

City of Oak Creek, Wisconsin

Tax Incremental District No. 11, Amendment No. 1

Wisconsin Department of Revenue Submissions

Date:
2/13/2014

AFFIDAVIT OF MAILING

STATE OF WISCONSIN
MILWAUKEE COUNTY

Catherine Roeske, being duly sworn on oath, deposes and says:

That she is the City Clerk of the City of Oak Creek, Milwaukee County, State of Wisconsin.

That on November 14, 2013, she caused to be deposited at the Post Office in the City of Oak Creek, County of Milwaukee, State of Wisconsin, a notice of public hearing scheduled for December 10, 2013 at 7:00 p.m. to consider 1) a proposal to add territory to Tax Increment Financing District No. 11 ("Territory Amendment"); and 2) a proposal to amend the Project Plan for Tax Increment District No. 11 ("Project Plan Amendment"), to the Chief Executive Officer of the agencies authorized to tax property in Milwaukee County as shown on the list attached hereto, the same being as though fully set forth herein and incorporated by reference, securely enclosed in an envelope the postage duly paid.



Catherine Roeske, City Clerk

Subscribed and sworn to before me
This 14th day of November, 2013



Notary Public, Milwaukee County, WI

My commission expires on 1-29-17

November 14, 2013

Kevin Shafer, PE
Executive Director
Milwaukee Metropolitan Sewerage District
260 W. Seeboth St.
Milwaukee, WI 53204

Re: Amendment to City of Oak Creek Tax Increment District No. 11

Dear Mr. Shafer:

On Tuesday, December 10, 2013 the City of Oak Creek will be holding a public hearing on the amendment to the existing boundaries and project plan for Tax Incremental District No. 11.

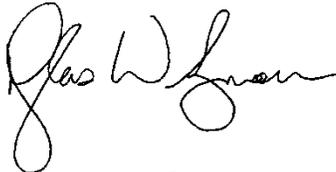
Tax Incremental District No. 11 ("the District") was created in 2012 as a mixed-use tax increment district. It is comprised of approximately 116 acres that will be developed with a mix of offices, commercial buildings and residential as part of the Drexel Town Square development.

The proposed amendment would increase the size of the District by approximately 4.4 acres. The project plan is also proposed to be amended to more accurately reflect project costs, including additional development incentives.

Pursuant to Wisconsin Statute 66.1105(4)(a), (e), and (5)(d), the City of Oak Creek is required to notify all of the taxing jurisdictions within the proposed district.

Please do not hesitate to contact me if I can be of further assistance regarding this matter.

Sincerely,



Douglas W. Seymour, AICP
Director of Community Development

November 14, 2013

Dr. Michael L. Burke, President
Milwaukee Area Technical College
700 West State Street, Room M200
Milwaukee, WI 53233

Re: Amendment to City of Oak Creek Tax Increment District No. 11

Dear Dr. Burke:

On Tuesday, December 10, 2013 the City of Oak Creek will be holding a public hearing on the amendment to the existing boundaries and project plan for Tax Incremental District No. 11.

Tax Incremental District No. 11 ("the District") was created in 2012 as a mixed-use tax increment district. It is comprised of approximately 116 acres that will be developed with a mix of offices, commercial buildings and residential as part of the Drexel Town Square development.

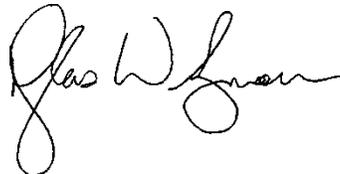
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Please do not hesitate to contact me if I can be of further assistance regarding this matter.

We will be contacting you shortly to schedule a meeting of the Joint Review Board.

Sincerely,



Douglas W. Seymour, AICP
Director of Community Development

November 14, 2013

Dr. Sara Burmeister, Superintendent
Oak Creek Franklin Joint School District
7630 South Tenth Street
Oak Creek, WI 53154

Re: Amendment to City of Oak Creek Tax Increment District No. 11

Dear Superintendent Burmeister:

On Tuesday, December 10, 2013 the City of Oak Creek will be holding a public hearing on the amendment to the existing boundaries and project plan for Tax Incremental District No. 11.

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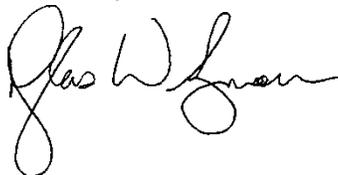
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Sincerely,



Douglas W. Seymour, AICP
Director of Community Development

November 14, 2013

Stephen Scaffidi, Mayor
City of Oak Creek
8640 S. Howell Ave.
Oak Creek, WI 53154

Re: Amendment to City of Oak Creek Tax Increment District No. 11

Dear Mayor Scaffidi:

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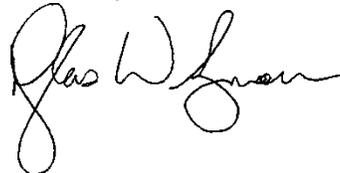
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We will be contacting you shortly to schedule a meeting of the Joint Review Board.

Sincerely,



Douglas W. Seymour, AICP
Director of Community Development

November 14, 2013

Chris Abele, Milwaukee County Executive
Milwaukee County Courthouse
901 N. 9th Street, Room 306
Milwaukee, WI 53233

Re: Amendment to City of Oak Creek Tax Increment District No. 11

Dear County Executive Abele:

On Tuesday, December 10, 2013 the City of Oak Creek will be holding a public hearing on the amendment to the existing boundaries and project plan for Tax Incremental District No. 11.

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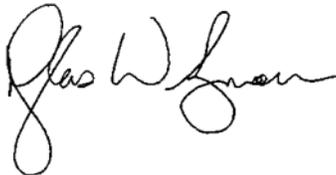
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We will be contacting you shortly to schedule a meeting of the Joint Review Board.

Sincerely,



Douglas W. Seymour, AICP
Director of Community Development

TO BE PUBLISHED NOVEMBER 27, 2013

OFFICIAL NOTICE

**NOTICE OF JOINT REVIEW BOARD MEETING
(Tax Incremental Finance (TIF) District No. 11)**

PURPOSE: The purpose of the Joint Review Board meeting is to convene its initial meeting before the public hearing takes place and to consider 1) the selection of the public member to the Board; 2) the selection of the chairperson of the Board, 3) add territory to Tax Incremental Financing District No. 11, and 4) an initial review, as available, of the proposed amendment to the Project Plan for Tax Incremental Finance (TIF) District No. 11 to provide funding for eligible project costs, which may include; street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants made by the City to owners or lessees or developers of land located within the District (development incentives), related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law.

Meeting Date: Tuesday, December 3, 2013
Time: 3:00 p.m.
Place: Oak Creek City Hall
8640 South Howell Avenue
Oak Creek, WI 53154
Common Council Chambers

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

Date of Notice: November 21, 2013
CITY OF OAK CREEK COMMON COUNCIL
By: Stephen Scaffidi, Mayor

PUBLIC NOTICE

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

COMMUNITY **CNI** NEWSPAPERS

AFFIDAVIT OF PUBLICATION

0004313206

OAK CREEK, CITY OF
8640 S HOWELL AVE
PO BOX 27
ATTN; CHRISTA MILLER
OAK CREEK, WI 53154

Patti Guerrero hereby states that she is authorized by Journal Communications Inc. to certify on behalf of Journal Community Publishing Group, publisher of Community Newspapers, public newspapers of general circulation, printed and published in city and county of Milwaukee; was published in the My Community Now- South on 11/28/2013; that said printed copy was taken from said printed newspaper(s).



Patti Guerrero
Patti Guerrero

State of Wisconsin
County of Milwaukee

Subscribed and sworn before me this 2 day of Dec, 2013.

Donna Laird

Notary Public State of Wisconsin

My Commission Expires 12-02-13
DONNA LAIRD
NOTARIZED
COMMISSION
EXPIRES 10*09*16

**OFFICIAL NOTICE
NOTICE OF JOINT REVIEW
BOARD MEETING
(Tax Incremental Finance (TIF)
District No. 11)**

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available, of the proposed amendment to the Project Plan for Tax Incremental Finance (TIF) District No. 11 to provide funding for eligible project costs, which may include; street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants made by the City to owners or lessees or developers of land located within the District (development incentives), related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law.

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

Date of Notice: November 21, 2013

**CITY OF OAK CREEK
COMMON COUNCIL
By: Stephen Scaffidi, Mayor**

To be published 11/21 and 11/28

* * * OFFICIAL NOTICE * * *

NOTICE OF PUBLIC HEARING
TO AMEND THE TERRITORY AND PROJECT PLAN FOR
TAX INCREMENT FINANCING DISTRICT NO. 11 ("TID 11")
CITY OF OAK CREEK

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Oak Creek will hold a Public Hearing at 7:00 p.m. on Tuesday, December 10, 2013, at the City Hall located at 8640 South Howell Avenue in the City of Oak Creek, to consider 1) a proposal to add territory to Tax Increment Financing District No. 11 ("Territory Amendment"); and 2) a proposal to amend the Project Plan for Tax Increment District No. 11 ("Project Plan Amendment")

The description of the existing territory and boundaries of TID 11 ("Existing Territory") are:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22 ; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S89°07'01"E, 2570.94 feet ; thence S00°33'20"W, 1449.85 feet ; thence N89°26'40"W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S45°32'20"W, 21.93 feet ; thence S1°31'21"W, 0.89 feet ; thence N89°8'27"W, 104.99 feet; thence N00°30'12"E, 267.39 feet ; thence N89°29'48"W, 503.03 feet ; thence S00°30'12"W, 60.77 feet ; thence N89°29'48"W, 111.58 feet ; thence N00°30'12"E, 9.00 feet ; thence N89°28'51"W, 331.17 feet ; thence S00°30'40"W, 187.72 feet ; thence N89°26'10"W, 718.07 feet ; thence S00°39'37"W, 252.53 feet ; thence S89°20'23"E, 347.32 feet ; thence S00°39'37"W, 683.62 feet ; thence N89°20'23"W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S00°40'26"W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S70°33'07"W, 717.03 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N00°47'46"E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N07°15'01"E, 47.69 feet; thence N80°14'06"W, 15.53 feet; thence northeasterly, 107.83 feet along the arch of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N05°26'59"E, 107.73 feet ; thence N00°00'50"W, 10.00 feet ; thence N05°13'10"W, 17.07 feet ; thence N03°28'50"E, 22.63 feet ; thence N00°00'50"W, 279.70 feet ; thence S89°28'52"E, 1.62 feet ; thence N00°08'46"W, 2075.26 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N06°54'02"W, 193.54 feet ; thence N00°10'30"W, 324.85 feet ; thence S89°17'21"E, 182.71 feet to the point of beginning. (Contains 116.19 acres)

The Existing Territory is commonly known as 7929 S. Howell Avenue, 8051 S. Howell Avenue, 601 W. Drexel Avenue, 8050 S. 6th Street, 500 and 535 W. Forest Hill Avenue.

The description of the territory to be added ("Additional Territory") is: Outlot 1 of Certified Survey Map No. 7910 being in the Northeast 1/4 of Section 17-5-22 (4.4624 ACS)

The Additional Territory is commonly known as 400 W. Forest Hill Avenue.

The description of the combined Existing Territory and Additional Territory is:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22 ; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S 89°07'01" E, 2570.94 feet ; thence S 00°33'20" W, 1449.85 feet ; thence N 89°26'40" W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S 45°32'20" W, 21.93 feet ; thence S 01°31'21" W, 0.89 feet ; thence N 89°08'27" W, 104.99 feet; thence N 00°30'12" E, 267.39 feet ; thence N 89°29'48" W, 503.03 feet ; thence S 00°30'12" W, 60.77 feet ; thence N 89°29'48" W, 111.68 feet ; thence N 00°30'12" E, 9.00 feet ; thence N 89°28'51" W, 331.17 feet ; thence S 00°30'40" W, 187.72 feet ; thence N 89°26'10" W, 147.17 feet; thence S 00°33'50" W, 253.49 feet; thence N 89°20'23" W, 144.00 feet; thence S 00°39'37" W, 623.62 feet; thence N 89°20'23" W, 80.00 feet; thence S 00°39'37" W, 60.00 feet; thence N 89°20'23" W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S 00°41'14" W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S 70°33'07" W, 717.73 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N 00°47'41" E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N 07°15'01" E, 47.69 feet; thence N 80°14'06" W, 15.53 feet; thence northeasterly, 107.83 feet along the arc of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N 05°26'59" E, 107.73 feet ; thence N 00°00'50" W, 10.00 feet ; thence N 05°13'10" W, 17.07 feet ; thence N 03°28'50" E, 22.63 feet ; thence N 00°00'50" W, 279.70 feet ; thence S 89°28'52" E, 1.62 feet ; thence N 00°08'46" W, 2075.34 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N 06°54'02" W, 193.54 feet ; thence N 00°10'30" W, 324.85 feet ; thence S 89°17'21" E, 182.71 feet to the point of beginning. (Contains 120.6 acres)

The Commission will consider 1) adding the Additional Territory for TID 11, and 2) adopting the Project Plan Amendment to TID 11 for the purpose of funding eligible project costs, which may include; street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants made by the City to owners or lessees or developers of land located within the District (development incentives), related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law. The eligible project costs for this Project Plan Amendment are estimated at an additional \$3,500,000 for infrastructure and an additional \$13,000,000 (subject to change by the Plan Commission and Council) for cash grants/development incentives.

All interested parties will be given a reasonable opportunity to express their views on the Territory Amendment and the Project Plan Amendment for TID 11. A copy of the proposed Territory Amendment and Project Plan Amendment is available for viewing in the offices of the City Clerk at the City Hall located at 8640 South Howell Avenue. A copy of the proposed Territory Amendment and Project Plan Amendment will be provided on request per s. 66.1105(4)(e) Wis. Stats. Any person(s) with questions regarding the proposed amendment to Tax Increment Financing District No. 11 may call the Planning Department at 768-6527. This hearing may be adjourned from time to time.

