boundary. The properties are blighted now. That is just the determination made. There is a statutory threshold of 50% in order to create this type of tax increment district. This doesn't create a blight situation for a property that happens to be in the boundary.

The properties historically had more negative potential effects on surrounding properties than what has been there in the remediation efforts of the City for a number of years.

Mr. Vickers noted that regarding the inclusion of Bender Park in this TID, it is not unique to include assets of overlapping taxing jurisdictions or properties of overlapping taxing jurisdictions. There are also project costs within those other tax increment districts in the City as well as others in the

State that provide for projects costs to improve those assets of other taxing jurisdictions.

Mr. Vickers stated that a state-of-the-art park is being built in Lake Vista, a state-of-the-art development on the lakefront, and Bender Park does need some improvements. County dollars should be supporting Bender Park; however, there are hundreds of County park assets that need to be maintained. Bender Park may not take the priority in the timeframe that Oak Creek wants.

Mr. Vickers stated that the Bender Park costs that are being asked to be included in the project total about \$796,000. That is 2.1% of the overall project costs.

Mr. Vickers stated that including the Bender Park property does not hurt or harm the TID. It does not have any taxable assessed value as a governmental entity in its ownership. It does not obligate the City to do these projects. This will all be through the proper channels later on at the time of implementation. There is no obligation to clean up Bender Park and/or any environmental contamination.

Mayor Bukiewicz stated that the City needs to continue the momentum down there to continue to improve it. He stated that the definition of "blight" really is the definition used to get the TID going. It doesn't necessarily pertain to any individual property. Ms. Presti stated that the blight statute information shared by Rose Marie Annonson is from Wis. Stat. 66.1331 which pertains to development districts. There is a redevelopment district already in this area. The statute on the screen (Wis. Stat. 66.1333(2m)(bm)) is the one you would use for TIF districts. It is slightly different. Regarding the phrase she read that a slum area needs to be residential, that is different in a TIF district.

Ms. Souffrant stated if the City decides to close TIF No. 6 early, then half of that base would go back into the general tax base and the money would then be redirected back to the taxing jurisdiction. Proposed TID No. 13 is another unique situation because there isn't a specific development that is already planned. That is why the City is looking to TID No. 6 (because it was over-performing) to help create TID No. 13 to move along so we can bring the developers in. Mr. Vickers stated that if we were to close TID No. 6 and return those dollars to the general fund, we would be making a large contribution because there is \$1.8 million in the fund balance right now in TID No. 6. That would be large checks to the overlapping taxing jurisdictions and then we would be foregoing the \$400,000 each year to TID No. 13. Putting that money into TID No. 13 makes a much vaster impact to the City to jumpstart TID No. 13 for the reinvestment at the lakefront.

Commissioner Siefert stated that a TIF should stand on its own. It should not need support to get a TIF.

Commissioner Dickmann stated his concurrence with Commissioner Siefert. He stated that each TIF stands by itself. As a taxpayer, he would be looking forward to TIF No. 6 being paid off so that money can go into all the taxing entities, not just the City, but the schools and County.

Commissioner Dickmann asked what alternatives there are if this doesn't go through? Mr. Seymour stated that the lakefront consistently over the course of multiple decades has been identified as a priority by all of the residents of this community. Mr. Seymour stated that this development will not be blocking access to the lakefront. This district is opening up the lakefront in a manner that the City was never able to do for the past 100 years through new parks, new parkways, new recreational opportunities. Mr. Seymour does agree that TIF's should stand on their own, however, this is clearly advancing a strategic community vision identified by its residents. This is not an ordinary TIF district. That is evidenced by the City's ability to reinvest those funds and leverage those funds that we are getting from TID No. 6 to really make a difference in a project that the community has noted that they want to see happen.

Mayor Bukiewicz stated that this is a long-term commitment to the lake and we have come a long way. We have some of the most valuable land in the State of Wisconsin on the lake with an opportunity to increase its value and everything around it. The market will come to this once it is prepared and ready to go.

Mr. Seymour stated that the project costs in the project plan are not costs that have to be spent. The estimated costs are necessary to achieve the goals of the district. Every single expenditure in this project plan would need to come before the Common Council and in some cases, the Plan Commission if there is a site plan involved, for their review and approval. This is just an estimation of what those projects costs could be. It also doesn't go into how some of those costs can be recovered through minimum assessed value guarantees or other financing mechanisms. There are a number of different avenues for financing improvements and recouping those investments whether that is through assessments through the development agreement process. This is not a case of approving this TIF and now the City can spend the millions of dollars.

Larry Haskin, former City Attorney, stated that generally TIF's standing on their own is a sound concept. This is a wholly unique situation. Back in 2008, DuPont was ready to put a fence around the property and close it up and prevent access to the lakefront. It was at that time that the City worked with DuPont and intervened to prevent that from happening and to allow what is going to proceed right now, which is the construction of the park and to create the environment where the lakefront property is going to get remediated and be open to the public. This situation is unique in that the City has had to invest in order to make this happen, prior to the creation of the district, \$1.8 million in due diligence costs (environmental work) was invested by the City to allow the City to come into title of 150 acres. This is unheard of. Most of that where we didn't spend any money for the property, DuPont and Epic transferred those properties to us without any cost. Over the last 8 or 9 years, the City has invested its own funds and now needs to recoup those funds. This is a perfect situation where the donor/donee TIF situation makes sense for a community. This is the City's opportunity to take advantage of the State law to continue the work that has already begun to develop this property.

Commissioner Chandler asked if the revenues from TID No. 6 are only helping with infrastructure updates or is it for everything. Ms. Souffrant responded that it could go toward anything that is listed in the project plan. By statute, it can only occur for five years, so they would be looking for an initial transfusion from TID No. 6 to that \$1.8 million. Currently TID No. 6 is bringing in roughly \$400,000 per year in tax increment. The \$1.8 million is the current fund balance for TID No. 6 and therefore, will be the initial transfer. The transfer amounts after that would be what TIF No. 13 needs or the difference of revenue less the expenditure of TIF No. 6.

Alderman Guzikowski stated that the City really has an opportunity with the lakefront that he's afraid if we let pass us up, that's where we are going to miss the boat. He thinks this is a really good idea.

A resident asked if her property could be carved out of this district. Mr. Seymour responded that being in the district would allow the possibility (should there be a developer that may be interested in their properties) of consolidating to work with the City on financial incentives. The property is not designated as blight. None of the residential within the proposed boundaries of the district are designated as blight. However, if these properties were not in the district, they could not potentially be able to reap the benefits of some of the projects that could potentially help the property owners in the future.

Ms. Annonson:

"It is my understanding that the boundaries can move at any time with a vote of 2/3 by the Council."

Is that true”?

Mr. Seymour stated that is not true.

Ms. Annonson:

“Oh it’s not true?”

Mr. Seymour restated that it is not true.

Ms. Annonson:

“You’re lying.”

Mr. Seymour stated that a boundary amendment can be done up to four times during the life of the district. Each boundary amendment would require a public hearing, going through the Plan Commission, Common Council and Joint Review Board.

Ms. Annonson:

“Of the 104 or 14 acres of the Dupont property, it is my understanding that only 18 acres are going to be parkland. So Mr. Arden will be correct in that this is blocking us from the lake. And the third question is, question is, why are we going blight? Why aren’t we going environmental? Environmental is more in tune. And the fourth question is, can donor TIFs exist between two regular TIFs? Or does it have to be a blighted TIF to create a donor.”

Ms. Presti responded that the recipient or donee has to be blighted.

Mayor Bukiewicz stated the City has already opened up that parkland. Mr. Seymour stated that someone would have to explain how opening up a brand new 30-acre park with a new lakefront parkway is blocking off access to the lakefront.

Mr. Verhalen:

“Before I mention the boundaries of Bender Park, we’ve been kicking around stuff around with blight and everything and that should be on questions no. 6. We wasted a lot of time on that. But anyway, going back to my boundary question. With redrawing the boundaries, before we make a definitive decision, I suggested before that we look at on the west side of the railroad tracks between highway 32 and Bender Park for that perspective sign. Now if we’re looking at a district no. 2 return increment, there’s six other properties there besides the O’Malley property that we could get return on the increment from. Then you don’t have to run the sewer, the initial proposal is to run that sewer down the longer trail road tracks of Bender Park. So if and when we go to the question with the County refunding their tax money back to TIF district. If you take Bender Park all the way out of it. You can expand the TIF District at any time. So if we take Bender Park, the entirety, because we still don’t have all of Bender Park in the TIF district. There’s part of it left along Oakwood Road and down to the south yet. So if we take Bender Park out of the initial plan, revise the boundary to the west side of the railroad tracks. You take up five more properties right there. There’s another property that goes with the southern property on the east side of the railroad tracks. So you have a potential to get increment off of probably six more properties. You can still run that sewer line down to address those properties on the south on the east side of the railroad tracks. And you can come back and expand the TIF when you decide to include what part of Bender Park you want to put facilities on. And then you can still retrieve the tax money out of Bender Park.”

Mayor Bukiewicz stated that this is a conceptual plan that has been agreed upon. Vandewalle stated they have laid it out this way for ease for the future and for all parties concerned.

Commissioner Correll moved that the Plan Commission adopts Resolution No. 2017-03 approving the project plan and boundaries for Tax Incremental Financing District No. 13. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/25/2017

Date

CITY OF OAK CREEK

TAX INCREMENT DISTRICT #13

Draft: May 16, 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
120 East Lakeside Street
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 UEBERLUSS	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

TID #13 BOUNDARY MAP

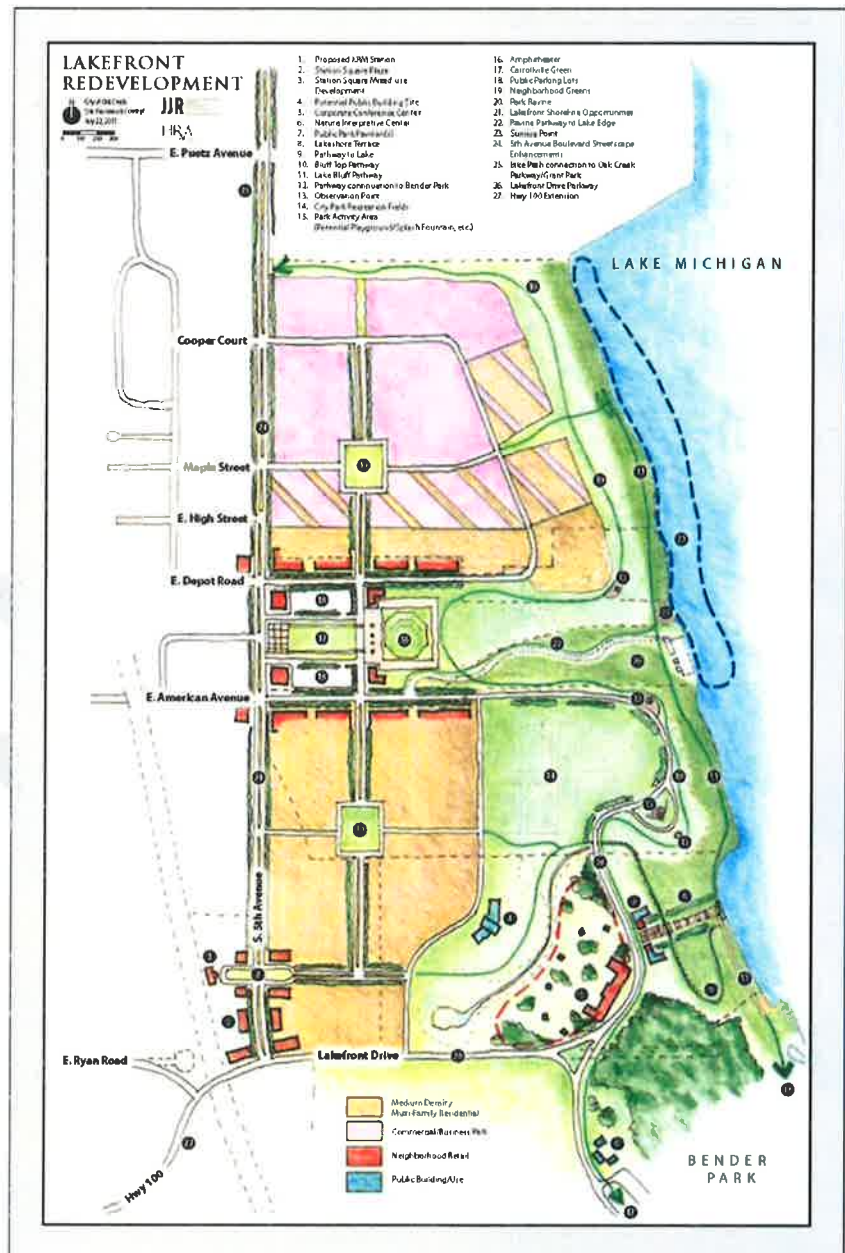


IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

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.

