

MunicipalFacts17

Finances & Demography in
245 Cities and Villages

Oak Creek Customized Report

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Downtown Columbus



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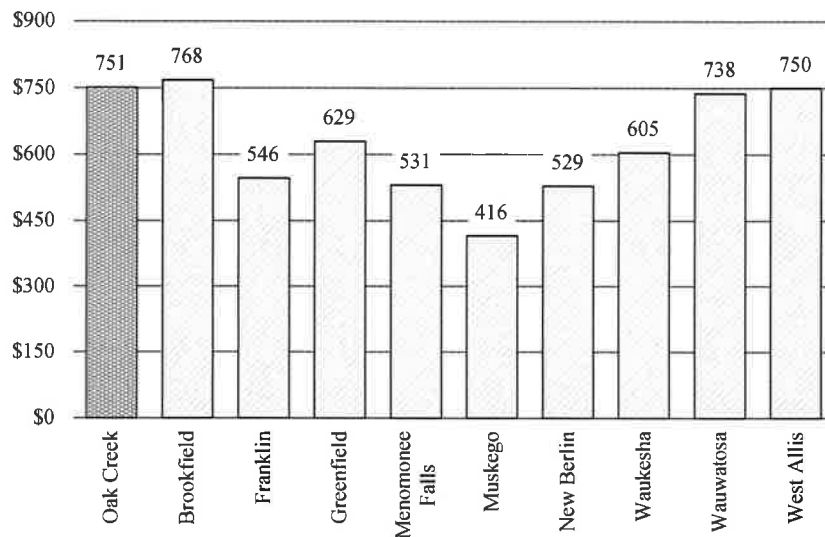
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Per Capita Spending

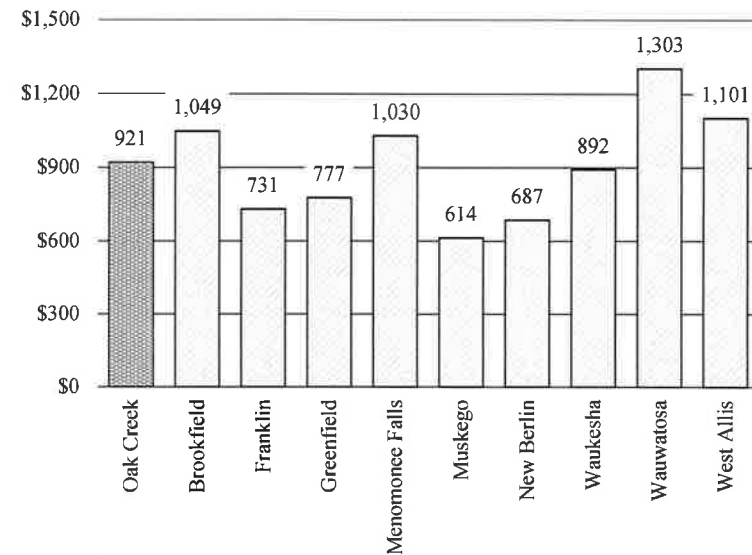
Basic and Operating

Basic spending is a measure of what a community spends on core services: general government, street maintenance, fire-ambulance, and police. Operating spending is broader. It includes basic spending as well as other expenditures, such as those for health and human services, recreation, and public works. Only debt service and capital payments are excluded. For both measures, revenues received from other municipalities for fire or police services are netted out. Among the 245 cities and villages studied, 2015 basic spending averaged \$563, while operating spending averaged \$870.