Dated this 14th day of November, 2013
CITY OF OAK CREEK PLAN COMMISSION
By: Stephen Scaffidi, Mayor

PUBLIC NOTICE

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost

to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferable a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154.

COMMUNITY  NEWSPAPERS

AFFIDAVIT OF PUBLICATION

0004310965

OAK CREEK, CITY OF
8640 S HOWELL AVE
PO BOX 27
ATTN; CHRISTA MILLER
OAK CREEK, WI 53154

Patti Guerrero hereby states that she is authorized by Journal Communications Inc. to certify on behalf of Journal Community Publishing Group, publisher of Community Newspapers, public newspapers of general circulation, printed and published in city and county of Milwaukee; was published in the My Community Now- South on **11/21/2013 and 11/28/2013**; that said printed copy was taken from said printed newspaper(s).

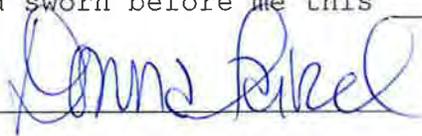


Patti Guerrero



State of Wisconsin
County of Milwaukee

Subscribed and sworn before me this 2 day of Dec, 2013.



Notary Public State of Wisconsin

My Commission Expires _____

DONNA LAIRD
NOTARIZED 12-02-13
COMMISSION
EXPIRES 10-09-16

***** OFFICIAL NOTICE ***
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 AND PROJECT PLAN FOR
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Commencing at the Northwest

CITY OF OAK CREEK

corner of the Northeast ¼ of Section 17-5-22 ; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:
 thence S 89°07'01" E, 2570.94 feet ; thence S 00°33'20" W, 1449.85 feet ; thence N 89°26'40" W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S 45°32'20" W, 21.93 feet ; thence S 01°31'21" W, 0.89 feet ; thence N 89°08'27" W, 104.99 feet; thence N 00°30'12" E, 267.39 feet ; thence N 89°29'48" W, 503.03 feet ; thence S 00°30'12" W, 60.77 feet ; thence N 89°29'48" W, 111.68 feet ; thence N 00°30'12" E, 9.00 feet ; thence N 89°28'51" W, 331.17 feet ; thence S 00°30'40" W, 187.72 feet ; thence N 89°26'10" W, 147.17 feet; thence S 00°33'50" W, 253.49 feet; thence N 89°20'23" W, 144.00 feet; thence S 00°39'37" W, 623.62 feet; thence N 89°20'23" W, 80.00 feet; thence S 00°39'37" W, 60.00 feet; thence N 89°20'23" W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65

feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S 00°41'14" W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S 70°33'07 W, 717.73 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N 00°47'41" E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N 07°15'01" E, 47.69 feet; thence N 80°14'06" W, 15.53 feet; thence northeasterly, 107.83 feet along the arc of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N 05°26'59" E, 107.73 feet ; thence N 00°00'50" W, 10.00 feet ; thence N 05°13'10" W, 17.07 feet ; thence N 03°28'50" E, 22.63 feet ; thence N 00°00'50" W, 279.70 feet ; thence S 89°28'52" E, 1.62 feet ; thence N 00°08'46" W, 2075.34 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N 06°54'02" W, 193.54 feet ; thence N 00°10'30" W, 324.85 feet ; thence S 89°17'21" E, 182.71 feet ; to the point of beginning. (Contains 120.6 acres)

2 The Commission will consider 1) adding the Additional Territory for TID 11, and 2) adopting the Project Plan Amendment to TID 11 for the purpose of funding eligible

project costs, which may include; street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants made by the City to owners or lessees or developers of land located within the District (development incentives), related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law. The eligible project costs for this Project Plan Amendment are estimated at an additional \$3,500,000 for infrastructure and an additional \$13,000,000 (subject to change by the Plan Commission and Council) for cash grants/development incentives. All interested parties will be given a reasonable opportunity to express their views on the Territory Amendment and the Project Plan Amendment for TID 11. A copy of the proposed Territory Amendment and Project Plan Amendment is available for viewing in the offices of the City Clerk at the City Hall located at 8640 South Howell Avenue. A copy of the proposed

Territory Amendment and Project Plan Amendment will be provided on request per s. 66.1105(4)(e) Wis. Stats. Any person(s) with questions regarding the proposed amendment to Tax Increment Financing District No. 11 may call the Planning Department at 768-6527. This hearing may be adjourned from time to time.

Dated this 14th day of November, 2013
 CITY OF OAK CREEK
 PLAN COMMISSION
 By: Stephen Scaffidi, Mayor



RESOLUTION NO. 2013-03

A RESOLUTION ADOPTED BY THE PLAN COMMISSION
FOR APPROVING AMENDMENT NO. 1 TO THE PROJECT PLAN
AND TERRITORY AMENDMENT NO. 1 FOR
TAX INCREMENTAL DISTRICT NO. 11,
CITY OF OAK CREEK, WISCONSIN

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

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

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

WHEREAS, in order to further the goals contained in the original Project Plan for the District, the City now finds it desirable to amend the District’s territorial boundaries to add additional property to the District as set forth in Exhibit A attached hereto and incorporated herein (“Territory Amendment”), and this is the first territory amendment to the District; and

WHEREAS, the property to be added in the Territory Amendment is contiguous to the District and will be served by improvements in the District Project Plan; and

WHEREAS, the City of Oak Creek desires to amend the Project Plan for the District for the purpose of additions or modifications to the eligible project costs, which may include street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants/developer incentives made by the City to owners or lessees or developers of land located within 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. 1 to Project Plan attached hereto as Exhibit B and incorporated herein (“Project Plan Amendment”); 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 December 10, 2013, 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 Territory Amendment and Project Plan Amendment, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its first publication, a copy of the notice of said Public Hearing was sent via first class mail to the chief executive officer of Milwaukee County, the Oak Creek Franklin Joint School District, the Milwaukee Metropolitan Sewerage District, the Milwaukee

County Technical College District, and the other entities having the power to levy taxes on property located within the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, the Plan Commission, after due consideration following the said Public Hearing, determined that the Territory Amendment and 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 B and incorporated herein, which includes the following amendments:

- a. Map 3, Conceptual Land Uses;
- b. Map 4, Proposed Improvements;
- c. A detailed list of additional estimated project costs (including infrastructure any cash grants/developer incentives);
- d. A project economic feasibility study;
- e. An opinion of the City Attorney or of an attorney retained by the City advising the plan is complete and complies with Wisconsin Statutes, Section 66.1105(4)(f); and

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

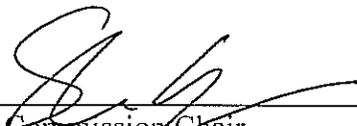
NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Oak Creek as follows:

1. That the Plan Commission pursuant to the Tax Increment Law hereby adopts the Territory Amendment to amend the territorial boundaries of Tax Incremental District No. 11 in the City of Oak Creek to add and include the property set forth in the attached Exhibit A and incorporated herein, and;
2. That the Plan Commission pursuant to the Tax Increment Law hereby adopts the Project Plan Amendment to amend the Project Plan as attached to this resolution as Exhibit B and incorporated herein; and
3. That the Plan Commission hereby recommends that the City Common Council adopt a resolution and thereby formally adopt the Territory Amendment and Project Plan Amendment effective as of such date, and approve the Territory Amendment and

Project Plan Amendment in accordance with the provisions of the Tax Increment Law; and

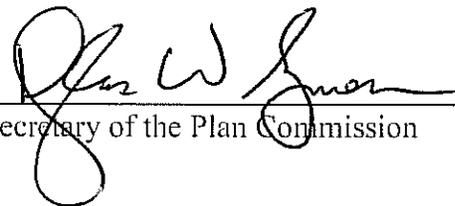
4. That except as specifically amended by the Territory Amendment or Project Plan Amendment, the District territory and Project Plan remains unchanged and in full force and effect, except as amended by any and all previous amendments to the Project Plan; and
5. That the City Clerk is hereby authorized and directed to provide the Mayor and City Common Council with certified copies of this Resolution, upon its adoption by the Plan Commission.

Adopted this 10th day of December, 2013.



Plan Commission Chair

Attest:



Secretary of the Plan Commission

EXHIBIT A

AMENDMENT NO. 1 TO TERRITORY

The description of the territory to be added ("Additional Territory") is: Outlot 1 of Certified Survey Map No. 7910 being in the Northeast 1/4 of Section 17-5-22 (4.4624 ACS)

The Additional Territory is commonly known as 400 W. Forest Hill Avenue.

The description of the combined Existing Territory and Additional Territory is:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S 89°07'01" E, 2570.94 feet ; thence S 00°33'20" W, 1449.85 feet ; thence N 89°26'40" W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S 45°32'20" W, 21.93 feet ; thence S 01°31'21" W, 0.89 feet ; thence N 89°08'27" W, 104.99 feet; thence N 00°30'12" E, 267.39 feet ; thence N 89°29'48" W, 503.03 feet ; thence S 00°30'12" W, 60.77 feet ; thence N 89°29'48" W, 111.68 feet ;
thence N 00°30'12" E, 9.00 feet ; thence N 89°28'51" W, 331.17 feet ; thence S 00°30'40" W, 187.72 feet ; thence N 89°26'10" W, 147.17 feet; thence S 00°33'50" W, 253.49 feet; thence N 89°20'23" W, 144.00 feet; thence S 00°39'37" W, 623.62 feet; thence N 89°20'23" W, 80.00 feet; thence S 00°39'37" W, 60.00 feet; thence N 89°20'23" W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S 00°41'14" W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S 70°33'07 W, 717.73 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N 00°47'41" E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N 07°15'01" E, 47.69 feet; thence N 80°14'06" W, 15.53 feet; thence northeasterly, 107.83 feet along the arc of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N 05°26'59" E, 107.73 feet ; thence N 00°00'50" W, 10.00 feet ; thence N 05°13'10" W, 17.07 feet ; thence N 03°28'50" E, 22.63 feet ;
thence N 00°00'50" W, 279.70 feet ; thence S 89°28'52" E, 1.62 feet ; thence N 00°08'46" W, 2075.34 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N 06°54'02" W, 193.54 feet ;
thence N 00°10'30" W, 324.85 feet ; thence S 89°17'21" E, 182.71 feet to the point of beginning.
(Contains 120.6 acres)

EXHIBIT B

AMENDMENT NO. 1 TO PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY.

RESOLUTION NO. 11442-121713

**A RESOLUTION BY THE COMMON COUNCIL
MAKING CERTAIN FINDINGS AND APPROVING AMENDMENT NO. 1 TO THE
PROJECT PLAN AND TERRITORY AMENDMENT NO. 1 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, in order to further the goals contained in the original Project Plan for the District, the City now finds it desirable to amend the District's territorial boundaries to add additional property to the District as set forth in Exhibit A attached hereto and incorporated herein ("Territory Amendment"), and this is the first territory amendment to the District; and

WHEREAS, the City of Oak Creek desires to amend the Project Plan for the District for the purpose of additions or modifications to the eligible project costs, which may include street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants/developer incentives made by the City to owners or lessees or developers of land located within 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. 1 to Project Plan attached hereto as Exhibit B and incorporated herein ("Project Plan Amendment"); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on December 10, 2013, after giving proper Class 2 public notice and having a quorum present, held a public hearing concerning the proposed Territory Amendment and Project Plan Amendment during which interested parties from the public were afforded a reasonable opportunity to express their views ("Public Hearing"); 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, after said Public Hearing, the Plan Commission approved and recommended to the City Common Council that it adopt the Territory Amendment and Project Plan Amendment; and

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

1. Map 3, Conceptual Land Uses;
2. Map 4, Proposed Improvements;
3. A detailed list of additional estimated project costs (including infrastructure and cash grants/developer incentives);
4. A project economic feasibility study;
5. 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 Territory Amendment and 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:

- a. That the City Common Council, pursuant to the Tax Increment Law, hereby adopts the Territory Amendment to amend the territorial boundaries of Tax Incremental District No. 11 in the City of Oak Creek to add and include the property set forth in the attached Exhibit A and incorporated herein, and
- b. The City Common Council hereby finds and declares that:
 - a. The Territory Amendment and the Project Plan Amendment are feasible and in conformity with the master plan; and
 - b. 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
 - c. 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 will remain so zoned for mixed uses for the life of the District; and
 - d. The project costs relate to directly serve to promote mixed-use development consistent with the purpose for which the District is created; and
 - e. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and

- f. 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
- g. 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
- h. The project costs relate directly to promoting mixed-use development in the District, consistent with the purpose for which the District is created; and
- i. The property to be added in the Territory Amendment is contiguous to the District and will be served by improvements in the District Project Plan.

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

- 1. Such Territory Amendment and Project Plan Amendment to the District in the City are feasible; and
- 2. Such Territory Amendment and Project Plan Amendment are in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT, except as specifically amended by the Territory Amendment or the Project Plan Amendment, the District territory and Project Plan remains unchanged and in full force and effect, except as amended by any and all previous amendments.

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 Territory Amendment and Project Plan Amendment pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

Adopted this 17th day of December, 2013.



 President, Common Council



 Stephen Scaffidi, Mayor

Attest:



 Catherine Roeske, City Clerk

VOTE: Ayes 6 Noes 0

EXHIBIT A

AMENDMENT NO. 1 TO TERRITORY

The description of the territory to be added ("Additional Territory") is:

Outlot 1 of Certified Survey Map No. 7910 being in the Northeast 1/4 of Section 17-5-22 (4.4624 ACS)

The Additional Territory is commonly known as 400 W. Forest Hill Avenue.