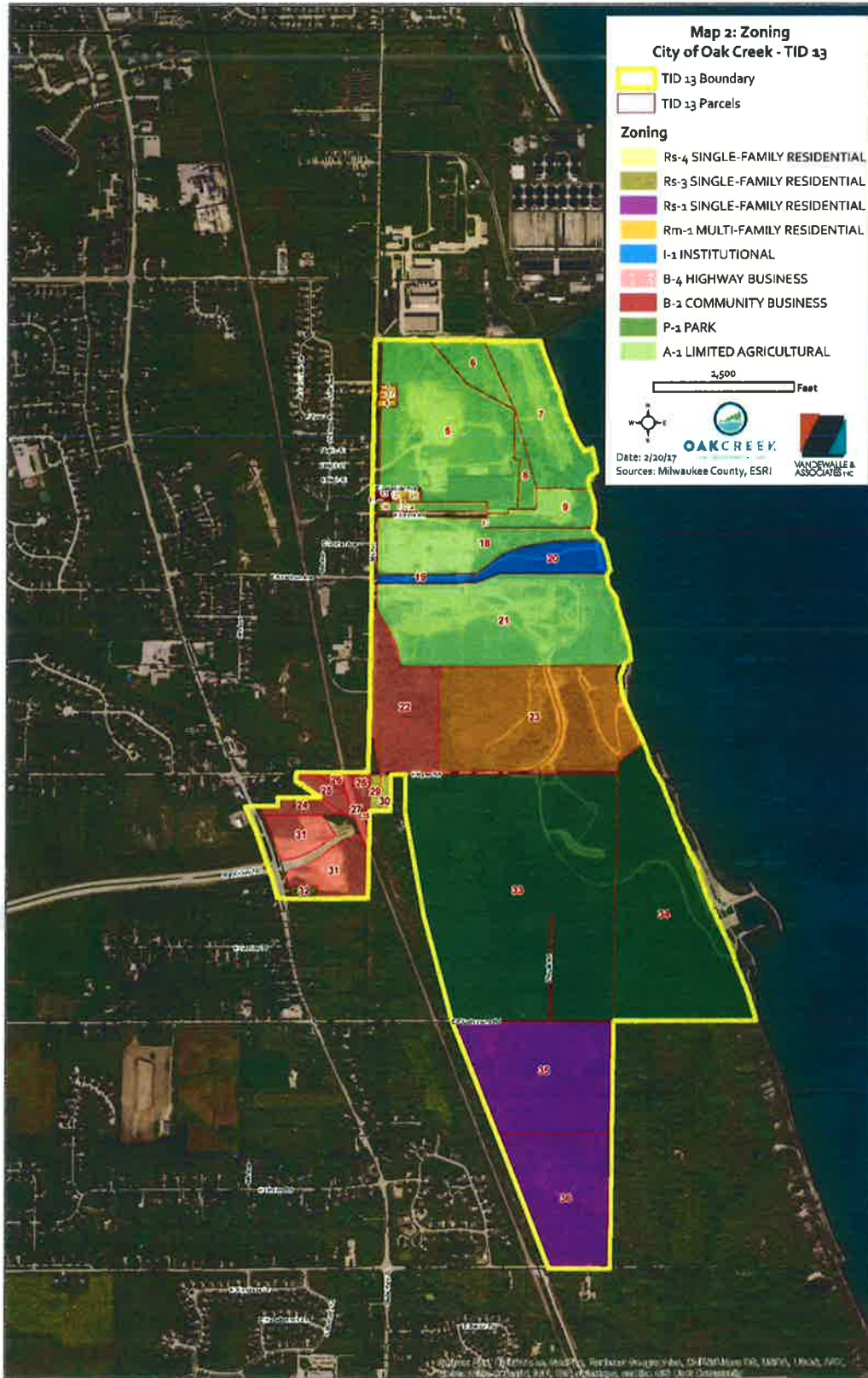
The Existing Land Use Map depicts existing land uses for the District. Lands within the District are predominantly used for passive recreation, general industrial, vacant/agricultural, and institutional purposes as consistent with the history of the area and consistent with the historic uses along the 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.

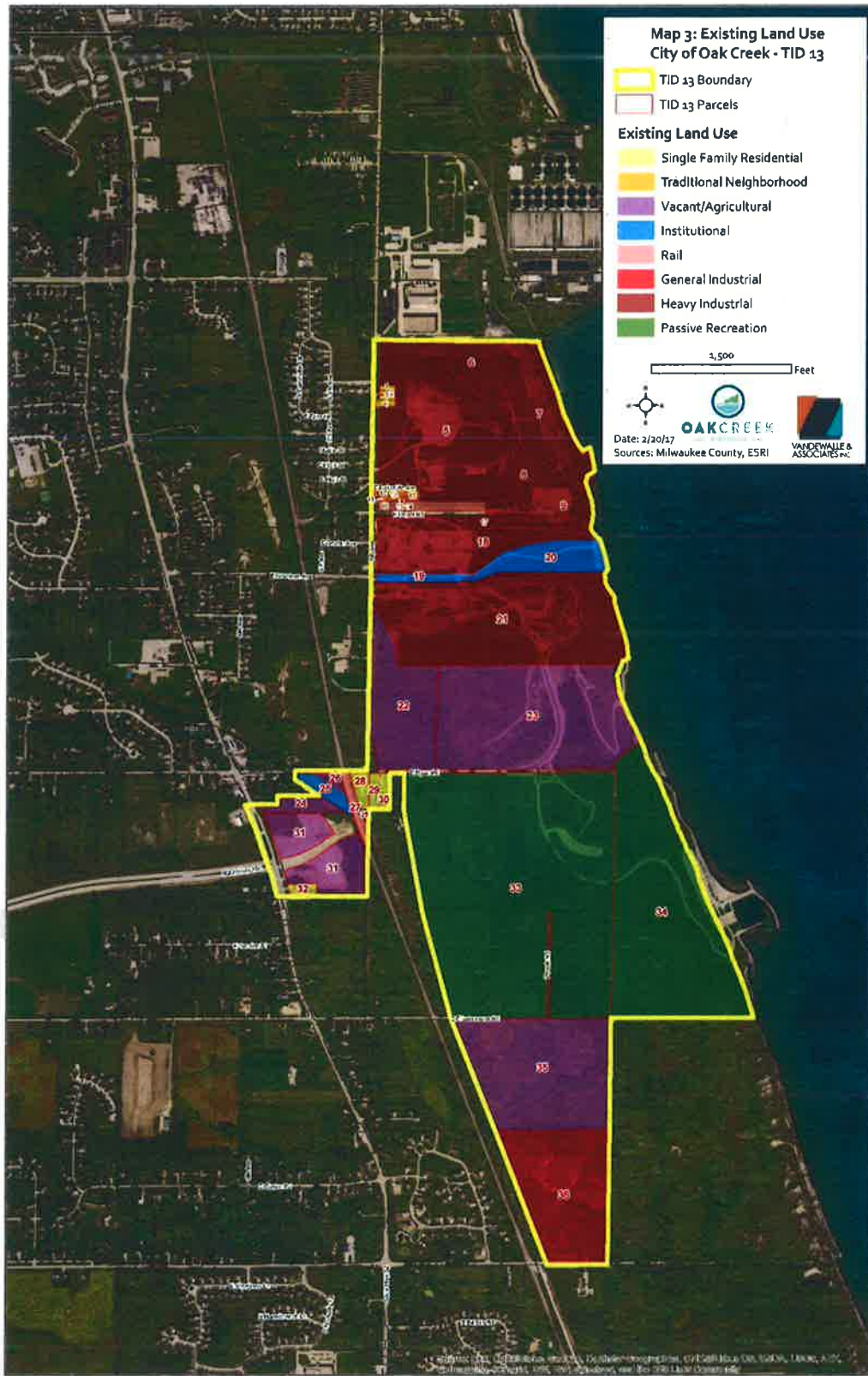


2011 Lakefront Redevelopment Action Plan Map

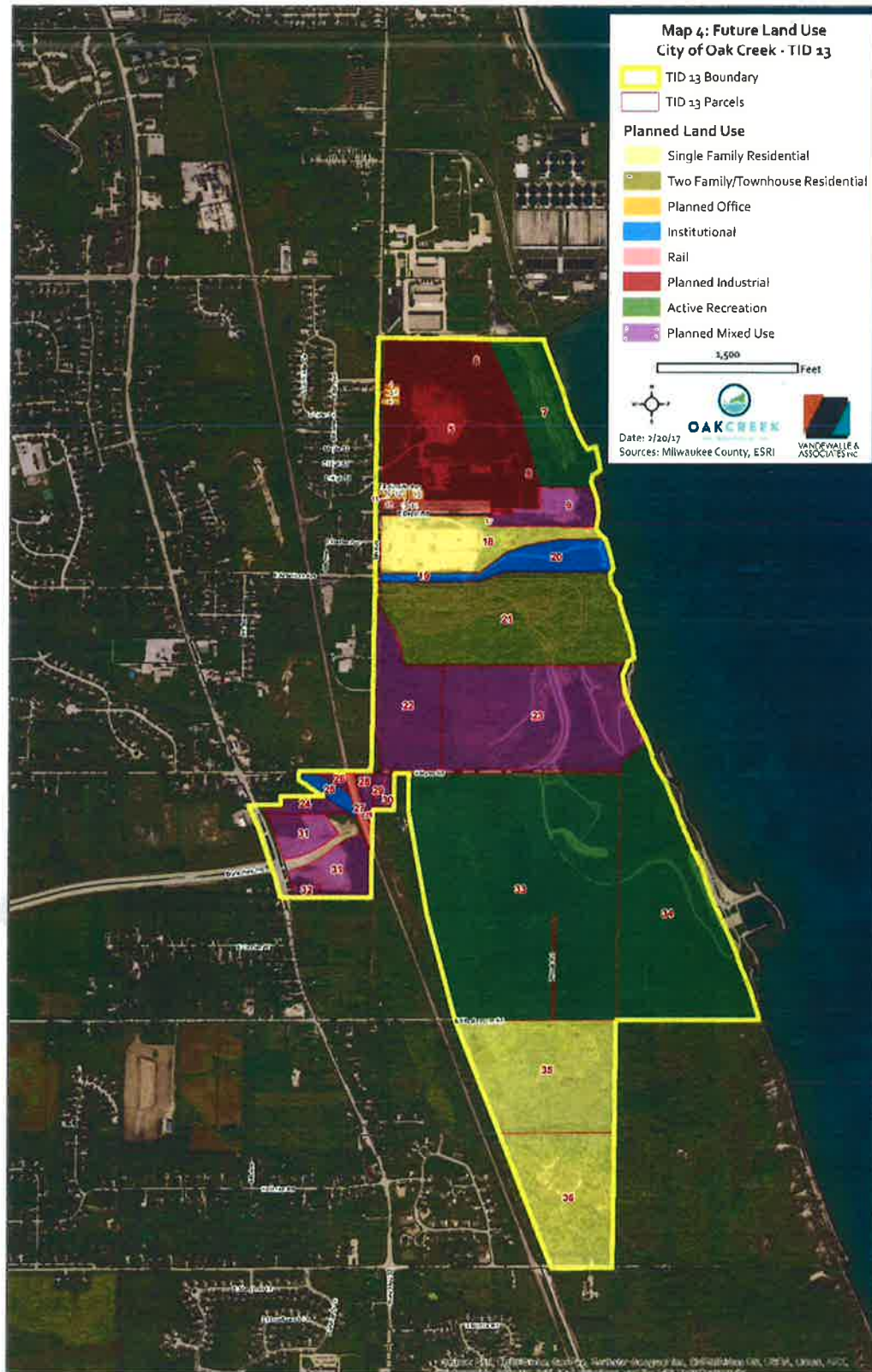
ZONING MAP



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.