Basic Spending (Net)
Per Capita, 2015



Operating Spending (Net)
Per Capita, 2015

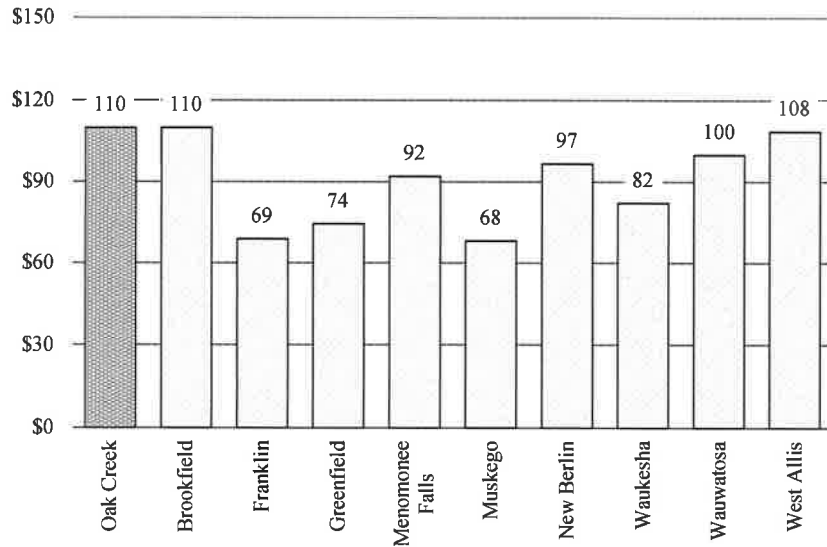


Per Capita Spending

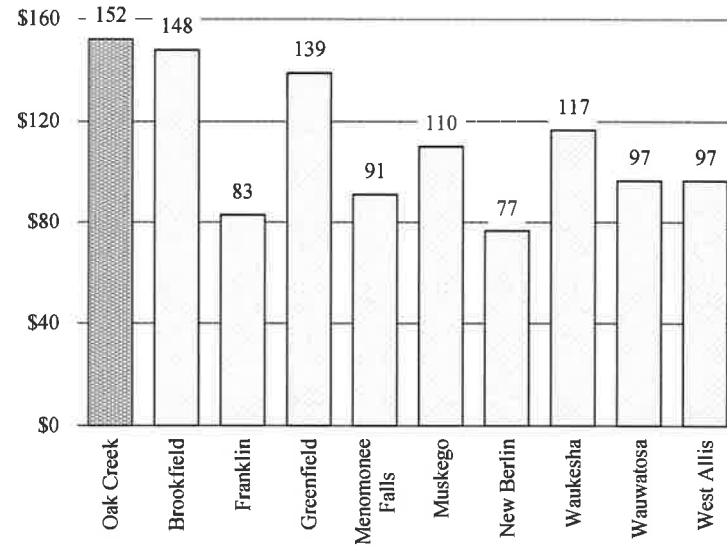
General Government and Street Maintenance

General government spending includes expenditures for general and financial administration, legislative functions, legal services, and general buildings and plant. Street maintenance costs include road maintenance, street lighting, highway administration, and sewer. Among the 245 municipalities studied, general government averaged \$83 per capita, street maintenance \$111.