The description of the combined Existing Territory and Additional Territory is:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S 89°07'01" E, 2570.94 feet ; thence S 00°33'20" W, 1449.85 feet ; thence N 89°26'40" W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S 45°32'20" W, 21.93 feet ; thence S 01°31'21" W, 0.89 feet ; thence N 89°08'27" W, 104.99 feet; thence N 00°30'12" E, 267.39 feet ; thence N 89°29'48" W, 503.03 feet ; thence S 00°30'12" W, 60.77 feet ; thence N 89°29'48" W, 111.68 feet ; thence N 00°30'12" E, 9.00 feet ; thence N 89°28'51" W, 331.17 feet ; thence S 00°30'40" W, 187.72 feet ; thence N 89°26'10" W, 147.17 feet; thence S 00°33'50" W, 253.49 feet; thence N 89°20'23" W, 144.00 feet; thence S 00°39'37" W, 623.62 feet; thence N 89°20'23" W, 80.00 feet; thence S 00°39'37" W, 60.00 feet; thence N 89°20'23" W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S 00°41'14" W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S 70°33'07 W, 717.73 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N 00°47'41" E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N 07°15'01" E, 47.69 feet; thence N 80°14'06" W, 15.53 feet; thence northeasterly, 107.83 feet along the arc of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N 05°26'59" E, 107.73 feet ; thence N 00°00'50" W, 10.00 feet ; thence N 05°13'10" W, 17.07 feet ; thence N 03°28'50" E, 22.63 feet ; thence N 00°00'50" W, 279.70 feet ; thence S 89°28'52" E, 1.62 feet ; thence N 00°08'46" W, 2075.34 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N 06°54'02" W, 193.54 feet ; thence N 00°10'30" W, 324.85 feet ; thence S 89°17'21" E, 182.71 feet to the point of beginning. (Contains 120.6 acres)

EXHIBIT B

AMENDMENT NO. 1 TO PROJECT PLAN

[TO BE ATTACHED]

RESOLUTION NO. 11449-010714

**A RESOLUTION BY THE COMMON COUNCIL
MAKING CERTAIN FINDINGS AND APPROVING AMENDMENT NO. 1 TO THE
PROJECT PLAN AND TERRITORY AMENDMENT NO. 1 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, in order to further the goals contained in the original Project Plan for the District, the City now finds it desirable to amend the District's territorial boundaries to add additional property to the District as set forth in Exhibit A attached hereto and incorporated herein ("Territory Amendment"), and this is the first territory amendment to the District; and

WHEREAS, the City of Oak Creek desires to amend the Project Plan for the District for the purpose of additions or modifications to the eligible project costs, which may include street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants/developer incentives made by the City to owners or lessees or developers of land located within 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. 1 to Project Plan attached hereto as Exhibit B and incorporated herein ("Project Plan Amendment"); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on December 10, 2013, after giving proper Class 2 public notice and having a quorum present, held a public hearing concerning the proposed Territory Amendment and Project Plan Amendment during which interested parties from the public were afforded a reasonable opportunity to express their views ("Public Hearing"); 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, after said Public Hearing, the Plan Commission approved and recommended to the City Common Council that it adopt the Territory Amendment and Project Plan Amendment; and

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

1. Map 3, Conceptual Land Uses;
2. Map 4, Proposed Improvements;
3. A detailed list of additional estimated project costs (including infrastructure and cash grants/developer incentives);
4. A project economic feasibility study;
5. 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 Territory Amendment and 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. That the City Common Council, pursuant to the Tax Increment Law, hereby adopts the Territory Amendment to amend the territorial boundaries of Tax Incremental District No. 11 in the City of Oak Creek to add and include the property set forth in the attached Exhibit A and incorporated herein, and
2. The City Common Council hereby finds and declares that:
 - (a) The Project Plan, as amended, is feasible and in conformity with the master plan; and
 - (b) 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
 - (c) 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
 - (d) The project costs relate to directly serve to promote mixed-use development consistent with the purpose for which the District is created; and
 - (e) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and
 - (f) 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

- (g) 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
- (h) The project costs relate directly to promoting mixed-use development in the District, consistent with the purpose for which the District is created; and
- (i) 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
- (j) 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; and
- (k) The property to be added in the Territory Amendment is contiguous to the District and will be served by improvements in the District Project Plan.

BE IT FURTHER RESOLVED THAT, the City Common Council of the City of Oak Creek approves the Territory Amendment attached as Exhibit A and incorporated herein and the Project Plan Amendment attached hereto as Exhibit B and incorporated herein, both as recommended and adopted by the Plan Commission, 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, except as specifically amended by the Territory Amendment or the Project Plan Amendment, the District territory and Project Plan remains unchanged and in full force and effect, except as amended by any and all previous amendments.

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 Territory Amendment and Project Plan Amendment and for a redetermination of the tax incremental base, as of January 1, 2014, 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 7th day of January, 2014.


Kenneth Gehl, Common Council President


Stephen Scaffidi, Mayor

Attest:


Catherine Roeske, Clerk

EXHIBIT A

AMENDMENT NO. 1 TO TERRITORY

The description of the territory to be added ("Additional Territory") is:

Outlot 1 of Certified Survey Map No. 7910 being in the Northeast 1/4 of Section 17-5-22 (4.4624 ACS)

The Additional Territory is commonly known as 400 W. Forest Hill Avenue.

The description of the combined Existing Territory and Additional Territory is:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S 89°07'01" E, 2570.94 feet ; thence S 00°33'20" W, 1449.85 feet ; thence N 89°26'40" W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S 45°32'20" W, 21.93 feet ; thence S 01°31'21" W, 0.89 feet ; thence N 89°08'27" W, 104.99 feet; thence N 00°30'12" E, 267.39 feet ; thence N 89°29'48" W, 503.03 feet ; thence S 00°30'12" W, 60.77 feet ; thence N 89°29'48" W, 111.68 feet ; thence N 00°30'12" E, 9.00 feet ; thence N 89°28'51" W, 331.17 feet ; thence S 00°30'40" W, 187.72 feet ; thence N 89°26'10" W, 147.17 feet; thence S 00°33'50" W, 253.49 feet; thence N 89°20'23" W, 144.00 feet; thence S 00°39'37" W, 623.62 feet; thence N 89°20'23" W, 80.00 feet; thence S 00°39'37" W, 60.00 feet; thence N 89°20'23" W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S 00°41'14" W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S 70°33'07 W, 717.73 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N 00°47'41" E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N 07°15'01" E, 47.69 feet; thence N 80°14'06" W, 15.53 feet; thence northeasterly, 107.83 feet along the arc of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N 05°26'59" E, 107.73 feet ; thence N 00°00'50" W, 10.00 feet ; thence N 05°13'10" W, 17.07 feet ; thence N 03°28'50" E, 22.63 feet ; thence N 00°00'50" W, 279.70 feet ; thence S 89°28'52" E, 1.62 feet ; thence N 00°08'46" W, 2075.34 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N 06°54'02" W, 193.54 feet ; thence N 00°10'30" W, 324.85 feet ; thence S 89°17'21" E, 182.71 feet to the point of beginning. (Contains 120.6 acres)

EXHIBIT B

AMENDMENT NO. 1 TO PROJECT PLAN

[TO BE ATTACHED]

10623177.2

TO BE PUBLISHED *DECEMBER 19, 2013*

OFFICIAL NOTICE

**NOTICE OF JOINT REVIEW BOARD MEETING
(Tax Incremental Finance (TIF) District No. 11)**

PURPOSE: The purpose of the Joint Review Board meeting is to consider 1) a proposal to add territory to Tax Increment Financing District No. 11 ("Territory Amendment"); and 2) a proposal to amend the Project Plan for Tax Increment District No. 11 ("Project Plan Amendment").

Meeting Date: Wednesday, January 8, 2014
Time: 3:00 p.m.
Place: Oak Creek City Hall
8640 South Howell Avenue
Oak Creek, WI 53154
Engineering Conference Room

The description of the existing territory and boundaries of TID 11 ("Existing Territory") are:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S89°07'01"E, 2570.94 feet ; thence S00°33'20"W, 1449.85 feet ; thence N89°26'40"W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S45°32'20"W, 21.93 feet ; thence S1°31'21"W, 0.89 feet ; thence N89°08'27"W, 104.99 feet; thence N00°30'12"E, 267.39 feet ; thence N89°29'48"W, 503.03 feet ; thence S00°30'12"W, 60.77 feet ; thence N89°29'48"W, 111.58 feet ; thence N00°30'12"E, 9.00 feet ; thence N89°28'51"W, 331.17 feet ; thence S00°30'40"W, 187.72 feet ; thence N89°26'10"W, 718.07 feet ; thence S00°39'37"W, 252.53 feet ; thence S89°20'23"E, 347.32 feet ; thence S00°39'37"W, 683.62 feet ; thence N89°20'23"W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S00°40'26"W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S70°33'07"W, 717.03 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N00°47'46"E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N07°15'01"E, 47.69 feet; thence N80°14'06"W, 15.53 feet; thence northeasterly, 107.83 feet along the arch of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N05°26'59"E, 107.73 feet ; thence N00°00'50"W, 10.00 feet ; thence N05°13'10"W, 17.07 feet ; thence N03°28'50"E, 22.63 feet ; thence N00°00'50"W, 279.70 feet ; thence S89°28'52"E, 1.62 feet ; thence N00°08'46"W, 2075.26 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears

N06°54'02"W, 193.54 feet ; thence N00°10'30"W, 324.85 feet ; thence S89°17'21"E, 182.71 feet to the point of beginning. (Contains 116.19 acres)

The Existing Territory is commonly known as 7929 S. Howell Avenue, 8051 S. Howell Avenue, 601 W. Drexel Avenue, 8050 S. 6th Street, 500 and 535 W. Forest Hill Avenue.

The description of the territory to be added ("Additional Territory") is: Outlot 1 of Certified Survey Map No. 7910 being in the Northeast 1/4 of Section 17-5-22 (4.4624 ACS)

The Additional Territory is commonly known as 400 W. Forest Hill Avenue.

The description of the combined Existing Territory and Additional Territory is:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

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The Board will consider 1) adding the Additional Territory for TID 11, and 2) adopting the Project Plan Amendment to TID 11 for the purpose of funding eligible project costs, which may include; street improvements, sanitary sewer, stormwater management, water main extensions, street lighting, potential cash grants made by the City to owners or lessees or developers of

land located within the District (development incentives), related organizational and administrative costs, and any other eligible project costs permitted by the Tax Incremental Finance law. The eligible project costs for this Project Plan Amendment are estimated at an additional \$3,500,000 for infrastructure and an additional \$13,500,000 (subject to change by the Plan Commission and Council) for cash grants/development incentives.

All interested parties will be given a reasonable opportunity to express their views on the Territory Amendment and the Project Plan Amendment for TID 11. A copy of the proposed Territory Amendment and Project Plan Amendment is available for viewing in the offices of the City Clerk at the City Hall located at 8640 South Howell Avenue. A copy of the proposed Territory Amendment and Project Plan Amendment will be provided on request per s. 66.1105(4)(e) Wis. Stats. Any person(s) with questions regarding the proposed amendment to Tax Increment Financing District No. 11 may call the Planning Department at 768-6527.

Date of Notice: December 19, 2013
CITY OF OAK CREEK COMMON COUNCIL
By: Stephen Scaffidi, Mayor

PUBLIC NOTICE

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

COMMUNITY **CNT** NEWSPAPERS

AFFIDAVIT OF PUBLICATION

0004321642

OAK CREEK, CITY OF
8640 S HOWELL AVE
PO BOX 27
ATTN; CHRISTA MILLER
OAK CREEK, WI 53154

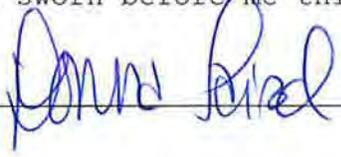
Patti Guerrero hereby states that she is authorized by Journal Communications Inc. to certify on behalf of Journal Community Publishing Group, publisher of Community Newspapers, public newspapers of general circulation, printed and published in city and county of Milwaukee; was published in the My Community Now- South on 12/19/2013 ;that said printed copy was taken from said printed newspaper(s).


Patti Guerrero



State of Wisconsin
County of Milwaukee

Subscribed and sworn before me this 19 day of Dec, 2013.



Notary Public State of Wisconsin

My Commission Expires 

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COMMON COUNCIL
By: Stephen Scaffidi, Mayor

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WNAXLP

OFFICIAL NOTICE NOTICE OF JOINT REVIEW BOARD MEETING (Tax Incremental Finance (TIF) District No. 11)

PURPOSE: The purpose of the Joint Review Board meeting is to consider 1) a proposal to add territory to Tax Increment Financing District No. 11 ("Territory Amendment"); and 2) a proposal to amend the Project Plan for Tax Increment District No. 11 ("Project Plan Amendment").

Meeting Date: Wednesday, January 8, 2014

Time: 3:00 p.m.