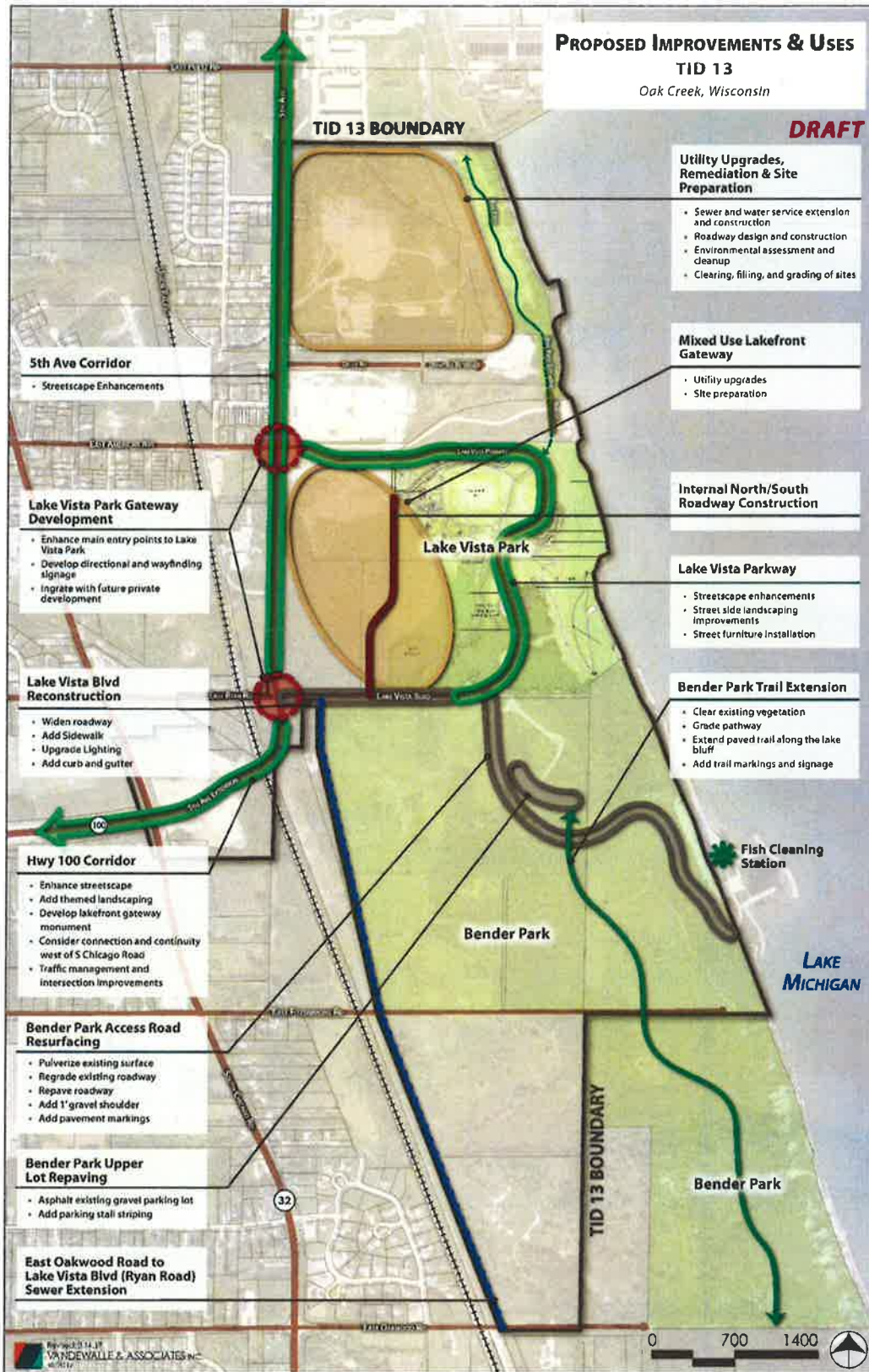
8. Donations to Other Districts

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
	8,020,000	3,797,600	11,817,600	7,650,000	3,021,200	10,671,200	2,650,000	938,600	3,588,600	26,077,400

* 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 Future Use	Discontinued - Serious Building Deficiencies	Age/Obsolescence/No longer suits purpose built for	Frontal street or lot layout	Unsafe conditions	Obscure parking	Diversity of ownership	Deterioration of structure	Deterioration of site improvement	Impairs visual growth	Excessive height of construction Work	Additional Notes	
1	866997000	MICHAEL J & DEBRA WOZNIAK	8880 S 5TH AVE	36,300	112,900	149,200	149,056	18,451	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	866996000	TULIE R ROMAN	8864 S 5TH AVE	36,300	106,100	142,400	142,243	18,254	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	866995000	CODY J KNOBLOCK	8872 S 5TH AVE	36,300	100,800	137,100	136,945	18,414	0.00	0.34	0.34	Residential											0.00	Some paint peeling; general wear and tear; rust at roof line; outdoor storage. Same condition as 2009 study.
4	866994000	GREGORY RADTKE	8882 S 5TH AVE	43,400	78,700	121,100	120,967	15,882	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	866900100	OAK CREEK LANSIDE LAND HOLDINGS LLC	8850 S 5TH AVE	1,018,100	204,400	1,222,500	1,221,755	2,009,664	0.02	46.76	46.18	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 blockside land use; economic blight. Same as stands present.
6	866900200	CITY OF OAK CREEK	8730 S 5TH AVE	-	-	-	-	261,627	0.38	5.46	4.88	Industrial			X	X							0.00	Heavy invasive brush and shrub cover; lot slope and site not conducive to development; economic blight. Some wetlands present.
7	866900300	CITY OF OAK CREEK	8740 S 5TH AVE	-	-	-	-	501,112	0.38	22.30	22.11	Open Space				X							22.11	No noticeable visual height; known former brownfield; improvements needed to enhance blight stabilization and development of parkland; economic blight.
8	866900300	CITY OF OAK CREEK	8710 S 5TH AVE	-	-	-	-	177,631	0.00	2.90	2.90	Industrial				X	X						2.90	Small industrial parcel; probable contamination due to former brownfield in the area; economic blight. Some wetlands present.
9	866995001	MPTI PROPERTY LLC	1301 E DEPOT RD	404,700	-	404,700	401,753	356,314	0.00	8.16	8.16	Industrial				X				X			8.16	Known brownfield; crumbling building foundation; visible garbages and dumping on site; economic blight.
10	866999000	RUSLAN RACIMAGA	8830 S 5TH AVE	55,700	216,100	271,800	271,648	13,628	0.00	0.31	0.31	Commercial Residential											0.00	Structure and 5th Avenue frontage in good condition; quality construction of new entrance to second floor apartments; rear of lot has poor parking and outdoor storage.
11	866999000	RANDY J WUKOMAN	8850 S 5TH AVE	55,700	186,400	242,100	241,043	10,890	0.00	0.24	0.25	Residential											0.00	Outdoor storage; accumulated garbage at curbside; lot maintenance and upkeep seems irregular; gravel driveway in need of grading.
12	866000100	MILWAUKEE COUNTY	807 E LAKESIDE AVE	-	-	-	-	2,251	0.00	0.17	0.17	Open Space					X						0.17	Small lot; county owned with no clear use; encroachment of structure from parcel 866000200. Same condition as 2009 study.
13	866002001	KELLY KRYSIAK	4033 E LANSIDE AVE	32,800	87,200	120,000	119,568	7,187	0.00	0.17	0.17	Residential											0.00	Noticeable clutter and disorganization in backyard; peeling paint at fence; outdoor storage.
14	866002002	GREGORY A UEBERSCHUSS	4055 E LAKESIDE AVE	36,600	80,000	116,600	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; dilapidated fence/garage structure; illegal dumping; grass around roof line; outdoor storage on porch; mailbox in need of repair; bulky curbside garbage collection pile; outdoor playground equipment appears in need of maintenance.
15	866001000	SARA F WHINOLD	8199 E LAKESIDE AVE	47,300	78,000	125,300	126,561	15,040	0.00	0.31	0.31	Residential											0.00	Former railroad corridor; accumulated trash and garbage; large refuse items including tires prevalent from dumping; overgrown with brush and shrubs.
16	866998000	C & NW TRANS CO	7060 S 5TH AVE	-	-	-	-	116,249	0.00	2.67	2.67	Open Space					X						2.67	Prevalence of garbage and noticeable dumping; overgrown brush and trees.
17	866000100	MILWAUKEE COUNTY	4167 E DEPOT RD	-	-	-	-	2,178	0.00	0.04	0.04	Open Space					X						0.04	Prevalence of garbage and noticeable dumping; overgrown brush and trees.

18	868999901	CONNELL ALUMINUM PROPERTIES LLC	9140 S 5TH AVE	709700	-	755700	768855	856099	2.51	22.20	19.67	Industrial	X	X	X	N	19.67	Former heavy industrial site known for visible dustiness has been demolished. Foundation appears to be cracking and deteriorating due to expansion; fence surrounding property has holes and is overgrown with brush.
19	868901600	CITY OF OAK CREEK	9170 S 5TH AVE	-	-	-	-	101277	0.00	2.33	2.33	ROW/Exempt Industrial					0.00	New ROW for Lake Vista Parkway.
20	868902000	CITY OF OAK CREEK	9160 S 5TH AVE	-	-	-	-	130490	0.00	7.56	7.56	Unimproved Industrial	X	X			7.56	Access to north lake bluff; Area needs consideration for bluff stabilization.
21	868996002	CITY OF OAK CREEK	9180 S 5TH AVE	-	-	-	-	2,472,338	0.00	56.76	56.76	Partially Developed Industrial		X			56.76	Known brownfield site under development for parking.
22	868994002	BOERKE FAMILY TRUST, EDISON M	9300 S 5TH AVE	-	-	-	-	822,165	0.47	21.59	21.17	Open Space		X			21.17	Lot is overgrown and heavily wooded with invasive species and scattered trees; undeveloped lot at new intersection of 5th Avenue and Highway 100. Some wetland present.
23	868999001	CITY OF OAK CREEK	4740 E RYAN RD	-	-	-	-	2,449,161	1.75	57.58	56.73	Partially Developed Industrial		X			56.73	Known brownfield site being developed for parking and potential residential/commercial. Some wetland present.
24	912999601	HOWARD A MACMILLAN REVOCABLE TRUST	6548 S CHICAGO RD	6400	-	6400	6,593	76,259	1.26	3.05	1.78	Open Space			X		1.78	Property is undeveloped open space with a small portion covered by wetland. Some condition as 2019 study.
25	912997001	WISHELIC POWER CO	3965 E RYAN RD	-	-	-	-	103,851	0.00	2.52	2.41	Open Space					0.00	Vacated parcel for overhead transmission lines; no development potential. Same condition as 2019 study.
26	912998000	CITY OF OAK CREEK	3941 E RYAN RD	39100	-	-	-	39,018	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	912992600	C & NW TRANS CO	3955 E RYAN RD	-	-	-	-	78,816	0.00	1.79	1.79	ROW			X		1.79	Corridor creates at grade crossing along Highway 100 and bisects the site.
28	912999000	DERICK J SLAMKA	3981 E RYAN RD	86400	2500	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	913999000	CITY OF OAK CREEK	4005 E RYAN RD	-	-	-	-	43,560	0.00	1.00	1.00	ROW/Exempt Residential			X		1.00	Visual survey shows new roadway construction through lot and residential structure has been demolished.
30	913999000	CITY OF OAK CREEK	4019 E RYAN RD	-	-	-	-	43,560	0.00	1.00	1.00	ROW/Exempt Residential			X		1.00	Visual survey shows new roadway construction through lot and residential structure has been demolished.
31	912995003	2648 SOUTH CHICAGO ROAD, LLC A W11.C	2648 S CHICAGO RD	3,100	-	3,100	3,097	46,653	4.60	15.24	10.64	Undeveloped Open Space			X		10.64	Highway 100 now bisects parcel into a northern and southern section, wetlands on no dustiest corner of the northern parcel. Neither northern or southern portions are contributing to economic base of City. Some wetland present.
32	912995002	2646 SOUTH CHICAGO ROAD, LLC A W11.C	2646 S CHICAGO RD	30,100	55,200	138,300	138,144	45,133	0.00	0.97	0.97	Residential					0.00	Home is visibly deteriorating; there is a lack of maintenance; general repairs are needed. No improvements since 2009 study.
33	913999001	MILWAUKEE COUNTY	4341 E RYAN RD	-	-	-	-	4,581,415	18.07	124.10	105.18	Partially Developed					0.00	No visible blight. This site is part of Boulder Park, a Milwaukee County Park.
34	913999000	MILWAUKEE COUNTY	4303 E RYAN RD	-	-	-	-	2,698,978	5.44	67.48	61.96	Partially Developed					0.00	No visible blight. This site is part of Boulder Park, a Milwaukee County Park.
35	913999001	CO CAPITAL CROSSING SERVICING CO LLC ALBA REG. LLC	4301 E FITZSIMMONS RD	14,600	-	14,600	14,584	1,475,082	7.38	40.83	33.45				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	913999000	CO CAPITAL CROSSING SERVICING CO LLC ALBA REG. LLC	4340 E OAKWOOD RD	470,000	-	470,000	470,982	1,286,252	2.64	31.25	28.61				X		31.25	Land use is no longer appropriate for long-term development; subsequent development requires rezoning study. Preserve industrial identity and use suggestive of a historical environmental feature.
TOTAL																		
Highlights Total				\$ 3,243,896	\$ 1,282,508	\$ 4,497,200	\$ 4,480,264	22,682,517	558.96	545.11	345.80							
Percent Highlights Total				84.1%	65.9%	84.5%	84.5%	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