General Government
Per Capita, 2015



Street Maintenance
Per Capita, 2015

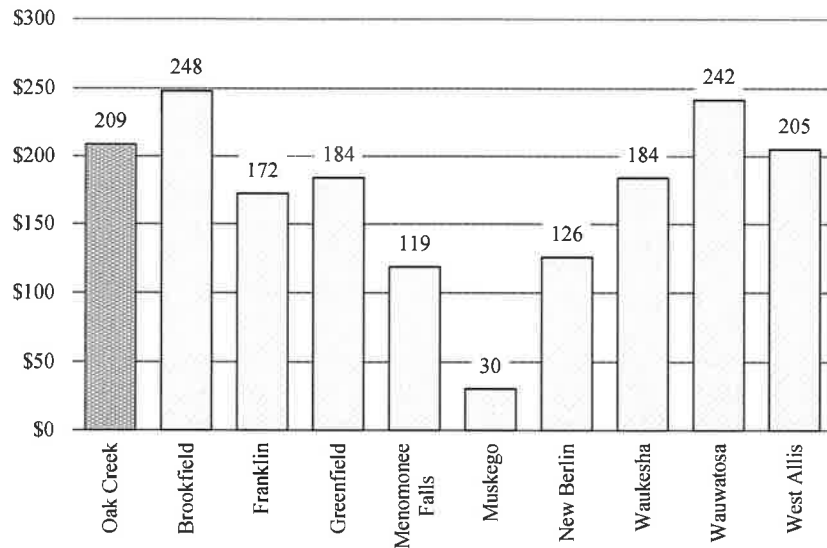


Per Capita Spending

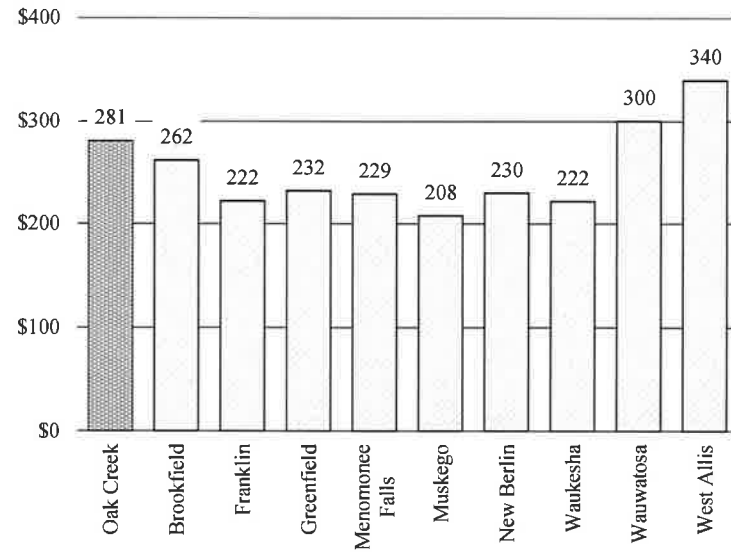
Fire and Police

Fire-ambulance expenditures include the costs of operating a fire department and providing mobile emergency care. They can include payments to other municipalities or private companies if a municipality does not provide its own service. Revenues received for providing fire-ambulance service to other communities are subtracted. Police spending includes expenditures for traffic patrol, criminal investigation, and other police activities. Again, revenues for providing these services to other municipalities are subtracted. Fire-ambulance spending averaged \$139 per capita among all municipalities studied; police spending, \$230.