Place: Oak Creek City Hall
8640 South Howell Avenue
Oak Creek, WI 53154

Engineering Conference Room
The description of the existing ter-

**JOINT REVIEW BOARD
RESOLUTION APPROVING AMENDMENT NO. 1 TO
THE PROJECT PLAN AND TERRITORY AMENDMENT NO. 1 FOR
TAX INCREMENTAL DISTRICT NO. 11, CITY OF OAK CREEK, WISCONSIN**

WHEREAS, the City of Oak Creek (“City”) seeks to amend the territorial boundary and the Project Plan for Tax Incremental District No. 11, City of Oak Creek, Wisconsin (the “District”); and

WHEREAS, Wisconsin Statutes, Section 66.1105 (“Tax Increment Law”), requires that a Joint Review Board (the “Board”) convene to review the Amendment (as defined below); and

WHEREAS, the Board consists of one representative chosen by the Oak Creek Franklin Joint School District; one representative chosen by Milwaukee County; and one representative chosen by Milwaukee Area Technical College, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City; and one public member; and

WHEREAS, prior to its first publication, a copy of the Class 2 public notice (“Notice”) of the public hearing held by the City Plan Commission on December 10, 2013, (“Public Hearing”) was sent by 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 District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, all Board members were appointed and the first Board meeting was, after proper notice being given and having a quorum present, held on December 3, 2013 (“First Board Meeting”); and

WHEREAS, the public member and the Board’s chairperson were selected by a majority vote of the Board members at the First Board Meeting; and

WHEREAS, the Common Council of the City of Oak Creek on January 7, 2014, adopted Resolution No. 11449-010714 which (i) approved the amendment to the District’s territorial boundaries to add additional property to the District as set forth therein (“Territory Amendment”); and (ii) approved the amendment to Project Plan for the District (“Project Plan Amendment”) as set forth therein (the Territory Amendment and the Project Plan Amendment are collectively referred to herein as the “Amendment”); and

WHEREAS, the Board has received and reviewed the public record, planning documents, the Resolution adopted by the City Plan Commission approving the Amendment, and the Resolution passed by the City Common Council approving the Amendment under Section 66.1105(4)(h)1, Wisconsin Statutes (the foregoing, collectively, “Planning Documents”); and

WHEREAS, the Board meeting on January 8, 2014, to review and consider action on this Resolution, was properly noticed and had a quorum present.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board for Tax Incremental District No. 11, City of Oak Creek, as follows:

1. The development expected in the District, based upon its review of the Planning Documents, would not occur without the use of tax increment financing and the adoption of the Amendment.

City of Oak Creek of Wisconsin, TID No. 11-Amnd.
Joint Review Board Resolution

2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements, as modified by the Amendment.
3. The benefits of the proposal in the Amendment outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

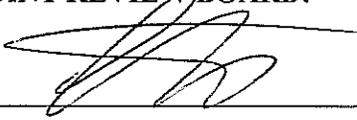
BE IT FURTHER RESOLVED, that the Board approves the Amendment, including, specifically, the Territory Amendment and Project Plan Amendment and all items therein.

BE IT FURTHER RESOLVED, that the Board's action hereunder on January 8, 2014, approving the District is taken within thirty (30) days of receiving the Resolution from the Common Council of the City.

Passed and adopted this 8th day of JANUARY, 2014, by a vote of 5 in favor and 0 opposed.

JOINT REVIEW BOARD:

REPRESENTING:


 _____ (yea/nay)

Teig Whaley-Smith
 Milwaukee County


 _____ (yea/nay)

Dr. Sara Burmeister
 Oak Creek Franklin Joint School District


 _____ (yea/nay)

Dr. Mark Felsheim
 Milwaukee Area Technical College

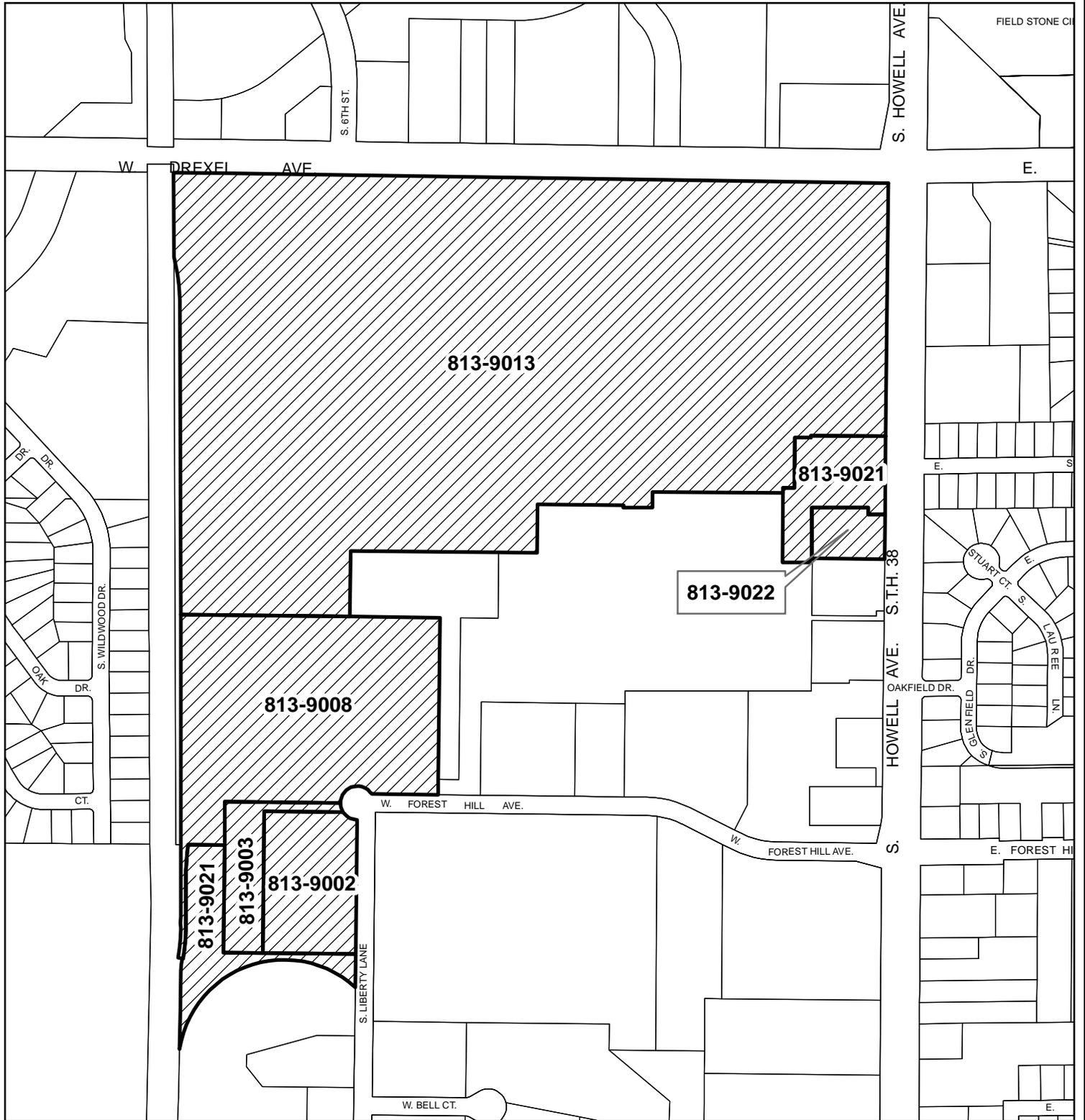

 _____ (yea/nay)

Dan Bukiewicz
 City of Oak Creek


 _____ (yea/nay)

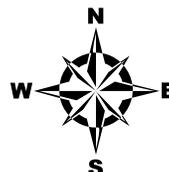
Jerry Hammernik
 Public Member

EXISTING TID 11 BOUNDARY (WITH PARCELS)



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

 TID 11 Parcels

BOUNDARY DESCRIPTION

The description of the existing territory and boundaries of TID 11 ("Existing Territory") are:

Commencing at the Northwest corner of the Northeast ¼ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S89°07'01"E, 2570.94 feet ; thence S00°33'20"W, 1449.85 feet ; thence N89°26'40"W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S45°32'20"W, 21.93 feet ; thence S1°31'21"W, 0.89 feet ; thence N89°8'27"W, 104.99 feet; thence N00°30'12"E, 267.39 feet ; thence N89°29'48"W, 503.03 feet ; thence S00°30'12"W, 60.77 feet ; thence N89°29'48"W, 111.58 feet ; thence N00°30'12"E, 9.00 feet ; thence N89°28'51"W, 331.17 feet ; thence S00°30'40"W, 187.72 feet ; thence N89°26'10"W, 718.07 feet ; thence S00°39'37"W, 252.53 feet ; thence S89°20'23"E, 347.32 feet ; thence S00°39'37"W, 683.62 feet ; thence N89°20'23"W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S00°40'26"W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S70°33'07W, 717.03 feet; thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N00°47'46"E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N07°15'01"E, 47.69 feet; thence N80°14'06"W, 15.53 feet; thence northeasterly, 107.83 feet along the arch of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N05°26'59"E, 107.73 feet ; thence N00°00'50"W, 10.00 feet ; thence N05°13'10"W, 17.07 feet ; thence N03°28'50"E, 22.63 feet ; thence N00°00'50"W, 279.70 feet ; thence S89°28'52"E, 1.62 feet ; thence N00°08'46"W, 2075.26 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N06°54'02"W, 193.54 feet ; thence N00°10'30"W, 324.85 feet ; thence S89°17'21"E, 182.71 feet to the point of beginning. (Contains 116.19 acres)

The Existing Territory is commonly known as 7929 S. Howell Avenue, 8051 S. Howell Avenue, 601 W. Drexel Avenue, 8050 S. 6th Street, 500 and 535 W. Forest Hill Avenue.

The description of the territory to be added ("Additional Territory") is:

Outlot 1 of Certified Survey Map No. 7910 being in the Northeast 1/4 of Section 17-5-22 (4.4624 ACS).

The Additional Territory is commonly known as 400 W. Forest Hill Avenue.

The description of the combined Existing Territory and Additional Territory is:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 17-5-22; thence S00°18'04"E, 65 feet to the point of beginning of the lands to be described:

thence S 89°07'01" E, 2570.94 feet ; thence S 00°33'20" W, 1449.85 feet ; thence N 89°26'40" W, 272.6 feet ; thence southwesterly 24.36 feet along the arc of a curve whose center lies to the South, whose radius is 15.50 feet and whose chord bears S 45°32'20" W, 21.93 feet ; thence S 01°31'21" W, 0.89 feet ; thence N 89°08'27" W, 104.99 feet; thence N 00°30'12" E, 267.39 feet ; thence N 89°29'48" W, 503.03 feet ; thence S 00°30'12" W, 60.77 feet ; thence N 89°29'48" W, 111.68 feet ;

thence N 00°30'12" E, 9.00 feet ; thence N 89°28'51" W, 331.17 feet ; thence S 00°30'40" W, 187.72 feet ; thence N 89°26'10" W, 147.17 feet; thence S 00°33'50" W, 253.49 feet; thence N 89°20'23" W, 144.00 feet; thence S 00°39'37" W, 623.62 feet; thence N 89°20'23" W, 80.00 feet; thence S 00°39'37" W, 60.00 feet; thence N 89°20'23" W, 255.41 feet ; thence southwesterly 269.322 feet along the arc of a curve whose center lies to the Southeast, whose radius is 65 feet and whose chord bears S 29°22'51" W, 114.029 feet ; thence S 00°41'14" W, 645.67 feet ; thence southwesterly 878.23 feet along the arc of a curve whose center lies to the southeast, whose radius is 407.32 feet and whose chord bears S 70°33'07 W, 717.73 feet;

thence northeasterly, 302.76 feet along the arch of a curve whose center lies to the West, whose radius is 22988.33 feet and whose chord bears N 00°47'41" E, 302.76 feet; thence northeasterly, 47.70 feet along the arc of a curve whose center lies to the West, whose radius is 735.76 feet and whose chord bears N 07°15'01" E, 47.69 feet; thence N 80°14'06" W, 15.53 feet; thence northeasterly, 107.83 feet along the arc of a curve whose center lies to the West, whose radius is 715.88 feet and whose chord bears N 05°26'59" E, 107.73 feet ; thence N 00°00'50" W, 10.00 feet ; thence N 05°13'10" W, 17.07 feet ; thence N 03°28'50" E, 22.63 feet ;

thence N 00°00'50" W, 279.70 feet ; thence S 89°28'52" E, 1.62 feet ; thence N 00°08'46" W, 2075.34 feet ; thence northwesterly 193.99 feet along the arc of a curve whose center lies to the West, whose radius is 822.79 feet and whose chord bears N 06°54'02" W, 193.54 feet ;

thence N 00°10'30" W, 324.85 feet ; thence S 89°17'21" E, 182.71 feet to the point of beginning. (Contains 120.6 acres)

CITY OF OAK CREEK, WISCONSIN

AMENDMENT NO. 1 TO
TAX INCREMENTAL DISTRICT NO. 11
PROJECT PLAN

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

NOVEMBER 21, 2013

APPROVED

Plan Commission: December 10, 2013

Common Council: January 7, 2014

Joint Review Board: January 8, 2014

INTRODUCTION

Tax Incremental District No. 11 (the "District") was created on April 3, 2012 as a mixed use tax increment district. It is comprised of approximately 116 acres of primarily vacant industrial property with a base value of \$11,835,700. The current total value for 2013 is \$12,858,400.

The District is an area to the west of South Howell Avenue (STH 38) between Drexel Avenue and West Forest Hill Avenue. The District will be 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 now known as Drexel Town Square and will include city hall and the library, a large format retail store, retail shops, restaurants, apartments, a hotel and other appropriate uses. The purpose of this amendment is to update the cost of infrastructure and developer incentives. Since its creation in 2012 the planning effort has resulted in a better defined project in terms of cost and type of development.

City of Oak Creek Tax Incremental District No. 11 and the supporting project plan are hereby amended as follows:

1. Map 3 Conceptual Land Uses
2. Map 4 Proposed Improvements
3. Section IV Detailed List of Estimated Project Costs
4. Section V Economic Feasibility Study

All other sections of the original Project Plan remain in full force and effect.

SECTION IV

DETAILED LIST OF ESTIMATED PROJECT COSTS

The enclosed Drexel Town Square Infrastructure Budget is a detailed list of project costs and is intended as an update and clarification to the same section in the original Project Plan. Some of these projects will be funded with both taxable and tax exempt bonds but the exact dollar amounts will not be known until the project is completed. For example, mass grading will initially be funded with taxable debt because the grading will benefit private businesses. However, the grading for City Hall and the Library will be eligible for tax exempt financing.