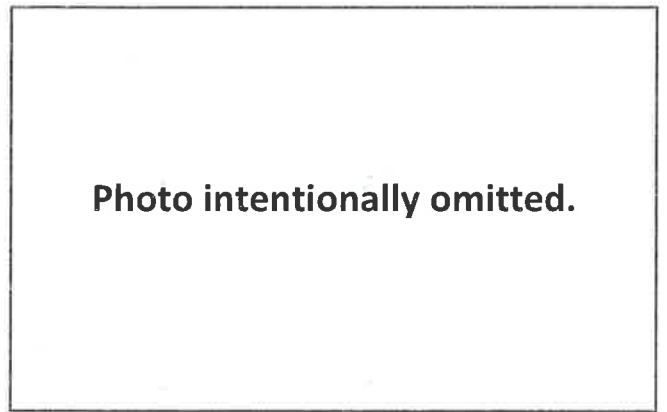
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VA_ID 22



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VA_ID 23



VA_ID 24



VA_ID 25



VA_ID 26



VA_ID 27



VA_ID 28



VA_ID 29



VA_ID 30



VA_ID 31



VA_ID 31



VA_ID 32



VA_ID 33



VA_ID 33



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

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 17

Recommendation: That the Council adopts Resolution No. 11813-051617 to amend the Project Plan for Tax Increment District No. 6.

Background: At the April 11, 2017 Plan Commission hearing, the Commission adopted Resolution 2017-04 approving amendments to the Project Plan for TID No. 6.

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 Council adopt the Resolution approving the TID 6 Amendment No. 2, final review by the Joint Review Board will occur at their meeting on June 12, 2017.

Fiscal Impact: This Allocation Amendment to District 6 will assist with the development of TID 13. Funds will be transferred for the first 5 years of TID 13, after which TID 6 will be closed (unless extended as allowed by Tax Incremental Financing law).

Prepared by:



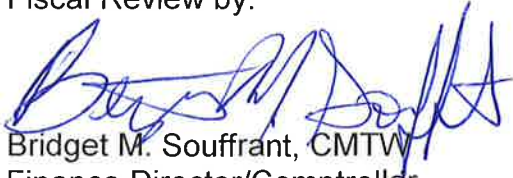
Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Andrew J. Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

RESOLUTION NO. 11813-051617

BY: _____

A RESOLUTION BY THE COMMON COUNCIL MAKING CERTAIN FINDINGS AND APPROVING
AMENDMENT NO. 2 TO THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 6,
CITY OF OAK CREEK, WISCONSIN

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

WHEREAS, the City on October 17, 2000 adopted Resolution 9896-101700 to create Tax Incremental District No. 6, City of Oak Creek, Wisconsin ("District"), as an industrial use district, in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said District and thereby create incentives and opportunities for appropriate private development, which will contribute to the overall development of the City; and

WHEREAS, the City of Oak Creek Joint Review Board on October 31, 2000, adopted Resolution No. 00-2 that approved the creation of the District; and

WHEREAS, the Common Council for the City of Oak Creek ("Council") on April 4, 2011 adopted Resolution No. 11107-040411 that approved Amendment No. 1 to Tax Incremental District No. 6 Project Plan ("Amendment No. 1"); and

WHEREAS, the City of Oak Creek Joint Review Board on April 21, 2011, adopted a resolution that 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, the Wis. Stats. §66.1105(6)(f) provide for the designation of donor tax increment districts for the benefit of a tax incremental district ("TID") created to eliminate blight; and

WHEREAS, the District 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 the District the ability to donate surplus revenue to TID No. 13 in the City; and

WHEREAS, the City of Oak Creek wishes to amend the project plan for the District (as amended by Amendment No. 1, the "Project Plan") to designate it as a donor district 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 Section 66.1105(4)(h), Wis. Stats.; and

WHEREAS, the City of Oak Creek Plan Commission approved the Amendment No. 2 to the Project Plan, attached hereto as Exhibit A and incorporated herein ("Project Plan Amendment"), to designate the District as a donor district 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 City Common Council of the City of Oak Creek as follows:

1. That the City Common Council, 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 Common Council hereby approves said amendment to the project plan to designate the District as a donor district to TID No. 13, pursuant to Wis. Stats. §66.1105(6)(f); and
3. Such Project Plan, as amended, for the District in the City are feasible; and
4. Such Project Plan, as amended, is in conformity with the master plan of the City; and
5. That except as specifically amended by the Project Plan Amendment, the District territory and Project Plan remains unchanged and in full force and effect, except as amended by the Project Plan Amendment.

BE IT FURTHER RESOLVED THAT, the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base," as of January 1, 2017, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

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

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of May, 2017.

Adopted this 16th day of May, 2017.

President, Common Council

Daniel J. Bukiewicz, Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

EXHIBIT A

AMENDMENT NO. 2 TO PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY.

17196600.2

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 11, 2017**

**PUBLIC HEARING
TID NO. 6 PROJECT PLAN**

Planner Papelbon read the public notice hearing into the record.

Jolena Presti, Vandewalle & Associates, 247 W. Freshwater Way, Milwaukee, stated that because this is an amendment, all that is necessary is to prepare and update the parts of the original project plan. There is one amendment already. This is Amendment No. 2, which is an allocation amendment to TID No. 6. Ms. Presti gave a presentation on what is required for this to be a donor TIF and the boundaries.

TID No. 6 Amendment No. 2 is a transfer of the TID No. 6 fund balance of approximately \$1.8 million to TID No. 13 on December 31, 2017. There will be a transfer of approximately \$400,000 annually to TID No. 13 for the duration of 5 years.

Mayor Bukiewicz made a first call for public comment.

Rosemarie Annonson:

"Chapter 66.1105 2 and 2A. None of the following may be included in project costs for any TIF after 7/31/81.

- A. *The costs of construction of community and recreational buildings. When you're going to transfer money from donor TIF No. 6 to 13, this action from August of 2016 specifically says you're going to use that money for recreational buildings. Are you allowed to do this kind of a transfer?*

I think that's the end of my question."

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

TID NO. 6 PROJECT PLAN

In answer to Ms. Annonson's inquiry, Mr. Seymour stated that the project cost for TID No. 13 does not include money for recreational buildings. Those are not eligible project costs. Ms. Souffrant stated that the \$1.8 million transfer is reimbursing the City for money that was put into that district in preparation into TID No. 13.

Rosemarie Annonson:

"If you look at item 13 and item 14 from the August, 2016 Council meeting when Peterson promised \$1.8 million. And once that money is dropped in there, they have the ability to use the money to use the money for anything. Those project costs include the building of the pavilion."

Mr. Seymour stated that project costs do not include the use of recreational buildings. Ms. Souffrant stated that was correct. Mayor Bukiewicz stated that the \$1.8 million is going to any listed project that was in the Project Plan. Pavilions were not listed.

Commissioner Dickmann moved that the Plan Commission adopts Resolution No. 2017-04 amending the project plan for Tax Increment Financing TID No. 6. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/25/2017

Date

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

Draft: May 16, 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
120 East Lakeside Street
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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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

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DRAFT

APPENDIX F COMMON COUNCIL MEETING MINUTES

DRAFT

APPENDIX G COMMON COUNCIL RESOLUTION APPROVING THE PROJECT PLAN

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

DRAFT

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 18

Recommendation: That the Council adopts Resolution No. 11814-051617 to amend the Project Plan for Tax Increment District No. 11.

Background: At the April 11, 2017 Plan Commission hearing, the Commission adopted Resolution 2017-05 approving amendments to the Project Plan for TID No. 11.

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 Council'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 Council adopt the Resolution approving the TID 11 Amendment No. 3, final review by the Joint Review Board will occur at their meeting on June 12, 2017.

Fiscal Impact: Development within this District will generate taxes for all taxing jurisdictions upon closure of the TID.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Andrew J. Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

RESOLUTION NO. 11814-051617

**A RESOLUTION BY THE COMMON COUNCIL
MAKING CERTAIN FINDINGS AND APPROVING AMENDMENT NO. 3 TO THE
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 11,
CITY OF OAK CREEK, WISCONSIN**

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

WHEREAS, the City on April 3, 2012, adopted Resolution No. 11229-040312 to create Tax Incremental District No. 11, City of Oak Creek, Wisconsin ("District"), as a mixed-use district, in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes ("Tax Increment Law"), in order to provide a viable method of financing the costs of needed public improvements within said District and thereby create incentives and opportunities for appropriate private development, which will contribute to the overall development of the City; and

WHEREAS, 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 Common Council for the City of Oak Creek ("Council") on January 7, adopted Resolution No. 11449-010714 that approved Amendment No. 1 to Tax Incremental 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 that certain Amendment No. 1 to Tax Incremental District No. 11 Project Plan; and

WHEREAS, the Common Council for the City of Oak Creek ("Council") on November 18, 2014, adopted Resolution No. 11564-111814 that approved Amendment No. 2 to Tax Incremental 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 that certain Amendment No. 2 to Tax Incremental District No. 11 Project Plan; 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. 2, 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 in 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, the Plan Commission has submitted the Project Plan Amendment to the City Common Council and recommended approval thereof.

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

1. The City Common Council hereby finds and declares that:

- (a) Not less than 50% by area of the real property within the District remains suitable for and will directly serve to promote a combination of industrial, commercial, and residential uses, defined as "mixed-use development," within the meaning of Section 66.1105(2)(cm) of the Wisconsin Statutes; and
- (b) Based upon the findings, as stated in (b) above, the District remains a mixed-use district based on the identification, classification, and zoning of the property included within the District; and
- (c) The project costs directly serve to promote mixed-use development consistent with the purpose for which the District is created; and
- (d) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and
- (e) The equalized value of taxable property of the District plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City; and
- (f) The City does not estimate that more than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Section 66.1105(6)(am)1. of the Wisconsin Statutes; and
- (g) Lands proposed for newly platted residential development as shown in the Project Plan, as amended, do not exceed 35% by area, of the real property within the District; and
- (h) Costs related to newly platted residential development are identified as part of the Project Plan and such residential developments, as identified on Map 3 in the Project Plan, as amended, will result in residential density of at least three residential units per acre.