Fire-Ambulance (Net)
Per Capita, 2015



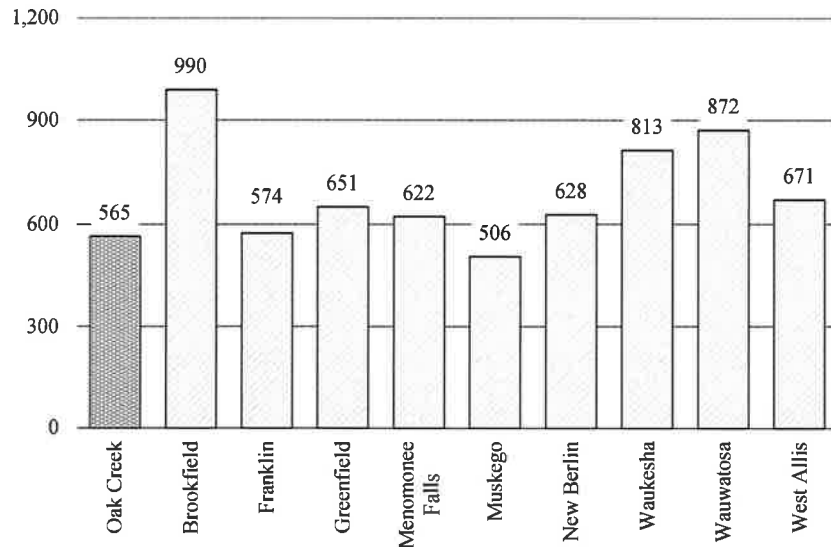
Police (Net)
Per Capita, 2015



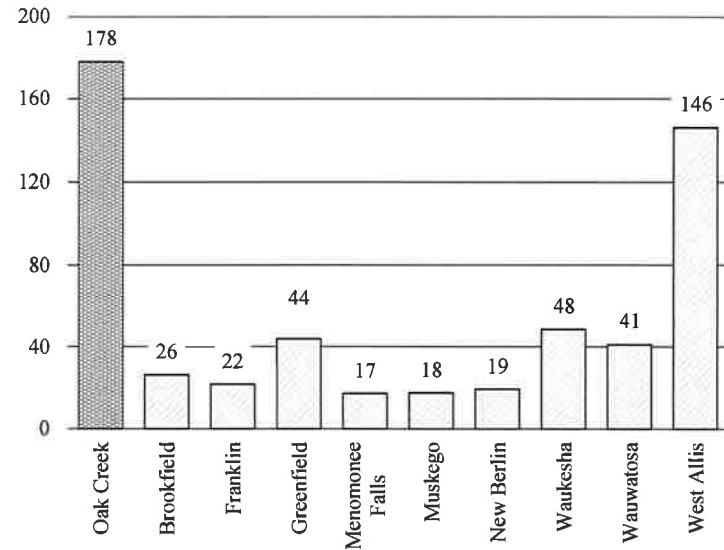
Property Taxes and Shared Revenues Per Capita

Property taxes are the largest revenue source for most Wisconsin municipalities. Since 2005, municipalities have been under state-imposed levy limits. The state shared revenue program distributes state taxes to local governments for discretionary use. Declines in shared revenues can sometimes be accompanied by property tax increases. Among 245 municipalities studied, property taxes averaged \$579 per capita, shared revenues \$126.