In addition, it is anticipated that developer incentives will be needed to stimulate certain development within the District. The amount of current incentive requests reviewed and tentatively approved by the City is \$8,200,000. It is likely that additional requests for developer incentives will be forthcoming and it is currently the intent of the City to limit that future amount to \$5,300,000. (As part of Section V a debt schedule for \$5,300,000 is included). All developer incentives will be accompanied by the required development agreement and made available to the Joint Review Board and the public. It is also the intention of the City that, a) all incentives must be recovered through tax increments generated by that particular development, and; b) that the development that received the incentive also generate sufficient tax increment to contribute to the repayment of infrastructure within the District. As a result, future developer incentives may exceed \$5,300,000 as long as the projects meet the two stated requirements of paying for the incentive and contributing to the overall repayment of infrastructure costs.



DREXEL TOWN SQUARE



Infrastructure Budget

7/26/2013
TOTAL

DESCRIPTION	TYPE	QTY	LABOR		MATERIAL		SUBCONTRACT		TOTAL
			Unit	Total	Unit	Total	Unit	Total	
14 MONTH DURATION	Mo	14							
	Wk	61							
Acres (disturbed)	Ac	85							
JOB CONDITIONS				\$206,285.08		\$2,123.32		\$15,200.00	\$223,598.40
Permits (ALLOWANCE)	Is	1		\$0.00		\$0.00	20000	\$20,000.00	\$20,000.00
Field Inspection Fees	Is	1		\$0.00		\$0.00		\$0.00	\$0.00
On-Site Management	Hr	2427	85	\$206,285.08		\$0.00		\$0.00	\$206,285.08
Mileage & Gas	wk	61		\$0.00	35	\$2,123.32		\$0.00	\$2,123.32
Printing, Extra Plans, Specs.	Is	1		\$0.00		\$0.00	3500	\$3,500.00	\$3,500.00
Signs, Posters & Warning Devices	Ls	1		\$0.00		\$0.00	3000	\$3,000.00	\$3,000.00
Site Maintenance	Ls	1		\$0.00		\$0.00	1500	\$1,500.00	\$1,500.00
Prevailing Wage Monitoring (Prism)	mo	18		\$0.00		\$0.00	950	\$15,200.00	\$15,200.00
ENGINEERING - GRAEF				\$0.00		\$0.00		\$711,000.00	\$711,000.00
Engineering Construction Docs & Permitting	Is	1		\$0.00		\$0.00	275000	\$275,000.00	\$275,000.00
Stormwater Management Areas	Is	1		\$0.00		\$0.00	105000	\$105,000.00	\$105,000.00
Wetland Enhancement, Pre-treatment & Bio-swales	Is	1		\$0.00		\$0.00	60000	\$60,000.00	\$60,000.00
Preliminary Transportation Engineering	Is	1		\$0.00		\$0.00	8000	\$8,000.00	\$8,000.00
Streetscapes & Frontages	Is	1		\$0.00		\$0.00	120000	\$120,000.00	\$120,000.00
Alley	Is	1		\$0.00		\$0.00	15000	\$15,000.00	\$15,000.00
Transportation Improvements	Is	1		\$0.00		\$0.00	60000	\$60,000.00	\$60,000.00
Town Square	Is	1		\$0.00		\$0.00	65000	\$65,000.00	\$65,000.00
Reimbursables	Is	1		\$0.00		\$0.00	5000	\$5,000.00	\$5,000.00
SURVEYING - GRAEF				\$0.00		\$0.00		\$154,250.00	\$154,250.00
Geotechnical & Topographic Surveying	Is	1		\$0.00		\$0.00	9750	\$9,750.00	\$9,750.00
Staking & Survey Infrastructure	Is	1		\$0.00		\$0.00	144500	\$144,500.00	\$144,500.00
GEOTECHNICAL				\$0.00		\$0.00		\$133,875.00	\$133,875.00
Additional Borings	ea	40		\$0.00		\$0.00	1100	\$44,000.00	\$44,000.00
Soil & Compaction Testing	Ac	85		\$0.00		\$0.00	775	\$85,875.00	\$85,875.00
Testing Services	Is	1		\$0.00		\$0.00	30000	\$30,000.00	\$30,000.00
31000 EARTHWORK				\$0.00		\$0.00		\$1,503,000.00	\$1,503,000.00
Grading (Excludes basins A & B)	cy	280000		\$0.00		\$0.00	4	\$1,120,000.00	\$1,120,000.00
Export	cy	11000		\$0.00		\$0.00	8	\$88,000.00	\$88,000.00
Topsoil Import	cy	9000		\$0.00		\$0.00	30	\$270,000.00	\$270,000.00
Street Frontage - Demolition	Is	1		\$0.00		\$0.00	75000	\$75,000.00	\$75,000.00
Unforeseen Buried Conditions (Contingency)	Is	1		\$0.00		\$0.00	50000	\$50,000.00	\$50,000.00
32100 PAVEMENTS				\$0.00		\$0.00		\$3,307,631.00	\$3,307,631.00
Asphalt-Crushed Agg.Base Course	tn	13100		\$0.00		\$0.00	18	\$235,800.00	\$235,800.00
6" Asphalt-Type E-1	tn	6000		\$0.00		\$0.00	55	\$330,000.00	\$330,000.00
8" Decorative Concrete Pavements	sv	7250		\$0.00		\$0.00	90	\$652,500.00	\$652,500.00
Concrete Curb&Gutter	lf	12000		\$0.00		\$0.00	20	\$240,000.00	\$240,000.00
Alley - Concrete Curb&Gutter	lf	1090		\$0.00		\$0.00	0	\$0.00	\$0.00
Pavement Markings	lf	12000		\$0.00		\$0.00	1	\$12,000.00	\$12,000.00
Porous Pavers	sy	3000		\$0.00		\$0.00	135	\$405,000.00	\$405,000.00
Alley - Porous Pavers	sy	500		\$0.00		\$0.00	0	\$0.00	\$0.00
Decorative Pavers	sv	2700		\$0.00		\$0.00	150	\$405,000.00	\$405,000.00
Drexel Sidewalk	sv	2400		\$0.00		\$0.00	30	\$72,000.00	\$72,000.00
Howell Sidewalk	sv	850		\$0.00		\$0.00	30	\$25,500.00	\$25,500.00
Streetscape Sidewalk	sv	9601		\$0.00		\$0.00	31	\$297,631.00	\$297,631.00
Street Frontage Detectable Warning Panel	sf	240		\$0.00		\$0.00	30	\$7,200.00	\$7,200.00
Streetscape Sidewalk Ramps w/Del. Wmg Panel	ea	48		\$0.00		\$0.00	2000	\$98,000.00	\$98,000.00
Streetscape Terrace Pavers	sv	3500		\$0.00		\$0.00	150	\$525,000.00	\$525,000.00
Alley - 8" Decorative Concrete Pavers	sv	2400		\$0.00		\$0.00	0	\$0.00	\$0.00
Alley - Crushed Agg.Base Course	tn	1300		\$0.00		\$0.00	0	\$0.00	\$0.00
32300 SITE IMPROVEMENTS				\$0.00		\$0.00		\$1,080,000.00	\$1,080,000.00
Monument Sign	ea	2		\$0.00		\$0.00	40000	\$80,000.00	\$80,000.00
Entrance Gateway Sign	Is	1		\$0.00		\$0.00	75000	\$75,000.00	\$75,000.00
Traffic Signage	Is	1		\$0.00		\$0.00	40000	\$40,000.00	\$40,000.00
Bench	ea	20		\$0.00		\$0.00	1500	\$30,000.00	\$30,000.00
Trash Receptacle	ea	20		\$0.00		\$0.00	1200	\$24,000.00	\$24,000.00
Bike Rack	ea	20		\$0.00		\$0.00	850	\$17,000.00	\$17,000.00
Raised Curb for Planters	lf	700		\$0.00		\$0.00	30	\$21,000.00	\$21,000.00
Street Lights (50' oc ea side, 20' std.)	ea	240		\$0.00		\$0.00	4500	\$1,080,000.00	\$1,080,000.00
32700 WETLANDS				\$0.00		\$0.00		\$350,700.00	\$350,700.00
East Bio-Swale	Is	1		\$0.00		\$0.00	350700	\$350,700.00	\$350,700.00
Wetland Enhancement Area "A"				\$2,315,350.00		\$0.00		\$0.00	\$2,315,350.00
Earthwork	Is	1		\$0.00		\$0.00	1781250	\$1,781,250.00	\$1,781,250.00
Utilities	Is	1		\$0.00		\$0.00	45000	\$45,000.00	\$45,000.00
12'x3" Asphalt Path	Is	1		\$0.00		\$0.00	82600	\$82,600.00	\$82,600.00
Amenities	Is	1		\$0.00		\$0.00	100000	\$100,000.00	\$100,000.00
Plantings	Is	1		\$0.00		\$0.00	296500	\$296,500.00	\$296,500.00
Pre-Treatment Pond "B" (Woodman's Expanded)	Is	1		\$0.00		\$0.00	580250	\$580,250.00	\$580,250.00
Pre-Treatment Pond "C" (North)	Is	1		\$0.00		\$0.00	437750	\$437,750.00	\$437,750.00

2200 PLANTINGS				\$0.00	\$0.00	\$21,450.00	\$21,450.00
Drexel Street Trees (50' oc)	ea	54	\$0.00	\$0.00	400	\$21,600.00	\$21,600.00
Howell Street Trees (50' oc)	ea	20	\$0.00	\$0.00	400	\$8,000.00	\$8,000.00
Streetscape Trees (50' oc)	ea	240	\$0.00	\$0.00	400	\$96,000.00	\$96,000.00
Soil Amendments	cy	500	\$0.00	\$0.00	30	\$15,000.00	\$15,000.00
Streetscape - CU Soil	cy	3000	\$0.00	\$0.00	50	\$150,000.00	\$150,000.00
Street Frontage Terrace - Grass & Sod	sy	2500	\$0.00	\$0.00	9	\$22,500.00	\$22,500.00
Streetscape Terrace - Grass & Sod	sy	4900	\$0.00	\$0.00	9	\$44,100.00	\$44,100.00
Public Infrastructure - Plantings	sf	4000	\$0.00	\$0.00	7.5	\$30,000.00	\$30,000.00
Street Frontage - Plantings	sf	4000	\$0.00	\$0.00	7.5	\$30,000.00	\$30,000.00
Streetscape - Plantings	sf	7500	\$0.00	\$0.00	7.5	\$56,250.00	\$56,250.00
33100 WATER				\$0.00	\$0.00	\$3,780,000.00	\$3,780,000.00
Water Main	lf	7065	\$0.00	\$0.00	114	\$805,410.00	\$805,410.00
Water Laterals	lf	505	\$0.00	\$0.00	74	\$37,370.00	\$37,370.00
Hydrants	ea	14	\$0.00	\$0.00	2000	\$28,000.00	\$28,000.00
Gate valves	ea	32	\$0.00	\$0.00	1000	\$32,000.00	\$32,000.00
Hose Bid Irrigation connections	ls	1	\$0.00	\$0.00	30000	\$30,000.00	\$30,000.00
33300 SANITARY				\$0.00	\$0.00	\$80,000.00	\$80,000.00
Sanitary mains	lf	5360	\$0.00	\$0.00	68.25	\$365,820.00	\$365,820.00
Sanitary manholes	ea	20	\$0.00	\$0.00	4000	\$80,000.00	\$80,000.00
33400 STORM				\$0.00	\$0.00	\$1,387,000.00	\$1,387,000.00
12"-36" Storm Mains	lf	6900	\$0.00	\$0.00	88.75	\$812,375.00	\$812,375.00
42"-54" Storm Mains	lf	3074	\$0.00	\$0.00	203	\$824,022.00	\$824,022.00
Storm Manhole	ea	58	\$0.00	\$0.00	3500	\$203,000.00	\$203,000.00
Storm Catch Basin	ea	82	\$0.00	\$0.00	1500	\$138,000.00	\$138,000.00
6" Drain Tile	lf	3000	\$0.00	\$0.00	22	\$86,000.00	\$86,000.00
Alley - 6" Drain Tile	lf	750	\$0.00	\$0.00	0	\$0.00	\$0.00
Alley - Misc. Storm Sewer	lf	850	\$0.00	\$0.00	0	\$0.00	\$0.00
33500 FUEL DISTRIBUTION UTILITIES				\$0.00	\$0.00	\$50,000.00	\$50,000.00
Natural Gas	ls	1	\$0.00	\$0.00	50000	\$50,000.00	\$50,000.00
Above WE Energies Budget Quote 7-16-2013			\$0.00	\$0.00		\$0.00	\$0.00
33700 ELECTRICAL UTILITIES				\$0.00	\$0.00	\$3,350,000.00	\$3,350,000.00
Electric Transmission & Distribution	ls	1	\$0.00	\$0.00	525650	\$525,650.00	\$525,650.00
Bury West Overhead Lines	ls	1	\$0.00	\$0.00	483600	\$483,600.00	\$483,600.00
Bury Drexel Overhead Lines	ls	1	\$0.00	\$0.00	145900	\$145,900.00	\$145,900.00
Above WE Energies Budget Quote 7-16-2013	lf		\$0.00	\$0.00		\$0.00	\$0.00
33800 COMMUNICATION UTILITIES				\$0.00	\$0.00	\$98,000.00	\$98,000.00
Communication & Cable Distribution	lf	4800	\$0.00	\$0.00	20	\$98,000.00	\$98,000.00
34000 TRANSPORTATION				\$0.00	\$0.00	\$2,200,000.00	\$2,200,000.00
Howell Access ROW & Signal	ls	1	\$0.00	\$0.00	545000	\$545,000.00	\$545,000.00
Other Howell ROW Improvements	ls	1	\$0.00	\$0.00	780000	\$780,000.00	\$780,000.00
Drexel/ 6th Street & Signal	ls	1	\$0.00	\$0.00	381000	\$381,000.00	\$381,000.00
Drexel/ Main Street	ls	1	\$0.00	\$0.00	163600	\$163,600.00	\$163,600.00
Drexel Rt Turn Lanes to DTS	ls	1	\$0.00	\$0.00	190000	\$190,000.00	\$190,000.00
Drexel/ East Drive & Signal	ls	1	\$0.00	\$0.00	379500	\$379,500.00	\$379,500.00
Drexel Median Changes	ls	1	\$0.00	\$0.00	298500	\$298,500.00	\$298,500.00
OFFSITE North Drexel ROW Improvements	ls	1	\$0.00	\$0.00	50000	\$50,000.00	\$50,000.00
SPECIAL				\$0.00	\$0.00	\$1,500,000.00	\$1,500,000.00
Town Square Development	lf	1	\$0.00	\$0.00	1500000	\$1,500,000.00	\$1,500,000.00
SUBTOTAL				\$2,05,265.05	\$2,123,32	\$20,938,403.00	\$20,246,791.40
General Construction Liability Insurance (.05%)							\$91,272.21
Construction Management Fee (3.25%)							\$596,235.69
Contingency (10%)							\$2,024,679.14
TOTAL BUDGET of Probable Costs							\$22,959,978.44

Exclusions:

- 1 City of Oak Creek Inspections.
- 2 Architectural Site Design Fees
- 3 Soft Costs
- 4 Alley Costs (\$394,400.00)

Clarifications:

- 1 An Allowance of \$20,000.00 for Permits is included above.
- 2 An Allowance of \$50,000.00 for any additional subsurface removals.
- 3 An Allowance of \$98,000.00 for Tele-Communication distribution.