BE IT FURTHER RESOLVED THAT, the City Common Council of the City of Oak Creek approves the Project Plan Amendment attached hereto as Exhibit A and incorporated herein, both as recommended and adopted by the Plan Commission, hereby adopts such Project Plan Amendment, and finds that:

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

BE IT FURTHER RESOLVED THAT, the District territory and Project Plan remains unchanged and in full force and effect, except as amended by the Project Plan Amendment.

BE IT FURTHER RESOLVED THAT, the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for approval of the Project Plan Amendment and for a redetermination of the tax incremental base, as of January 1, 2017, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

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

Adopted this _____ day of _____, 2017.

Daniel J. Bukiewicz, Mayor

Attest:

Catherine Roeske, Clerk

EXHIBIT A

AMENDMENT NO. 3 TO PROJECT PLAN

[TO BE ATTACHED]

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 11, 2017**

**PUBLIC HEARING
TID NO. 11 PROJECT PLAN**

Planner Papelbon read the public notice hearing into the record.

Planner Papelbon described the proposed amendments to 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).

Mayor Bukiewicz made a first call for public comment.

Rosemarie Annonson, 3920 E. Ryan Road:

"I have concerns as to our debt. And again, we've got \$99.6 million out there right now in TIF debt. This would add \$10 million to it. The City Water Utility is in debt \$20 million. Our schools are in debt \$96 million with all of the apartments that are being built, we may need four more elementary. So that'll add to that \$96 million on our school debt. We have over \$50 million that we owe in future employee medical costs. We also, our Police Department is now paid for? I don't know about our Fire Department, our new Fire Department over here. And I'm not sure, is Streets paid for yet? But I don't have those figures. If we take the \$181 million that we are currently, which would be 171 excluding this \$10 million that you want to approve tonight for developer incentives, what is our debt limit? Moody said years back that it was \$175 million, but if I add this all together, I'm coming up with \$246 million and I assume that because we've added with the TIF to our base value, that our limit for debt has increased. Moody also said, again, we are above average debt. We have a large amount. Three of our TIF districts need long-term financing, so we're going to have additional costs on that interest. And in this project, the last TIF one, the loss of tax exempt status of municipal bonds or broadening of the purpose of future tax exempt bonds would affect market conditions. Our interest rates are going up. If we lose any of our power plant revenues at \$7 million we get a year, to .5 being mitigation, we are in serious trouble. You will cause flight out of this community of anyone that can afford to get out because the taxes are high now and they would go up rapidly. We would be faced with the same problem that Dale Richards had when we saw our taxes go up back then."

Mayor Bukiewicz made a second call for public comment.

Arden Degner, 8540 S. Pennsylvania Avenue:

"I suspect this increased manufacturing facilities, that's moving from Franklin, as I've heard about, however, I've also heard about a senior citizen complex with a courtyard and everything. So is this must only be a temporary one. Next month you're going to come up with another TIF add right? What about this senior, proposed senior plaza that is supposed to be just to the right of Market Place and down further. Hmmm? Where does that show up in TIF 11?"

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

TID NO. 11 PROJECT PLAN

In answer to Ms. Annonson's inquiry, Ms. Souffrant stated that on the City's official website, the most recent official statement, which is the document that the City goes through every time we issue debt. We go through this document with our financial adviser as well as with Moody's, so that it looks at all of the City's debt, revenues, expenditures and audit. It also talks about the statute debt limitation. The City has a legal debt capacity of 5% of the equalized value. That is what the State sets. The City has 36% left, so we are not at the cap or nearing it, which is \$57 million in debt. This also adjusts as the equalized value will grow. There is no worry in terms of that.

Rosemarie Annonson:

"As the debt increases, then our bonding expense and interest rates increase when we get higher on that."

In answer to Mr. Degner's inquiry about the senior living center, Planner Papelbon stated the proposed development for The Waters, which is the senior independent living and 16 units of memory care, that proposal did not actually request any TIF financing or developer incentive for the entire project.

Commissioner Dickmann asked where the "share parking" that is mentioned under project costs is going to be located. Mr. Vickers responded that the City is looking at some global solutions for the parking in Drexel Town Square. We have a future parking problem in that we will be limited because of the volume of people we want to attract here in terms of large events. We'd be capped right now at the events we want to have, the 1,000 - 2,000 people here. That is what we are planning for. There have been some discussions with the remaining property to be developed and parlaying some of their parking lot space for shared off-beat public use. That specific remedy is part and parcel of the Zund development, which is to the south of the Civic Center building. There is also some capacity for the City for special events in the Froedtert parking ramp and then this shared parking concept in your detailed list of estimated project costs really details what was the former phase III of the Emerald Row development, which is right behind Froedtert. Froedtert encroached a little bit upon that property with its development plan, and it left a remnant property that is not best suited for more housing development. The City is working with the developer of Emerald Row to work on some kind of shared parking structure/surface lot and maybe some unique parklike features as well. We are hoping to get an additional 75 or so publicly-reserved spots on that space.

Commissioner Siepert asked what the original cost was for TIF No. 11 and what the time element on that was. Ms. Souffrant responded that the City did anticipate going through the full life of that

district, or shy of one year early, so that would be 2032 / 2031 for that district. In terms of the financial analysis, it is specific to the three pieces that are being referred to in this project plan discussion. They are the increment and the taxes on here as well as the expenditures, which are very specific only to phase II and III of Emerald Row, as well as the potential development at 8142.

Planner Papelbon stated that from the original project plan, the total estimated project costs in TID No. 11 was \$19,992,000.

Commissioner Siepert asked if there would be additional amendments to TIF No. 11 for finishing up Drexel Town Square. Mr. Vickers stated that it would be on an as-needed basis.

Commissioner Correll moved that the Plan Commission adopts Resolution No. 2017-05 amending the project plan for Tax Increment Financing District TID No. 11. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/25/2017

Date

CITY OF OAK CREEK, WISCONSIN

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

DRAFT

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

DRAFT
April 6, 2017

APPROVED

Plan Commission: 4-11-17

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.

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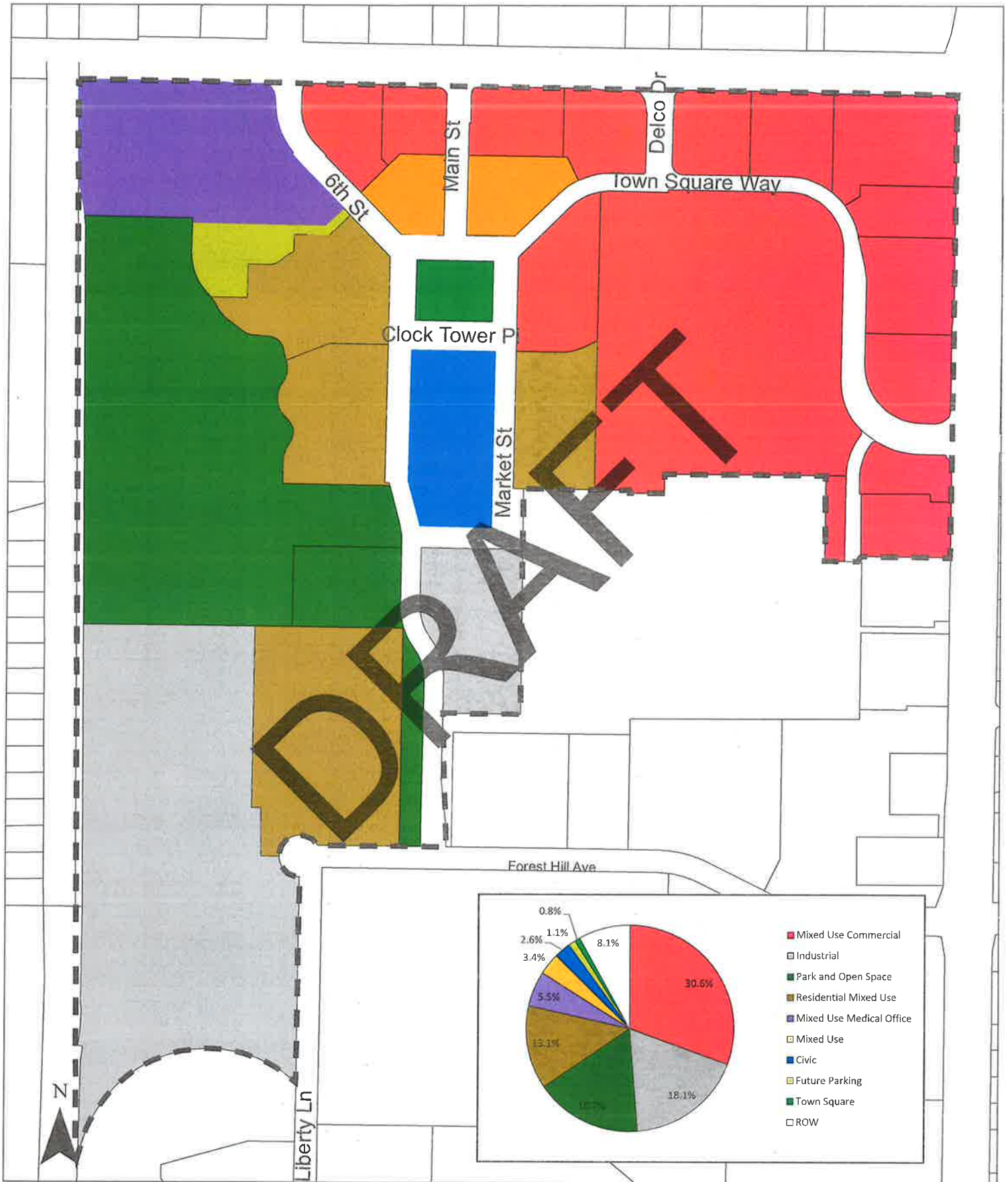
City of Oak Creek, Wisconsin
Tax Increment District No. 11 - Amendment #3

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	-	-	-	-	-	-	120,656	(80,438)	(201,094)	
2020	\$26,620,000	22.25	-	-	-	-	80,438	(80,438)	(281,532)	
2021	\$27,285,500	22.25	592,295	232,515	-	497,213	80,438	247,159	(34,373)	
2022	\$27,967,600	22.25	607,102	232,515	150,000	496,875	243,788	70,313	144,269	
2023	\$28,666,800	22.25	622,279	232,515	-	499,175	245,438	46,875	207,575	
2024	\$38,383,500	22.25	637,836	232,515	-	496,325	246,988	46,875	287,738	
2025	\$39,118,100	22.25	854,033	232,515	-	498,325	243,488	179,344	453,129	
2026	\$39,871,000	22.25	870,378	232,515	-	499,606	244,713	179,188	632,516	
2027	\$40,642,800	22.25	887,130	232,515	-	500,156	245,606	178,844	827,555	
2028	\$41,433,900	22.25	904,302	232,515	-	498,850	245,675	183,219	1,036,628	
2029	\$42,244,700	22.25	921,904	232,515	-	495,650	244,900	182,313	1,268,185	
2030	\$43,075,850	22.25	939,945	232,515	-	497,075	243,975	181,219	1,518,376	
2031	\$43,927,700	22.25	958,438	232,515	-	498,050	242,900	179,938	1,788,441	
2032	\$44,800,900	22.25	977,391	232,515	-	497,963	246,600	183,375	2,070,409	
Total			9,773,033	2,790,180	150,000	5,975,263	3,056,041	1,611,500	2,070,409	