Property Tax Levy
Per Capita, 2016/17



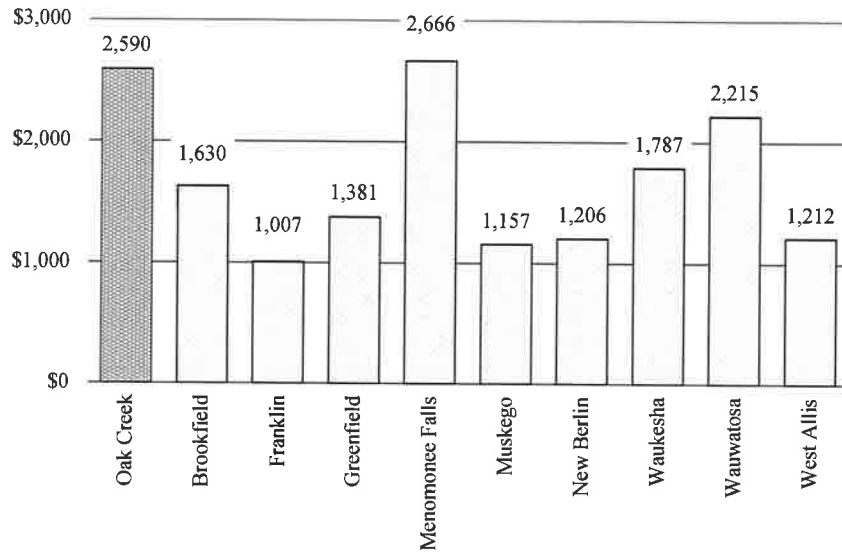
Shared Revenues
Per Capita, 2015



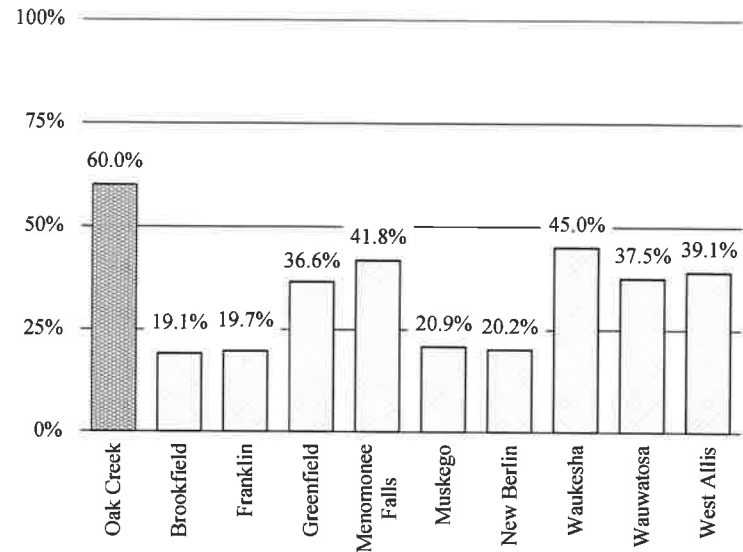
General Obligation Debt

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

**General Obligation Debt
Per Capita, 2015**



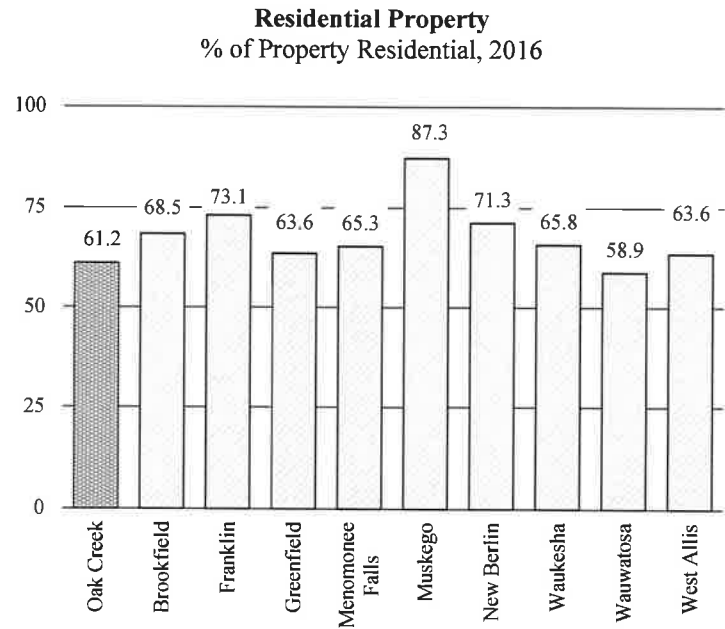
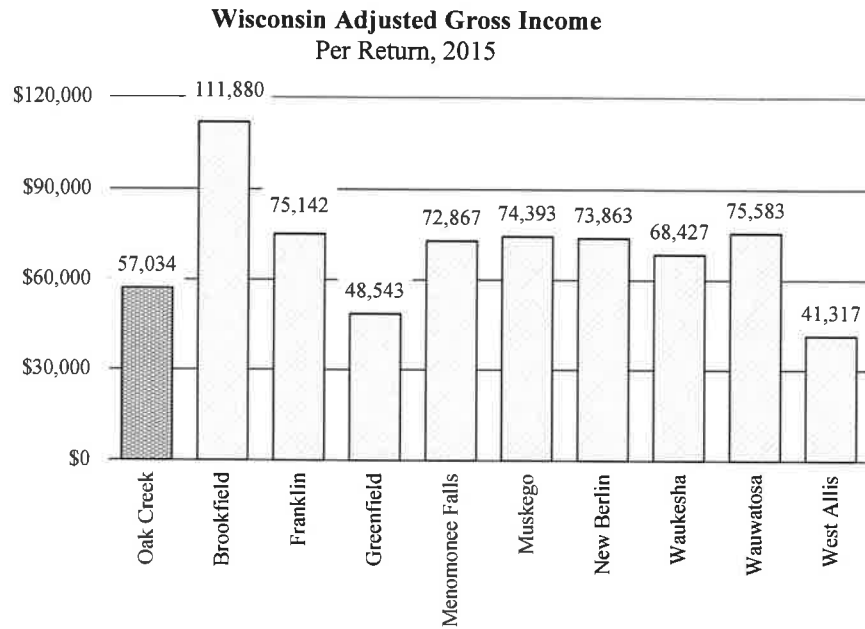
**General Obligation Debt
As % of State Limit, 2015**