SECTION V

ECONOMIC FEASIBILITY

The estimated total tax increments are \$64,667,655. It is the intention of the City to maintain the annual tax increment at 1.25x annual debt service. This will assure that on an annual basis there is sufficient tax increment and will allow for fluctuations in value or tax rate to ensure that the District is self sufficient. It is estimated that total debt service will be \$55,628,113 after the City maintains the annual tax increment at 1.25x annual debt service.

The unallocated tax increments total \$9,039,542 which is sufficient to cover the estimated additional incentive cost of \$5,300,000, if it occurs.

CITY OF OAK CREEK
DREXEL TOWN SQUARE
TAX INCREMENT PROJECTION

<u>YEAR</u>	<u>INCREMENTAL VALUE</u>	<u>TAX RATE</u>	<u>TAX INCREMENT</u>
2015	\$ 46,931,800	\$23.14	-0-
2016	89,159,100	23.14	\$1,086,001
2017	112,130,800	23.14	2,063,141
2018	159,410,000	23.14	2,594,706
2019	162,598,200	23.14	3,688,747
2020	165,850,100	23.14	3,762,522
2021	169,167,100	23.14	3,833,771
2022	172,550,500	23.14	3,914,526
2023	176,001,500	23.14	3,992,818
2024	179,521,500	23.14	4,072,674
2025	183,111,900	23.14	4,154,127
2026	186,774,200	23.14	4,237,209
2027	190,509,700	23.14	4,321,954
2028	194,319,900	23.14	4,408,394
2029	198,206,300	23.14	4,496,562
2030	202,170,400	23.14	4,586,493
2031	206,213,800	23.14	4,678,223
2032	210,338,100	23.14	<u>4,771,787</u>
TOTAL			\$64,667,655

CITY OF OAK CREEK
DREXEL TOWN SQUARE
\$22,300,000 TAXABLE NOTES

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i	Fiscal Total
11/19/2013	-	-	-	-	-
05/01/2014	-	-	163,068.75	163,068.75	-
11/01/2014	-	-	181,187.50	181,187.50	344,256.25
05/01/2015	-	-	181,187.50	181,187.50	-
11/01/2015	22,300,000.00	1.625%	181,187.50	22,481,187.50	22,662,375.00
Total	\$22,300,000.00	-	\$706,631.25	\$23,006,631.25	-

Yield Statistics

Bond Year Dollars	\$43,485.00
Average Life	1.950 Years
Average Coupon	1.6250000%
Net Interest Cost (NIC)	1.6707871%
True Interest Cost (TIC)	1.6718869%
Bond Yield for Arbitrage Purposes	0.7504583%
All Inclusive Cost (AIC)	1.6718869%

IRS Form 8038

Net Interest Cost	0.9671822%
Weighted Average Maturity	1.950 Years

DREXEL TWN SQ. \$20.8 SHOR | SINGLE PURPOSE | 10/ 1/2013 | 2:20 PM

CITY OF OAK CREEK
DREXEL TOWN SQUARE
\$13,375,000 TAX EXEMPT BONDS

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/01/2015	-	-	-	-	-
04/01/2016	-	-	209,187.50	209,187.50	-
10/01/2016	-	-	209,187.50	209,187.50	418,375.00
04/01/2017	-	-	209,187.50	209,187.50	-
10/01/2017	250,000.00	1.000%	209,187.50	459,187.50	668,375.00
04/01/2018	-	-	207,937.50	207,937.50	-
10/01/2018	300,000.00	1.000%	207,937.50	507,937.50	715,875.00
04/01/2019	-	-	206,437.50	206,437.50	-
10/01/2019	350,000.00	1.250%	206,437.50	556,437.50	762,875.00
04/01/2020	-	-	204,250.00	204,250.00	-
10/01/2020	450,000.00	1.500%	204,250.00	654,250.00	858,500.00
04/01/2021	-	-	200,875.00	200,875.00	-
10/01/2021	500,000.00	1.750%	200,875.00	700,875.00	901,750.00
04/01/2022	-	-	196,500.00	196,500.00	-
10/01/2022	550,000.00	2.000%	196,500.00	746,500.00	943,000.00
04/01/2023	-	-	191,000.00	191,000.00	-
10/01/2023	700,000.00	2.500%	191,000.00	891,000.00	1,082,000.00
04/01/2024	-	-	182,250.00	182,250.00	-
10/01/2024	800,000.00	2.750%	182,250.00	982,250.00	1,164,500.00
04/01/2025	-	-	171,250.00	171,250.00	-
10/01/2025	850,000.00	3.000%	171,250.00	1,021,250.00	1,192,500.00
04/01/2026	-	-	158,500.00	158,500.00	-
10/01/2026	900,000.00	3.000%	158,500.00	1,058,500.00	1,217,000.00
04/01/2027	-	-	145,000.00	145,000.00	-
10/01/2027	950,000.00	3.250%	145,000.00	1,095,000.00	1,240,000.00
04/01/2028	-	-	129,562.50	129,562.50	-
10/01/2028	1,175,000.00	3.500%	129,562.50	1,304,562.50	1,434,125.00
04/01/2029	-	-	109,000.00	109,000.00	-
10/01/2029	1,275,000.00	3.500%	109,000.00	1,384,000.00	1,493,000.00
04/01/2030	-	-	86,687.50	86,687.50	-
10/01/2030	1,375,000.00	3.750%	86,687.50	1,461,687.50	1,548,375.00
04/01/2031	-	-	60,906.25	60,906.25	-
10/01/2031	1,425,000.00	4.000%	60,906.25	1,485,906.25	1,546,812.50
04/01/2032	-	-	32,406.25	32,406.25	-
10/01/2032	1,525,000.00	4.250%	32,406.25	1,557,406.25	1,589,812.50
Total	\$13,375,000.00	-	\$5,401,875.00	\$18,776,875.00	-

CITY OF OAK CREEK

DREXEL TOWN SQUARE

\$13,375,000 TAX EXEMPT BONDS

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars	\$156,975.00
Average Life	11.736 Years
Average Coupon	3.4412327%
Net Interest Cost (NIC)	3.4412327%
True Interest Cost (TIC)	3.4028732%
Bond Yield for Arbitrage Purposes	3.1700296%
All Inclusive Cost (AIC)	3.4028732%

IRS Form 8038

Net Interest Cost	3.1723962%
Weighted Average Maturity	11.758 Years

CITY OF OAK CREEK
DREXEL TOWN SQUARE
\$8,925,000 TAXABLE BONDS

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/01/2015	-	-	-	-	-
04/01/2016	-	-	185,375.00	185,375.00	-
10/01/2016	-	-	185,375.00	185,375.00	370,750.00
04/01/2017	-	-	185,375.00	185,375.00	-
10/01/2017	175,000.00	1.000%	185,375.00	360,375.00	545,750.00
04/01/2018	-	-	184,500.00	184,500.00	-
10/01/2018	225,000.00	1.250%	184,500.00	409,500.00	594,000.00
04/01/2019	-	-	183,093.75	183,093.75	-
10/01/2019	275,000.00	1.750%	183,093.75	458,093.75	641,187.50
04/01/2020	-	-	180,687.50	180,687.50	-
10/01/2020	325,000.00	2.250%	180,687.50	505,687.50	686,375.00
04/01/2021	-	-	177,031.25	177,031.25	-
10/01/2021	375,000.00	2.750%	177,031.25	552,031.25	729,062.50
04/01/2022	-	-	171,875.00	171,875.00	-
10/01/2022	425,000.00	3.250%	171,875.00	596,875.00	768,750.00
04/01/2023	-	-	164,968.75	164,968.75	-
10/01/2023	475,000.00	3.500%	164,968.75	639,968.75	804,937.50
04/01/2024	-	-	156,656.25	156,656.25	-
10/01/2024	550,000.00	4.000%	156,656.25	706,656.25	863,312.50
04/01/2025	-	-	145,656.25	145,656.25	-
10/01/2025	600,000.00	4.000%	145,656.25	745,656.25	891,312.50
04/01/2026	-	-	133,656.25	133,656.25	-
10/01/2026	650,000.00	4.250%	133,656.25	783,656.25	917,312.50
04/01/2027	-	-	119,843.75	119,843.75	-
10/01/2027	700,000.00	4.500%	119,843.75	819,843.75	939,687.50
04/01/2028	-	-	104,093.75	104,093.75	-
10/01/2028	750,000.00	4.750%	104,093.75	854,093.75	958,187.50
04/01/2029	-	-	86,281.25	86,281.25	-
10/01/2029	775,000.00	4.750%	86,281.25	861,281.25	947,562.50
04/01/2030	-	-	67,875.00	67,875.00	-
10/01/2030	825,000.00	5.000%	67,875.00	892,875.00	960,750.00
04/01/2031	-	-	47,250.00	47,250.00	-
10/01/2031	875,000.00	5.250%	47,250.00	922,250.00	969,500.00
04/01/2032	-	-	24,281.25	24,281.25	-
10/01/2032	925,000.00	5.250%	24,281.25	949,281.25	973,562.50
Total	\$8,925,000.00	-	\$4,637,000.00	\$13,562,000.00	-

CITY OF OAK CREEK
DREXEL TOWN SQUARE
\$8,925,000 TAXABLE BONDS

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars	\$101,975.00
Average Life	11.426 Years
Average Coupon	4.5471929%
Net Interest Cost (NIC)	4.5471929%
True Interest Cost (TIC)	4.4894766%
Bond Yield for Arbitrage Purposes	4.2685613%
All Inclusive Cost (AIC)	4.4894766%
IRS Form 8038	
Net Interest Cost	4.2897488%
Weighted Average Maturity	11.433 Years

CITY OF OAK CREEK
DREXEL TOWN SQUARE
DEVELOPER INCENTIVES

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/01/2014	-	-	-	-	-
10/01/2014	-	-	82,000.00	82,000.00	82,000.00
04/01/2015	-	-	82,000.00	82,000.00	-
10/01/2015	-	-	82,000.00	82,000.00	164,000.00
04/01/2016	-	-	82,000.00	82,000.00	-
10/01/2016	8,200,000.00	2.000%	82,000.00	8,282,000.00	8,364,000.00
Total	\$8,280,000.00	-	\$410,000.00	\$8,610,000.00	-

Yield Statistics

Bond Year Dollars	\$20,500.00
Average Life	2.500 Years
Average Coupon	2.0000000%
Net Interest Cost (NIC)	2.0000000%
True Interest Cost (TIC)	2.0000000%
Bond Yield for Arbitrage Purposes	2.0000000%
All Inclusive Cost (AIC)	2.0000000%
IRS Form 8038	
Net Interest Cost	2.0000000%
Weighted Average Maturity	2.500 Years

CITY OF OAK CREEK
DREXEL TOWN SQUARE
DEVELOPER INCENTIVES LONG TERM BOND

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars	\$86,200.00
Average Life	10.512 Years
Average Coupon	4.5981729%
Net Interest Cost (NIC)	4.5981729%
True Interest Cost (TIC)	4.5451425%
Bond Yield for Arbitrage Purposes	4.5451425%
All Inclusive Cost (AIC)	4.5451425%
IRS Form 8038	
Net Interest Cost	4.5981729%
Weighted Average Maturity	10.512 Years

CITY OF OAK CREEK**DREXEL TOWN SQUARE****DEVELOPER INCENTIVES LONG TERM BOND****Debt Service Schedule**