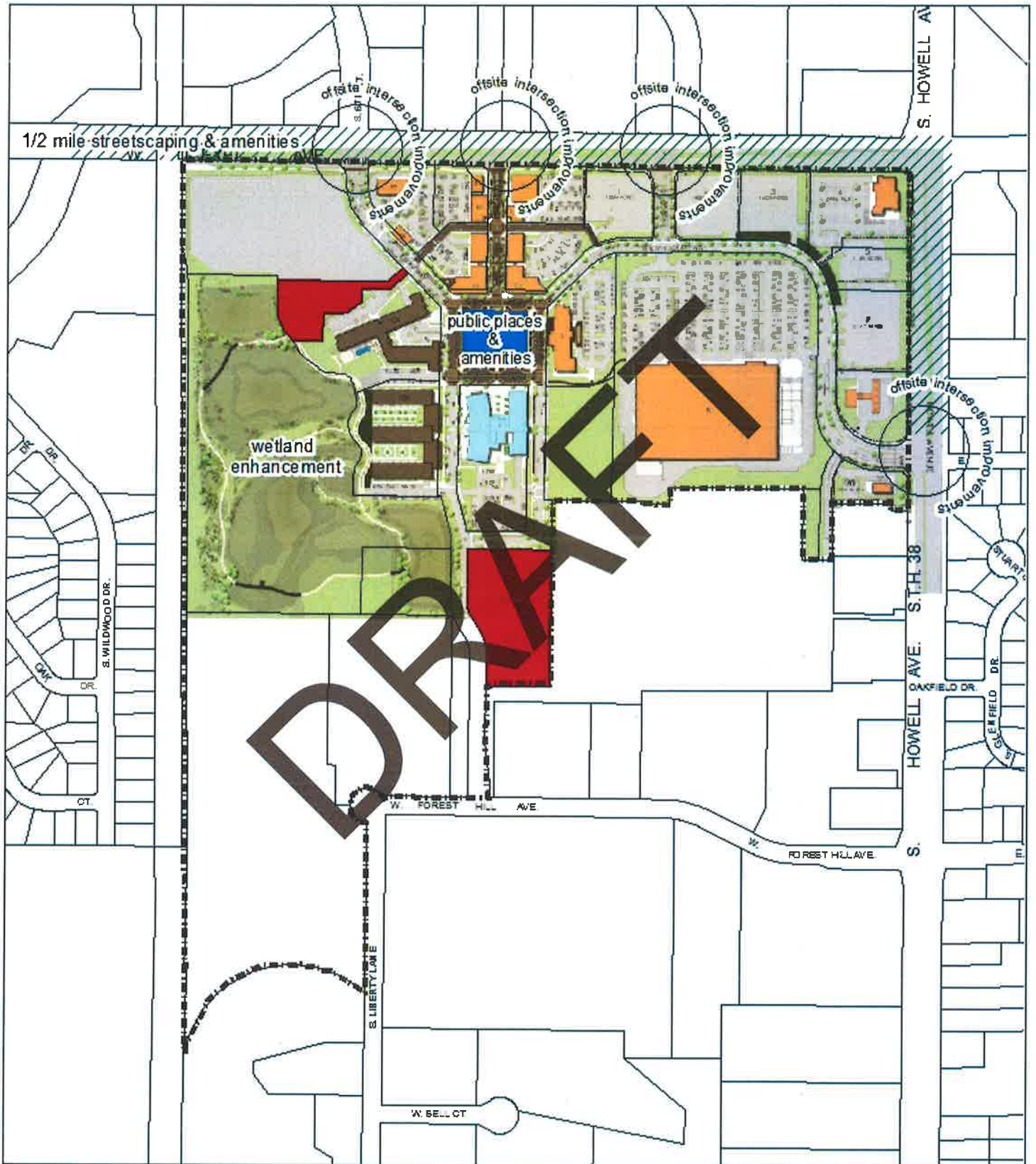
* Loan repayments from the Developer to the City will continue after closure of the TID.

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

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 19

Recommendation: That the Council adopts Resolution No. 11815-051617 approving a Certified Survey Map for the property at 10303 S. Oakview Parkway.

Background: Jerry Franke, Wispark, LLC, is requesting approval of a Certified Survey Map (CSM) for the property at 10303 S. Oakview Parkway, within OakView Business Park. The proposal is to re-divide the property into three (3) new development lots of conforming size, and one (1) irregularly-shaped Outlot for the remainder.

Several easements are reflected on the CSM:

- Existing Storm Sewer easement on the west sides of Lots 2 & 3.
- Existing 20-foot-wide General Utility and Sidewalk/Path easement on the west and north sides of S. Oakview Parkway.
- Existing 15-foot-wide Electric and Communication easement on the west and north sides of S. Oakview Parkway.

Council will note that a wetland is shown in the northwest corner of the proposed Lot 2. This wetland was first delineated with all other wetlands in OakView Business Park in 2008, with supplemental reporting in 2012 and Wetland Fill Permit Letters issued by the Wisconsin Department of Natural Resources in 2013. Based on plans submitted for a proposed food distribution facility on Lot 2, approved by the Plan Commission at their meeting on May 9, 2017, this wetland will remain undisturbed.

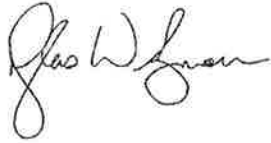
Comments received from the Water and Sewer Utility regarding the existence of three (3) sanitary and water service laterals on Lot 1, and requirements for abandonment of unused laterals, were provided to the Applicant's consultant. As Lot 1 is being created as a development lot without an end-user at this time, the laterals will be reviewed at a later date.

The Plan Commission reviewed this CSM at their meeting on May 9, 2017 and recommended approval with the condition that all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Fiscal Impact: This CSM will create three (3) new development lots and one (1) outlot within an existing business park. No special assessments have been identified. Development of Lots 1-3 would result in a positive fiscal impact for the

City in terms of taxes and impact fee revenue (impact fees are estimated at \$50,742.58 for the proposed development of Lot 2). This property is part of TID 8.

Prepared by:



Doug Seymour, AICP
Director of Community Development

Respectfully submitted,



Andrew J. Vickers, MPA
City Administrator

Fiscal Review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller

RESOLUTION NO. 11815-051617

BY: _____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP
WISPARK, LLC

10303 S. Oakview Parkway
(5th Aldermanic District)

WHEREAS, WISPARK, LLC, hereinafter referred to as the subdivider, has submitted a certified survey map in compliance with all statutory requirements; and

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

WHEREAS, the Plan Commission has recommended that this certified survey map be approved subject to the condition that all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to the condition that all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of May, 2017.

Passed and adopted this 16th day of May, 2017.

President, Common Council

Approved this 16th day of May, 2017.

Mayor

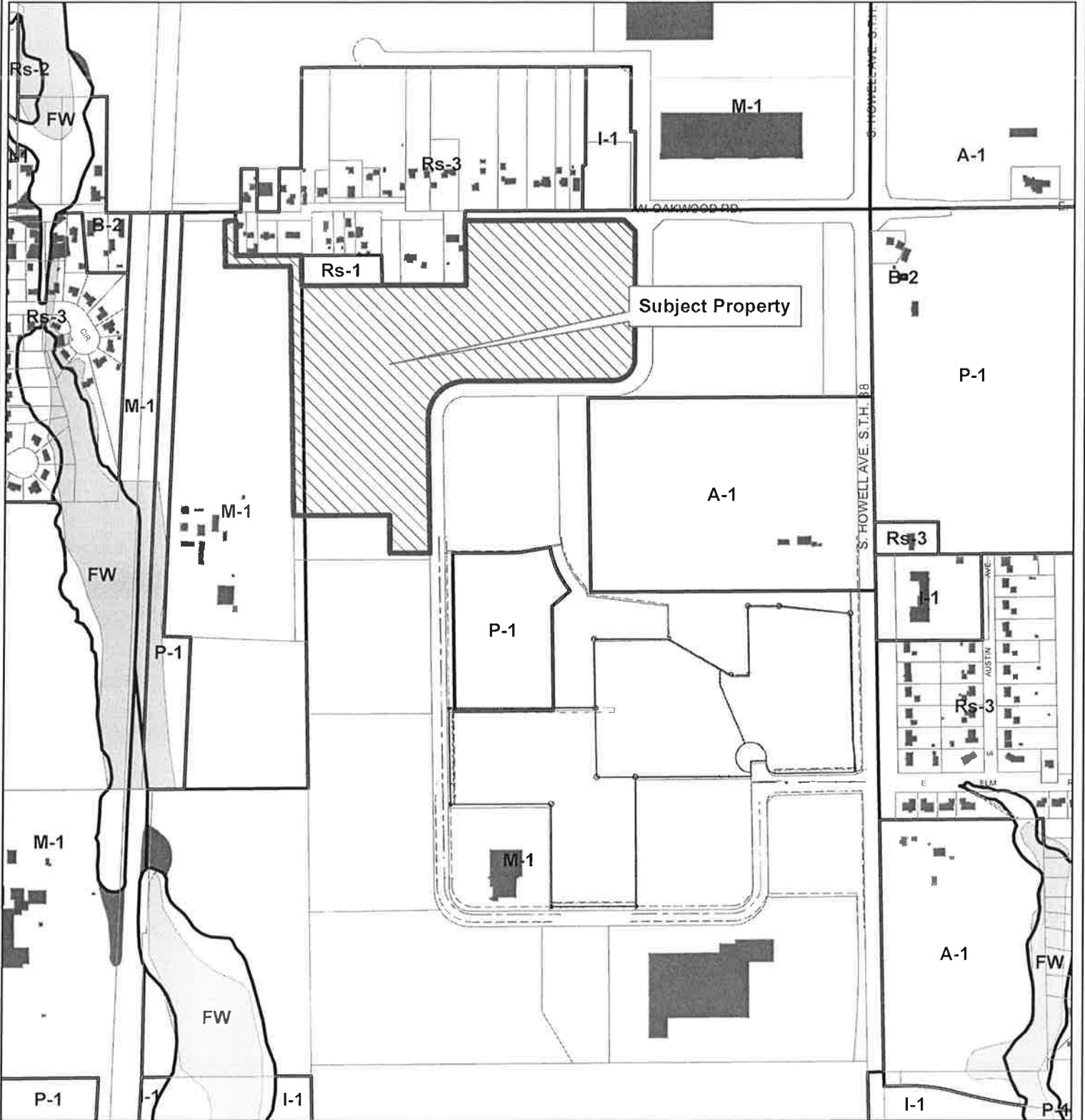
ATTEST:

City Clerk

VOTE: Ayes ____ Noes ____

Location Map

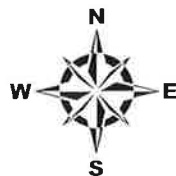
10303 S. Oakview Parkway



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







Department of Community Development



Legend

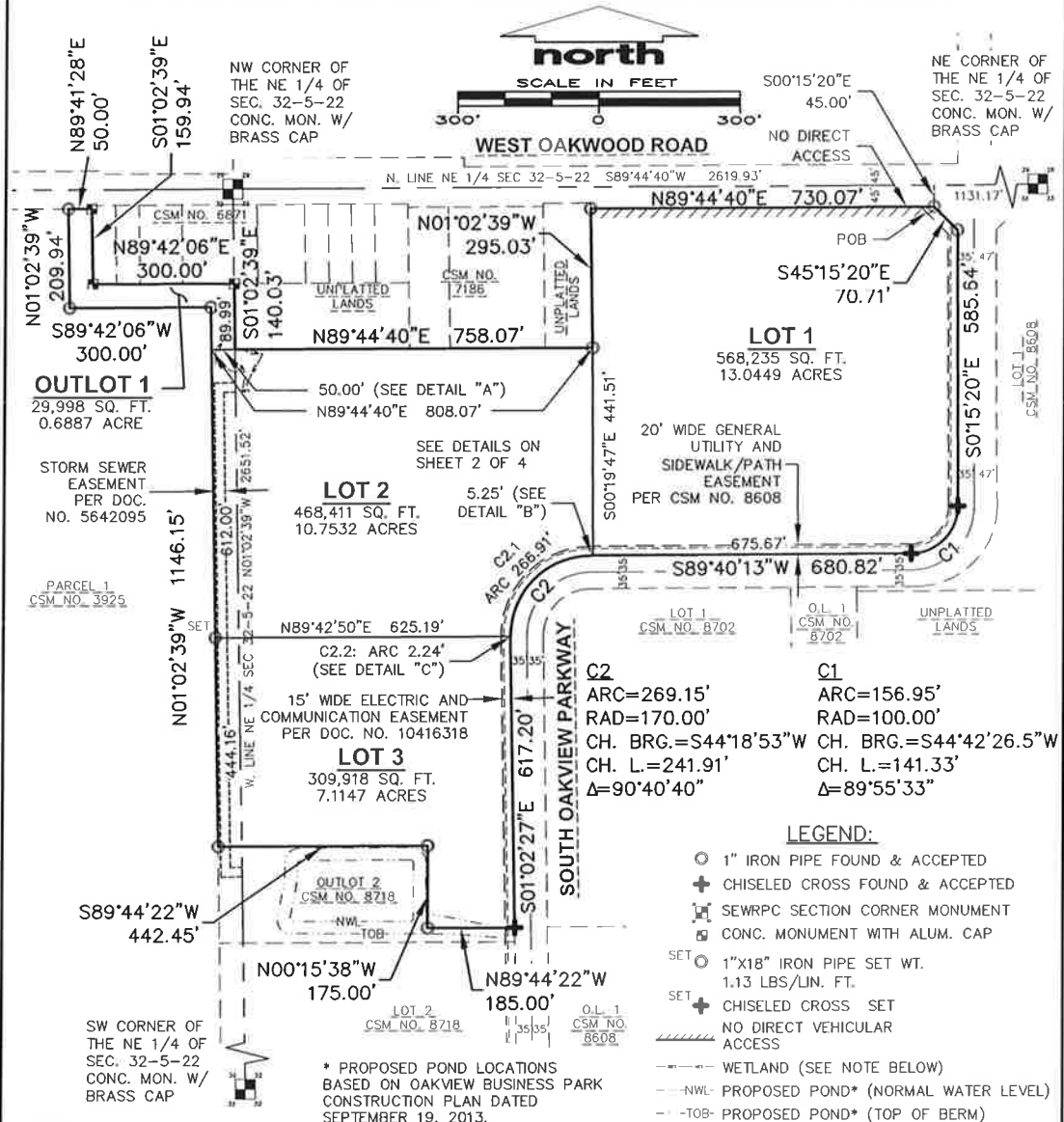
 10303 S. Oakview Pkwy

Zoning Overlays

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

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 8718, LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



NOTES:

CSM NO. 8718 RECORDED ON AUGUST 31, 2015 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. 10494589.

WETLAND LOCATION BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 5, 2008 AS PREPARED BY NATURAL RESOURCES CONSULTING, INC., WITH SUPPLEMENT REPORT BY WETLAND & WATERWAY CONSULTING, LLC DATED DECEMBER 23, 2012 AND WETLAND FILL PERMIT LETTERS ISSUED BY WDNR AND USACOE DATED OCTOBER 30, 2013 AND JUNE 14, 2013, RESPECTIVELY.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

BEARING BASIS
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS SOUTH 89°44'40" WEST.

PROJECT CONVERSION FACTOR: GRID/0.99994301 = GROUND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS _____ DAY OF APRIL, 2017
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

PREPARED FOR:

WISPAK LLC
301 W. WISCONSIN AVE.
SUITE 400
MILWAUKEE, WI 53203

PREPARED BY:

JSD Professional Services, Inc.
Milwaukee Region
222 W22931 NANCY'S COURT SUITE 3
WALKESHA, WISCONSIN 53186
262.513.0666 PHONE | 262.513.1235 FAX

J:\Projects\08C3179 Oak-Creek-BP.dwg\08C3179 CSM Site.dwg

City of Oak Creek Common Council Report

Meeting Date: May 16, 2017

Item No.: 20

Recommendation: That the Common Council considers a motion to award the 2017 Bridge Maintenance Projects unit price contract to the lowest responsive, responsible bidder, Zenith Tech, Inc., at the estimated cost of \$668,668.50. (Project No. 12016) (Various Aldermanic Districts)

Background: The City's bridges are required to be inspected biennially by a licensed inspector. The City contracts with bridge consultant Michael Baker, Inc. to perform the inspections in accordance with Federal and State guidelines. Required maintenance items are developed from these inspections and given a priority rating. Highest priority maintenance items were selected to be addressed with a design project.

LOCATION	TREATMENT TYPE
S. WILDWOOD BRIDGE (8000 S. BLK)	DECK REPAIR
E. FOREST HILL BRIDGE (1700 E. BLK)	DECK REPAIR
S. 10 TH ST BRIDGE – NB (7500 S. BLK)	DECK REPAIR
S. 10 TH ST BRIDGE – SB (7500 S. BLK)	DECK REPAIR
S. NICHOLSON BRIDGE (11100 S. BLK)	SUPERSTRUCTURE REPAIR
W. PUETZ BOX CULVERT (700 W. BLK)	WINGWALL REPAIR

Under authorization by the Common Council, the Engineering Department worked with design consultant Short Elliot Hendrickson, Inc. for the production of the plans, specifications and bid documents.

Just one bid was submitted. The bidder stated that his main competitor on this type of work may have already secured a fair amount of work for this year and that might be the reason no other bids were received.

Contractor	Bid
Zenith Tech, Inc.	\$668,668.50

This is a unit price contract. Thus, bids are evaluated based upon estimated quantities. Payment under the contract would be based on actual measured quantities constructed. The bid received was within ten percent of the engineer's estimate for the project.

Staff's recommendation is for the Common Council to accept the bid and award the contract to Zenith Tech. It is important that the identified maintenance be completed as soon as possible to avoid more extensive measures that would be needed if maintenance is deferred further.

Fiscal Impact: Payment would come from funding reserved under CIP No. 12016, and from an estimated \$200,000 from the \$3 million construction bond. Together, these funds would provide for the construction costs, and for an estimated \$45,000 in consultant construction inspection fees.

Prepared by:



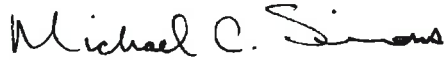
Matthew J. Sullivan, P.E.
Design Engineer

Respectfully submitted:



Andrew J. Vickers, M.P.A.
City Administrator

Approved by:



Michael C. Simmons, P.E.
City Engineer

Fiscal review by:



Bridget M. Souffrant, CMTW
Finance Director/Comptroller



Recommendation: That the Common Council consider a motion to award the purchase of two copiers from Gordon Flesch Company, Inc. (GFC), in the amount of \$12,226.00.

Background: The existing Cannon IR3045 and Kyocera KM4050 copiers are located on the 2nd floor of City Hall. They were purchased in 2007 and 2010. The Lanier 5627 copier is located in the Municipal Court office. It was purchased in 2002.

The new Canon C5550i is a color copier and will provide color capability for all the users on the 2nd floor of City Hall. It will replace the two existing B/W copiers in that location. The Cannon 4525i B/W copier is a replacement for the Lanier copier, which no longer has parts available for repairs except on the secondary used market. The new copiers are digital copiers with fax, collating, stapling, printing, scanning and networking capabilities. GFC already services copiers at our Police Department and has the necessary security clearances. The old copiers would be disposed of by GFC.

The copiers were not bid by the City, as the City was able to purchase them on the WSCA State of Wisconsin - NASPO contract, which resulted in a considerable cost savings.

Fiscal Impact: Funding for the copiers was included in the 2017 Technology CEP (Project No. 17003).

Prepared by:

Caesar F. Geiger
Information Technology Manager

Respectfully submitted by:

Andrew J. Vickers, M.P.A.
City Administrator

Fiscal Review by:

Bridget M. Souffrant, CMTW
Finance Director/Comptroller

**MINUTES
LICENSE COMMITTEE
May 10, 2017 at 8:30 a.m.**

1. The meeting was called to order at 8:30 a.m.
2. On roll call, the following committee members were present: Ald. Duchniak, Ald. Gehl, and Ald. Kurkowski. Also in attendance was Deputy City Clerk Christa Miller.
3. Ald. Gehl, seconded by Ald. Kurkowski, moved to approve the minutes of 3/15/17. On roll call, all voted aye.
4. The Committee reviewed the application for Operator license submitted by Joshua Santos, 5929 S. Hatley Ave., Cudahy, WI (7-Eleven). Mr. Santos was invited to the meeting, however, did not attend.

On the Operator license application, Mr. Santos disclosed no prior convictions.

According to the Police Background Report, Mr. Santos failed to disclose the following:

- Disorderly Conduct (misdemeanor), Milwaukee PD – 5/28/13
- Disorderly Conduct (ordinance), Milwaukee PD – 9/5/12
- Vandalism (ordinance), Milwaukee PD – 4/12/13
- Disorderly Conduct (misdemeanor), Cudahy PD – 6/9/15
- Disorderly Conduct (ordinance), Milwaukee PD – 5/12/14
- Possession of Marijuana (ordinance), Milwaukee PD – 3/20/14

Ald. Gehl, seconded by Ald. Duchniak, moved to deny the request for an Operator’s license submitted by Joshua Santos, 5929 S. Hatley Ave., Cudahy, WI (7-Eleven), due to falsification of application and being a habitual offender. On roll call, all voted aye.

5. Ald. Kurkowski, seconded by Ald. Gehl, moved to grant renewal alcoholic beverage licenses for a period of July 1, 2017 through June 30, 2018, submitted by the following, with issuance subject to final inspections and payment of any fees due. On roll call, all voted aye.

CLASS A BEER / CLASS A CIDER, only

<u>Name</u>	<u>Location</u>	<u>Home Address</u>
Pilot Travel Centers George Kutschma, Agent (Pilot Travel Center #040) <i>Police, Fire, Treasurer</i>	2031 W. Ryan Rd.	N2239 Wilmot Blvd Lake Geneva
Ryan Road Oil Greg Puetz, Agent (Ryan Road Mobil) <i>Sanitarian</i>	9444 S. Chicago Rd.	3369 E. Woodview Ave. Oak Creek
Speedway LLC Marcos A. Acevedo, Agent (Speedway #4462) <i>Sanitarian</i>	8667 S. Howell Ave.	3316 W. Southland Dr. Franklin

CLASS A COMBINATION

<u>Name</u>	<u>Location</u>	<u>Home Address</u>
Midwest Retail Group–Oak Creek, Inc. James F. Fiene, Agent (7-Eleven #35841A) <i>Sanitarian, Inspection</i>	1225 W. Rawson Rd.	W303 N1584 Arbor Dr. Delafield
Aldi, Inc. (Wisconsin) Nancy Baker, Agent (Aldi #01) <i>Sanitarian</i>	6810 S. 27th St.	2652 Iris Ct. Racine
P&K Kooner LLC Kulwant Singh Kooner (Checker Liquor)	9110 S. Chicago Rd.	9104 S. Chicago Rd. Oak Creek
Fortune, Inc. Yash Patel, Agent (Discount Tobacco & Liquor)	2151 E. Rawson Ave.	8216 S. 27 th St. Franklin
Gary's Corporation of Oak Creek Gary Hintz, Agent (Gary's Beer & Liquor) <i>Inspection</i>	9555 S. Howell Ave.	10065 S. McGraw Dr. Oak Creek
Kwik Trip Inc. Kevin Butler, Agent (Kwik Trip #290) <i>Inspection</i>	7880 S. 10 th St.	10080 S. Shepard Ave. Oak Creek
Kwik Trip Inc. Richard McCord, Agent (Kwik Trip #422) <i>Inspection</i>	9535 S. 13 th St.	2663 S. Howell Ave. Milwaukee
Kwik Trip Inc. Candida N. Christman, Agent (Kwik Trip #576) <i>Inspection</i>	2040 W. Ryan Rd.	9332 S. Orchard Park Cir. Oak Creek
Love's Travel Stops & Country Stores, Inc. Paul E. Justice, Agent (Love's Travel Stop #432) <i>Sanitarian</i>	9650 S. 20 th St.	3827 E. Edgerton Ave. Cudahy
Meijer Stores Limited Partnership Tyler Ketterhagen, Agent (Meijer Store #283) <i>Sanitarian</i>	171 W. Town Square Way	164 Karyl St. Burlington