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/01/2016	-	-	-	-	-
03/01/2017	-	-	171,125.00	171,125.00	-
09/01/2017	150,000.00	1.000%	171,125.00	321,125.00	492,250.00
03/01/2018	-	-	170,375.00	170,375.00	-
09/01/2018	200,000.00	1.250%	170,375.00	370,375.00	540,750.00
03/01/2019	-	-	169,125.00	169,125.00	-
09/01/2019	250,000.00	1.750%	169,125.00	419,125.00	588,250.00
03/01/2020	-	-	166,937.50	166,937.50	-
09/01/2020	300,000.00	2.250%	166,937.50	466,937.50	633,875.00
03/01/2021	-	-	163,562.50	163,562.50	-
09/01/2021	350,000.00	2.750%	163,562.50	513,562.50	677,125.00
03/01/2022	-	-	158,750.00	158,750.00	-
09/01/2022	375,000.00	3.250%	158,750.00	533,750.00	692,500.00
03/01/2023	-	-	152,656.25	152,656.25	-
09/01/2023	425,000.00	3.500%	152,656.25	577,656.25	730,312.50
03/01/2024	-	-	145,218.75	145,218.75	-
09/01/2024	475,000.00	4.000%	145,218.75	620,218.75	765,437.50
03/01/2025	-	-	135,718.75	135,718.75	-
09/01/2025	525,000.00	4.000%	135,718.75	660,718.75	796,437.50
03/01/2026	-	-	125,218.75	125,218.75	-
09/01/2026	600,000.00	4.250%	125,218.75	725,218.75	850,437.50
03/01/2027	-	-	112,468.75	112,468.75	-
09/01/2027	650,000.00	4.500%	112,468.75	762,468.75	874,937.50
03/01/2028	-	-	97,843.75	97,843.75	-
09/01/2028	700,000.00	4.750%	97,843.75	797,843.75	895,687.50
03/01/2029	-	-	81,218.75	81,218.75	-
09/01/2029	725,000.00	4.750%	81,218.75	806,218.75	887,437.50
03/01/2030	-	-	64,000.00	64,000.00	-
09/01/2030	775,000.00	5.000%	64,000.00	839,000.00	903,000.00
03/01/2031	-	-	44,625.00	44,625.00	-
09/01/2031	825,000.00	5.250%	44,625.00	869,625.00	914,250.00
03/01/2032	-	-	22,968.75	22,968.75	-
09/01/2032	875,000.00	5.250%	22,968.75	897,968.75	920,937.50
Total	\$8,200,000.00	-	\$3,963,625.00	\$12,163,625.00	-

CITY OF OAK CREEK**DREXEL TOWN SQUARE****\$5,300,000 ADDITIONAL INCENTIVES****Debt Service Schedule**

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/01/2016	-	-	-	-	-
04/01/2017	-	-	105,937.50	105,937.50	-
10/01/2017	200,000.00	1.000%	105,937.50	305,937.50	411,875.00
04/01/2018	-	-	104,937.50	104,937.50	-
10/01/2018	200,000.00	1.250%	104,937.50	304,937.50	409,875.00
04/01/2019	-	-	103,687.50	103,687.50	-
10/01/2019	225,000.00	1.750%	103,687.50	328,687.50	432,375.00
04/01/2020	-	-	101,718.75	101,718.75	-
10/01/2020	225,000.00	2.250%	101,718.75	326,718.75	428,437.50
04/01/2021	-	-	99,187.50	99,187.50	-
10/01/2021	225,000.00	2.750%	99,187.50	324,187.50	423,375.00
04/01/2022	-	-	96,093.75	96,093.75	-
10/01/2022	250,000.00	3.250%	96,093.75	346,093.75	442,187.50
04/01/2023	-	-	92,031.25	92,031.25	-
10/01/2023	275,000.00	3.500%	92,031.25	367,031.25	459,062.50
04/01/2024	-	-	87,218.75	87,218.75	-
10/01/2024	325,000.00	4.000%	87,218.75	412,218.75	499,437.50
04/01/2025	-	-	80,718.75	80,718.75	-
10/01/2025	325,000.00	4.000%	80,718.75	405,718.75	486,437.50
04/01/2026	-	-	74,218.75	74,218.75	-
10/01/2026	350,000.00	4.250%	74,218.75	424,218.75	498,437.50
04/01/2027	-	-	66,781.25	66,781.25	-
10/01/2027	375,000.00	4.500%	66,781.25	441,781.25	508,562.50
04/01/2028	-	-	58,343.75	58,343.75	-
10/01/2028	425,000.00	4.750%	58,343.75	483,343.75	541,687.50
04/01/2029	-	-	48,250.00	48,250.00	-
10/01/2029	425,000.00	4.750%	48,250.00	473,250.00	521,500.00
04/01/2030	-	-	38,156.25	38,156.25	-
10/01/2030	450,000.00	5.000%	38,156.25	488,156.25	526,312.50
04/01/2031	-	-	26,906.25	26,906.25	-
10/01/2031	500,000.00	5.250%	26,906.25	526,906.25	553,812.50
04/01/2032	-	-	13,781.25	13,781.25	-
10/01/2032	525,000.00	5.250%	13,781.25	538,781.25	552,562.50
Total	\$5,300,000.00	-	\$2,395,937.50	\$7,695,937.50	-

**CITY OF OAK CREEK
DREXEL TOWN SQUARE**

YEAR	TAX EXEMPT	TAXABLE	DEVELOP INCTV	TOTAL	X 1.25
2016	418,375	370,750		789,125	986406.25
2017	668,375	545,750	492,250	1,706,375	2132968.8
2018	715,875	594,000	540,750	1,850,625	2313281.3
2019	762,875	641,187	588,250	1,992,312	2490390
2020	858,500	686,375	633,875	2,178,750	2723437.5
2021	901,750	729,062	677,125	2,307,937	2884921.3
2022	943,000	768,750	692,500	2,404,250	3005312.5
2023	1,082,000	804,937	730,312	2,617,249	3271561.3
2024	1,164,500	863,312	765,437	2,793,249	3491561.3
2025	1,192,500	891,312	796,437	2,880,249	3600311.3
2026	1,217,000	917,312	850,437	2,984,749	3730936.3
2027	1,240,000	939,687	874,937	3,054,624	3818280
2028	1,434,125	958,187	895,687	3,287,999	4109998.8
2029	1,493,000	947,562	887,437	3,327,999	4159998.8
2030	1,548,375	960,750	903,000	3,412,125	4265156.3
2031	1,546,812	969,500	914,250	3,430,562	4288202.5
2032	1,589,812	973,562	920,937	3,484,311	4355388.8
					55,628,113

January 6, 2014

Mayor Stephen Scaffidi
and Members of the Common Council
City of Oak Creek
8640 S. Howell Avenue
Oak Creek, WI 53154

RE: City of Oak Creek, Amendment No. 1 to Tax Incremental District No. 11 Project Plan

Dear Mayor Scaffidi and Members of the Common Council:

We have acted as special counsel to the City of Oak Creek in connection with the preparation of Amendment No. 1 to Tax Incremental District No. 11 Project Plan (the "Amendment") and the adoption of the Amendment. In that capacity we have reviewed the Project Plan for Tax Incremental District No. 11, as amended by the Amendment (the "Project Plan"), examined the proceedings in connection with the approval of the Project Plan, and reviewed pertinent statutory provisions including Section 66.1105 of the Wisconsin Statutes. We have not been engaged to, nor have we undertaken to, verify the accuracy of the assumptions, estimates, or financial projections contained in the Project Plan or the financial feasibility of the Project Plan and express no opinion relating to those items.

Based upon our examination and review, and in reliance on the accuracy of the statements set forth in the Project Plan, we are of the opinion that the Project Plan is complete and is in compliance with Section 66.1105 of the Wisconsin Statutes.

This opinion is being provided solely for the purpose of complying with the requirements of Section 66.1105(4)(f) of the Wisconsin Statutes, and is being rendered solely for the benefit of the City of Oak Creek, Wisconsin. This opinion may not be used or relied upon for any other purpose or relied upon by any other party without our prior written consent.

Very truly yours,

GODFREY & KAHN, S.C.

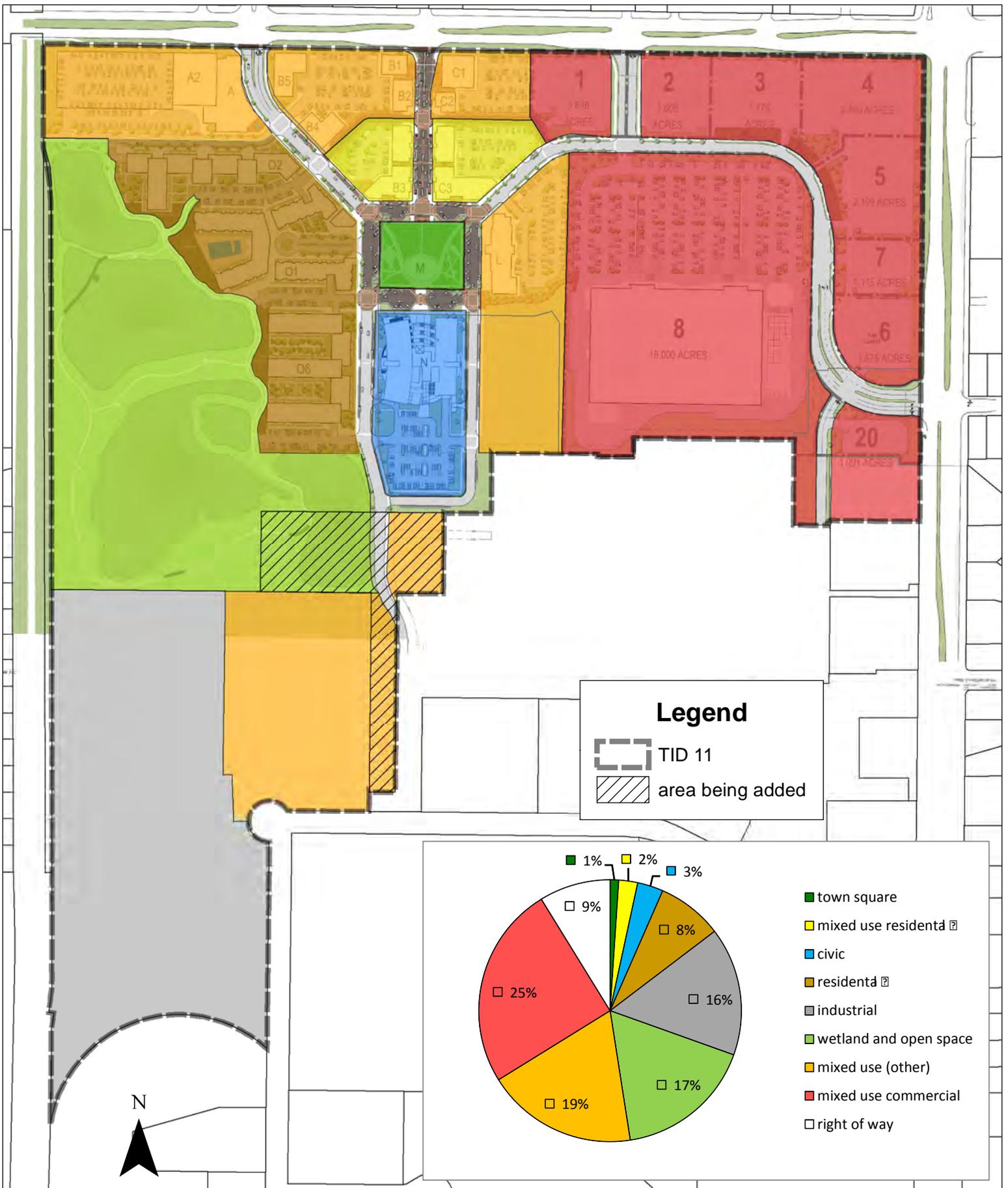


Michael J. Dwyer

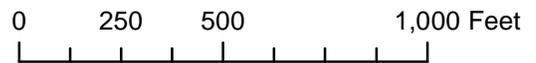
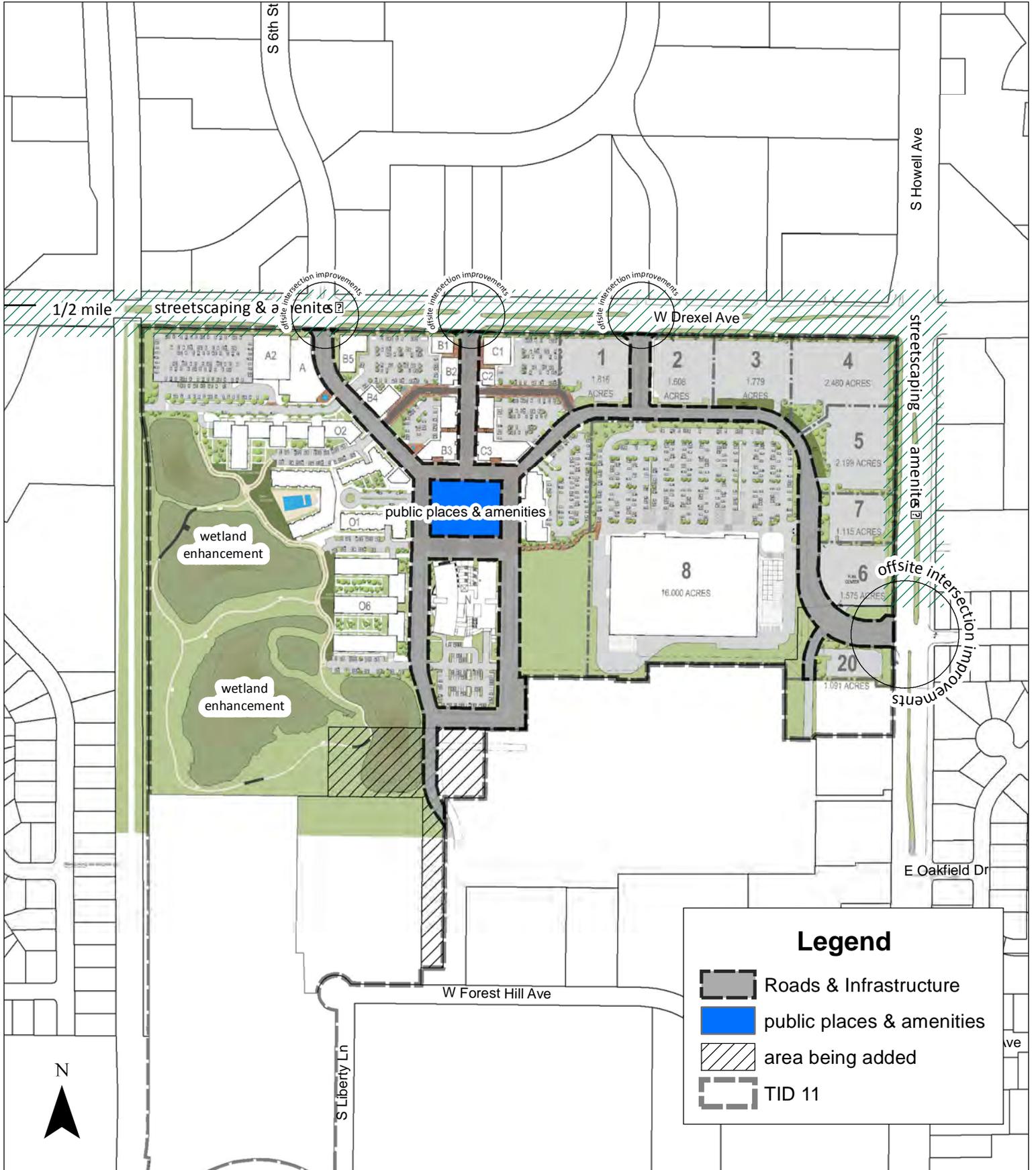
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Map 3 TIF #11 - Conceptual Land Uses