Meijer Stores Limited Partnership Tyler Ketterhagen, Agent (Meijer Store #263 - Gas Station) <i>Sanitarian</i>	8031 S. Howell Ave.	164 Karyl St. Burlington
AT Mart, Inc. Tilak KC, Agent (Oak Creek Mobil) <i>Sanitarian</i>	1200 W. Rawson Ave.	4415 N. Sheffield Ave. Shorewood
JC Stores Inc. Kelly Weber, Agent (Oasis Mobil) <i>Sanitarian</i>	9510 S. 27 th St.	3554 Sheridan Rd., Lower Kenosha
PDQ Food Stores, Inc. Ken Kysely, Agent (PDQ Store #355)	6300 S. 27 th St.	W289 N7951 Park Dr. Hartland
Mega Marts, LLC Eric Thomas Agent (Pick 'n Save #6862) <i>Sanitarian</i>	8770 S. Howell Ave.	W125 S9379 Prairie Meadows Dr. Muskego
Mega Marts, LLC Matthew Meyer, Agent (Pick 'n Save #6348) <i>Sanitarian</i>	6462 S. 27th St.	10312 63 rd St. Kenosha
Mega Marts, LLC Bradley J. Brunner, Agent (Pick 'n Save #6387) <i>Sanitarian</i>	2320 W. Ryan Rd.	5030 S. Guerin Pass New Berlin
Rawson Citgo LLC Adail Hamdan, Agent (Rawson 66)	150 W. Rawson Ave.	4481 W. Victory Creek Franklin
RAB Supermarkets, LLC Ralph D. Malicki, Agent (Piggly Wiggly #342) <i>Inspection</i>	2201 E. Rawson Ave.	2513 116 th St. Franksville
Sal's Beer & Wine LLC Salvatore J. Colla, Agent (Sal's Beer & Wine)	7872 S. Howell Ave.	3833 W. Leah Ave. Franklin
Target Corporation Louisa Ann Wertzler, Agent (Target Store T-1925) <i>Sanitarian</i>	8989 S. Howell Ave.	4876 S. 21st St. Milwaukee
Walgreens Co. Cynthia Smith, Agent (Walgreens #04887) <i>Sanitarian</i>	9449 S. Howell Ave.	10958 W. Cortez Rd. Franklin

Woodman's Food Market, Inc. David J. Keeseey, Agent (Woodman's Food Market)	8131 S. Howell Ave.	5301 26th St. Kenosha
<i>Sanitarian</i>		

CLASS B BEER

<u>Name</u>	<u>Location</u>	<u>Home Address</u>
Kennedy Enterprises, LLC Gin Kennedy, Agent (Board and Brush Oak Creek)	8880 S. Howell Ave., #800	13755 W. Foxwood Dr. New Berlin
<i>Inspection</i>		
Oak Pro III, LLC Aaron Brown, Agent (Candlewood Suites)	6440 S. 13 th St.	7971 S. 6 th St Oak Creek
Oak Pro II, LLC Clint Wills, Agent (Fairfield Inn & Suites)	6460 S. 13th St.	S79 W17524 Scenic Dr. Muskego
<i>Sanitarian</i>		
Georgie Porgie's Ltd. Shelly Urban, Agent (Georgie Porgie's)	9555 S. Howell Ave.	815 Marshall Ave. South Milwaukee
<i>Inspection</i>		

CLASS B BEER / CLASS C WINE

<u>Name</u>	<u>Location</u>	<u>Home Address</u>
Willkomm Foods LLC Val Secor, Agent (The Dish)	9540 S. 27 th St.	5822 80 th St. Kenosha
<i>Sanitarian</i>		
Milwaukee Area Tech College District Richard Busalacchi, Agent (Milwaukee Area Tech College District - South Campus)	6665 S. Howell Ave.	6070 Oriole Ln. Greendale
The Noodle Shop, Co. – Colorado, Inc. Jason Delmore, Agent (Noodles & Company)	8609 S. Howell Ave.	W237 S8060 Highland Dr. Big Bend
<i>Sanitarian, Inspection</i>		
Panda Gourmet LLC Xiao Xiong Liang, Agent (Panda Gourmet)	8880 S. Howell Ave., # 900	1385 E. Prairie View Dr. Oak Creek
<i>Sanitarian</i>		

Valentine Café, LLC Robbin Kashevarof, Agent (Valentine Cafe)	7981 S. 6th St.	2640 Meadow Ln. Hartland
Ki Sin Phil Sun K. Phil (Yen Hwa Chinese)	2345 W. Ryan Rd.	8690 W. Elm Ct. Franklin
<i>Police, Fire, Sanitarian, Inspection</i>		

CLASS B COMBINATION

<u>Name</u>	<u>Location</u>	<u>Home Address</u>
Apple Hospitality Group, LLC Ryan Sell, Agent (Applebee's Neighborhood Grill & Bar)	7135 S. 13 th St.	3711 W. Birchwood Ave. Milwaukee
<i>Inspection</i>		
Hush, LLC Christina S. Clausen, Agent (Bootz Saloon & Grill)	8950 S. 27th St.	4830 W. Vollmer Ave. Greenfield
<i>Inspection</i>		
KMDG LLC Dennis Giannopoulos, Agent (Branded Steer)	1229 W. College Ave.	1243 Kerechun Rd. Hubertus
<i>Sanitarian, Inspection</i>		
Blazin Wings, Inc. Jared S. Bellis, Agent (Buffalo Wild Wings)	8171 S. Howell Ave.	3704 92 nd Place Sturtevant
<i>Inspection</i>		
Cellar on Oakwood, LLC Shirley Miksa, Agent (The Cellar)	812 W. Oakwood Rd.	8655 S. Stonefield Dr. Oak Creek
<i>Treasurer, Sanitarian, Inspection</i>		
Classic Oak Creek Bowling LLC Ed Vahradian Jr., Agent (Classic Lanes Oak Creek)	7501 S. Howell Ave.	6825 S. Harvard Dr. Franklin
<i>Sanitarian, Inspection</i>		
Oak Pro II LLC Clint Wills, Agent (Comfort Suites)	6362 S. 13 th St.	S79 W17524 Scenic Dr. Muskego
<i>Police, Fire, Treasurer, Sanitarian, Inspection</i>		
John Sagan Joyce M. Mueller (Cozy Inn)	9509 S. Chicago Rd.	2410 E. Elm Rd., Oak Creek 1490 51 st St., Caledonia
<i>Sanitarian</i>		

El Fogon Tacos and Beer, Inc. Phil Landa, Agent (El Fogon Tacos and Beer) <i>Sanitarian</i>	8701 S. Howell Ave.	506 4 Mile Road Caledonia
EAK, Inc. Danielle Baerwald, Agent (Erv's Mug) <i>Sanitarian, Inspection</i>	130 W. Ryan Rd.	6104 Churchwood Cir. Greendale
Frankie's Restaurant and Catering, LLC Donna Aboagye, Agent (Frankie's Restaurant and Catering) <i>Inspection</i>	924 E. Rawson Ave.	1706 Maple St. Racine
Jim Dandy's Inc. Karen Iwinski, Agent (Jim Dandy's) <i>Inspection</i>	8900 S. 27 th St.	9676 S. Fox Run Oak Creek
Lotus Restaurant LLC Wan Yi Zuo, Agent (Lotus)	9011 S. Howell Ave.	8219 S. Four Oaks Ct. Franklin
Zeqiri Corp. Lirim Zeqiri, Agent (Market Place Café) <i>Inspection</i>	3570 E. Puetz Rd.	3270 Normandy Dr. Oak Creek
Melrose Eatery, Inc. Sam Diamantopoulos, Agent (Melrose Eatery) <i>Sanitarian, Inspection</i>	6840 S. 27 th St.	7171 S. 35 th St. Franklin
Oak Creek Community Center Bryan Kwapil, Agent (Oak Creek Community Center) <i>Sanitarian</i>	8580 S. Howell Ave.	2543 N. 47 th St. Milwaukee
Oak Creek Diner – Jacob, LLC Teresa R. Jacob, Agent (Oak Creek Diner) <i>Sanitarian</i>	6874 S. 13 th St.	10416 S. Chicago Rd. Oak Creek
St. Ledger Enterprises, Inc. James J. St. Ledger, Jr., Agent (Oak Hills Golf) <i>Sanitarian, Inspection</i>	10360 S. Howell Ave.	1806 Forest Hill Ave. South Milwaukee

Oelschlaeger-Dallman Post No. 434 of the American Legion Department of Wisconsin Robert LaBrosse, Agent (Oelschlaeger-Dallman Post No. 434 of the American Legion Department of Wisconsin) <i>Sanitarian, Inspection</i>	9327 S. Shepard Ave.	8570 S. 13 th St. Oak Creek
Pineapple Café, LLC. Sandra Bonita Madrigal, Agent (Pineapple Cafe) <i>Police, Fire, Sanitarian, Inspection</i>	7864 S. Howell Ave.	4733 S. 43rd St. Greenfield
Southbound Saloon & Eatery LLC Aleshia L. Sieren, Agent (Southbound Saloon & Eatery) <i>Sanitarian, Inspection</i>	9504 S. Chicago Rd.	9510 S. Chicago Rd. Oak Creek
Pedone Restaurant & Catering Alison S. Pedone, Agent (Trattoria diCarlo & Catering) <i>Inspection</i>	8469 S. Howell Ave.	109 Accipiter Ct. Burlington
Double H of S.E. Wis., LLC Mark Herzog, Agent (Victor's Again) <i>Sanitarian, Inspection</i>	9117 S. 5 th Ave.	W303 S10554 Sandy Beach Rd. Mukwonago
Brickler's Restaurant, LLC Marla J. Brickler, Agent (Viviere Italian Restaurant)	1000 E. Rawson Ave.	1126 E. Drexel Ave. Oak Creek
Woodland Golf, Inc. Mary Ellen Joncas, Agent (Woodland Golf) <i>Sanitarian</i>	3025 E. Elm Rd.	3003 E. Elm Rd. Oak Creek

RESERVE CLASS B COMBINATION

<u>Name</u>	<u>Location</u>	<u>Home Address</u>
BelAir Cantina Oak Creek, Inc. Kristyn Eitel, Agent (BelAir Cantina Oak Creek) <i>Sanitarian, Inspection</i>	410 W. Town Square Way	2923 N. Marietta Ave. Milwaukee
The Char-Grill Inc. Jeffrey Marsh, Agent (The Charcoal Grill & Rotisserie) <i>Sanitarian, Inspection</i>	111 W. Ryan Rd.	14102 Marina Dr. Sturtevant

CUB DTS, LLC Marc Bianchini, Agent (Cubanita's) <i>Sanitarian, Inspection</i>	7973 Town Square Way	921 E. Calumet Rd. Fox Point
Margarita City Cantina, Inc. Jessica Escamilla, Agent (Margarita City Cantina) <i>Inspection</i>	8201 S. Howell Ave., #700	1309 Starr Grass Dr. Madison
Za Man 3, LLC Sarah Baker, Agent (Pizza Man Oak Creek) <i>Sanitarian, Inspection</i>	7978 S. Main St.	7639 W. Lorraine Pl. Milwaukee
Family Entertainment, LLC Brian Shander, Agent (South Shore Cinemas) <i>Sanitarian</i>	7241 S. 13 th St.	503 Emerald Hills Dr. Fredonia
Three Cellars, LLC Shawn Vollmer, Agent (Three Cellars) <i>Sanitarian</i>	7228 S. 27 th St.	7324 S. Logan Ave. Oak Creek
WSB Oak Creek Restaurant, LLC Robert C Schmidt, Jr., Agent (Water Street Brewery) <i>Inspection</i>	140 W. Town Square Way	1122 N. Edison St. Milwaukee

Ald. Kurkowski, seconded by Ald. Gehl, moved to adjourn the meeting at 8:44 a.m. On roll call, all voted aye.