Map 4 TIF #11 - Proposed Improvements



**EQUALIZED VALUE DETERMINATION REQUEST
CREATION/TERRITORY AMENDMENT**

EFFECTIVE CREATION DATE: JANUARY 1, 2014

County Milwaukee
<input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City
Municipality Oak Creek
CoMun Code 40-265
TID Number 011

Return To:

Wisconsin Dept. of Revenue
Tax Incremental Finance
PO Box 8971 MS 6-97
Madison, WI 53708-8971
OR email
tif@revenue.wi.gov

Select one: Regular (s. 66.1105) Town (s. 60.85)

Select one: Creation Add Territory Subtract Territory

PART I. TAXING JURISDICTIONS AFFECTED

Identify all taxing jurisdictions authorized to levy taxes on property within the tax incremental district. Include the name of the jurisdiction and its identifying number (located on property tax bill). If the TID is in more than one county or has an annexation, **a complete separate set of forms are required.**

	Name of Taxing Jurisdictions	Jurisdiction Number
Municipality	Oak Creek	265
School District(s) If more than two districts, enter in "Other".	Oak Creek-Franklin	4018
Technical College	Milwaukee Area Technical College	0900
Union High School		
Special District (i.e. Lake, Sanitary, Sewer) If more than one district, enter in "Other".	Milwaukee Metropolitan Sewerage District	5020
Other		

PART II. DECLARATION

I declare that this application and attachments have been examined by me and, to the best of my knowledge and belief, are true, correct, and complete. I hereby request the Department of Revenue to determine the equalized value of this tax incremental district.

Clerk's name	Telephone Number
Catherine Roeske	414-768-6511
E-mail address	Date
croeske@oakcreekwi.org	

PART III. INDIVIDUAL TO CONTACT FOR ADDITIONAL INFORMATION

Name and Title	E-mail address
Kari Papelbon, Planner	kpapelbon@oakcreekwi.org
Address	Telephone number
8640 S. Howell Ave., Oak Creek, WI 53154	414-768-6528

**ALL FORMS AND ATTACHMENTS MUST BE COMPLETE AND CORRECT TO THE SATISFACTION OF THE
DEPARTMENT OF REVENUE**

County Milwaukee
<input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City
Municipality Name Oak Creek
CoMun Code 40-265
Tax Incremental District Number 011

CITY/VILLAGE/TOWN LEGAL REQUIREMENTS FOR CREATIONS AND TERRITORY AMENDMENTS

Created under Wis. Stats. s. 66.1105 and s. 60.85

Creation Add Territory Subtract Territory

Requirements	Dates	
Letter and hearing notice sent by first class mail to chief executive or administrator of all local government entities having power to levy taxes on TID property and to school districts involved (by Planning Commission). Include copies prior to public hearing publication	11/14/13	
Joint Review Board Notice – published as a class 1 notice. Include proof of publication (affidavit from the publishing newspaper verifying date including a readable photocopy of the actual notice).	11/14/13	
Owners of property found blighted or in need of rehabilitation , identified to be included in the proposed TID, should be notified of the finding and date of the project plan hearing at least 15 days prior to date of public hearing (not required for industrial or mixed-use districts). For towns: All owners of property identified to be included in the proposed TID shall be notified of the proposed findings and the date of the hearing to be held at least 15 days prior to the date of the hearing.		
Hearing notice published as a class 2 notice by Planning Commission. Include proof of publication (affidavit from the publishing newspaper verifying both dates including a readable photocopy of the actual notice).	1st Date	11/21/13
	2nd Date	11/28/13
Public hearing held (by Planning Commission). Date should be included in planning commission resolution.	12/10/13	
Project plan resolution adopted by Planning Commission.	12/10/13	
Project plan - checklist PE-109 and resolution checklist PE-222 adopted by the Local Legislative Body. (See the checklists above for requirements.)	2/10/14	
Joint Review Board Notice – published as a class 1 notice. Include proof of publication (affidavit from the publishing newspaper verifying date including a readable photocopy of the actual notice).	12/19/13	
Project plan resolution adopted by the Joint Review Board (within 30 days after receiving creation resolution). JRB approval based on criteria listed in Wis. Stats. s. 66.1105(4m)(c) or s. 60.85(4)(c). For towns: Not less than 10 days nor more than 30 days after receiving the creation resolution.	1/8/14	

OVERLAPPING TIF DISTRICTS	
Are any parcels in this TID also in all or part of any other TIF district?	Yes No
If "YES," indicate which TIF district(s) are overlapped.	<input type="checkbox"/> <input checked="" type="checkbox"/>

CITY OR VILLAGE ANNEXATION OF TID PARCELS	
Were any parcels in this TID annexed from another municipality after Jan. 1 in the creation year?	Yes No
If "YES," indicate the date of the annexation and	Date
from what municipality.	Municipality

TID BASE YEAR PERSONAL PROPERTY LIST

Effective Creation Date: January 1, 2014

[Instructions](#)

County Milwaukee
Municipality Oak Creek
CoMun Code 40-265
TID Number 011

Jurisdiction Numbers	4018		5020						
Owner's Name & Site Street Location	Oak Creek-Franklin School District	School District	e Metropolitan Sewerage	Overlapping TID #	Boats & Other Watercraft	Machinery, Tools & Patterns	Furniture, Fixtures, & Equipment	All Other Personal Property	Total
NONE									
Totals									

County Milwaukee
Municipality Oak Creek
CoMun Code 40-265
TID Number 011

**TID PARCEL LIST
MUNICIPAL-OWNED PROPERTY**

Effective Creation Date: January 1, 2014

[Instructions](#)

Jurisdiction Numbers		4018		0900		5020							
Parcel Number (from assessment roll, no key numbers)	Classification	Oak Creek- Franklin School District	School District	Milwaukee Area Technical College Tech College	Union High School	Milwaukee Metropoli- tan Sewerage District	Other	Overlapping TID #	Land	Improve- ments	Personal Property	Acres/Lot Size	Property's Current Use
NONE													
Totals													

County Milwaukee
Municipality Oak Creek
CoMun Code 40-265
TID Number 011

**TID MANUFACTURING
REAL PROPERTY LIST**

Effective Creation Date: January 1, 2014

[Instructions](#)

Jursidiction Numbers	4018		5020	Access manufacturing full values.						
Owner's Name & Site Street Location	Oak Creek- Franklin School District	School District	Milwauke e Metropoli tan Sewerag	Local Parcel Number	DOR Parcel Number	Overlapping TID #	Acres	Land	Improvements	Total
NONE										
Totals										

**TID MANUFACTURING
PERSONAL PROPERTY LIST**

County Milwaukee
Municipality Oak Creek
CoMun Code 40-265
TID Number 011

Effective Creation Date: January 1, 2014

[Instructions](#)

Jurisdiction Numbers		4018	5020	Access manufacturing full values						
Business Name & Site Street Location	Oak Creek- Franklin School District	School District	e Metropoli tan Sewerag e	DOR Account Number	Overlapping TID #	Boats & Other Watercraft	Machinery Tools, & Patterns	Furniture Fixtures & Equipment	All Other Personal Property	Total
NONE										
Totals										

STATEMENT OF ASSESSMENT - YEAR 2014

TOWN } of **Oak Creek**
 VILLAGE }
 CITY }

INSTRUCTIONS

If you have zero values and they are not showing up, go to Tools > Options > View Tab > check Zero values, then click OK.

COUNTY of **Milwaukee**
TID No. **011**

When completing this document do not write over shaded areas.

Line No.	PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)	
	Land (Col. A)	Improvements Col. B)					
1	Residential - Class 1						
2	1		4.46	279,900		279,900	
4	Agricultural - Class 4						
5	Undeveloped - Class 5						
5m	Agricultural Forest - Class 5m						
6	Forest - Class 6						
7	Other - Class 7						
8	1		4.46	279,900		279,900	
9	Number of Personal Owners in Roll						
10	Boats and Other Watercraft not Exempt			NOTE: If lines 10 through 13 contain any values please fill in line 9.			
11	Machinery, Tools and Patterns						
12	Furniture, Fixtures and Equipment						
13	All Other Personal Property Not Exempt						
14	TOTAL OF PERSONAL PROPERTY, TOTAL OF LINES 10 Through 13						
15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below						279,900
	School District Codes (Col. A)	SCHOOL DISTRICT NAMES (Col. B)				Assessed Values of School Districts in TID Assessed Value of General Property (Real Estate & Personal Property) Subject to the General Property Tax (Col. C)	
16	4018	Oak Creek-Franklin				279,900	
17							
18							
19							
20	TOTAL COL. C (must equal line 15 above.)					279,900	
SEPARATE UNION HIGH SCHOOL DISTRICTS (In addition to and independent of school districts entered above).							
21							
TECHNICAL SCHOOL DISTRICTS (In addition to and independent of school districts entered above.)							
22	0900	Milwaukee Area Technical College				279,900	
23							
	Special District No.	SPECIAL DISTRICT NAMES				Assessed Value of General Property (Include Real Estate & Personal Property)	
24	5020	Milwaukee Metropolitan Sewerage District				279,900	
25							

**TAX INCREMENTAL DISTRICT
ASSESSORS FINAL REPORT
BASE YEAR VALUATION**

2014

TOWN
 VILLAGE
 CITY } of **Oak Creek**

If you have zero values and they are not showing up, go to Tools > Options > View Tab > check Zero values, then click OK.

COUNTY of **Milwaukee**

TID No. **011**

INSTRUCTIONS

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6	Forest - Class 6							
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8	TOTAL ALL COLUMNS	1		4.46	279,900		279,900	
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SCHOOL DISTRICT

School District Name Oak Creek-Franklin

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)	
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5m	Agricultural Forest - Class 5m							
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SPECIAL DISTRICT

(check one)

Sanitary or Sewerage District

Lake & Management District

Name Milwaukee Metropolitan Sewerage District

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)	
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15	AGGREGATE ASSESSED VALUE OF ALL PROPERTY ON THIS ROLL SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 8 & 14). Must Agree With Total Value of School District(s) Listed Below							279,900

ADDITIONAL SCHOOL OR SPECIAL DISTRICT

(check one)

School District

Union High

Sanitary/Sewerage District

Lake & Management District

Name _____

Line No.		PARCEL COUNT		# of Acres (Col. C)	Value of Land (Col. D)	Value of Improvements (Col. E)	Total Value of Land and Improvements (Col. F)	
		Land (Col. A)	Improvements Col. B					
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REQUIRED CLERK SIGNATURE

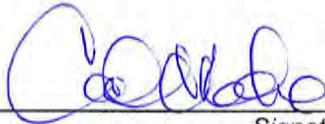
County
Milwaukee
Municipality
Oak Creek
CoMun Code
40-265
TID Number
011

Instructions:

Print the filled out form and then sign it. It can then be scanned and included with the email submission of the Excel forms. This will take the place of your signature on the individual forms, but serve the same purpose: to acknowledge that you have reviewed the documents and that they are correct.

I, Catherine Roeske, clerk for the CITY of

Oak Creek do hereby swear and attest that I have reviewed the preceding documents and verified the accuracy of the information contained therein.



Signature

2.10.14

Date

Board of Review Date of Final Adjournment

1.8.14

REQUIRED ASSESSOR SIGNATURE

County Milwaukee
Municipality Oak Creek
CoMun Code 40-265
TID Number 011

Instructions:

Print the filled out form and then sign it. It can then be scanned and included with the email submission of the Excel forms. This will take the place of your signature on the individual forms, but serve the same purpose: to acknowledge that you have reviewed the documents and that they are correct.

I, Martin A. Kuehn , **assessor** for the City of

 Oak Creek do hereby swear and attest that I have reviewed the preceding documents and verified the accuracy of the information contained therein.

According to my best skill and judgment, an equitable valuation of **municipal-owned** property on the PE-619 [not excluded by s. 66.1105(5)(bm) or s. 60.85(5)(c)] is assessed at this percent level of fair market value.

104.00%

The PE-617A (Assessor's Final Report) requires a percent (%) of fair market ratio to the assessment value, at what percent of full value are you assessing all **General Property**?

104.00%

Marty.Kuehn@tylertech.com
E-mail Address


Signature

4/20/14
Date

TYLER TECHNOLOGIES, INC.
Company Name