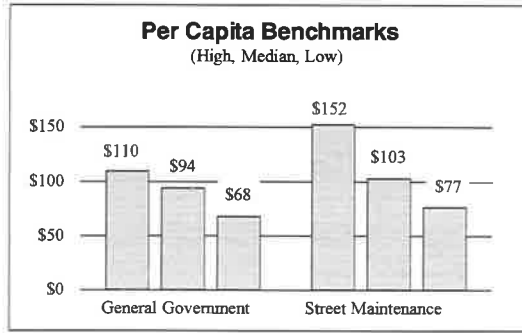


Miscellaneous Characteristics

Income and Percentage Residential

Average adjusted gross income from state tax returns is one measure of the economic well-being of a community. The residential share of the property tax base measures the share of the property tax burden borne by homeowners and renters. Statewide, about 70% of taxable property is residential.





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■ General Government Per Capita

Per capita spending for legislative, legal, general and financial administration, and general buildings and plant.

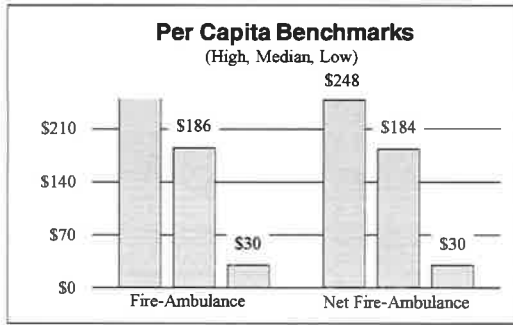
High: \$110 Median: \$94 Low: \$68

■ Street Maintenance Per Capita

Per capita costs for highway, street, light, limited-purpose road, and sewer administration and maintenance.

High: \$152 Median: \$103 Low: \$77

'15 Pop.	Municipality	General Government Per Capita					Average % Chg.	Street Maintenance Per Capita					Average % Chg.
		'11	'12	'13	'14	'15		'11	'12	'13	'14	'15	
High		\$105	\$107	\$105	\$111	\$110		\$151	\$146	\$148	\$188	\$152	
Med.	[Average CPI chg.]	88	92	93	100	94	[1.3%]	102	96	104	103	103	[1.3%]
Low		65	66	66	69	68		82	74	71	79	77	
34,791	Oak Creek	\$95	\$102	\$98	\$100	\$110	3.8%	\$142	\$133	\$143	\$188	\$152	1.7%
37,859	Brookfield	101	102	105	106	110	2.1%	151	146	148	154	148	-0.4%
35,655	Franklin	65	66	66	69	69	1.3%	82	82	84	98	83	0.2%
36,473	Greenfield	65	71	77	78	74	3.5%	122	129	131	151	139	3.4%
35,928	Menomonee Falls	100	107	101	100	92	-2.1%	100	97	104	93	91	-2.3%
24,410	Muskego	70	70	71	75	68	-0.5%	99	78	91	96	110	2.7%
40,195	New Berlin	105	107	102	103	97	-2.2%	83	74	71	79	77	-1.9%
71,316	Waukesha	72	75	79	81	82	3.5%	105	112	114	123	117	2.7%
46,947	Wauwatosa	81	86	88	102	100	5.2%	107	94	104	108	97	-2.5%
60,329	West Allis	103	98	103	111	108	1.3%	92	81	88	87	97	1.1%



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■ Fire-Ambulance Per Capita

Per capita costs for fire protection and ambulance services.

High: \$272 Median: \$186 Low: \$30

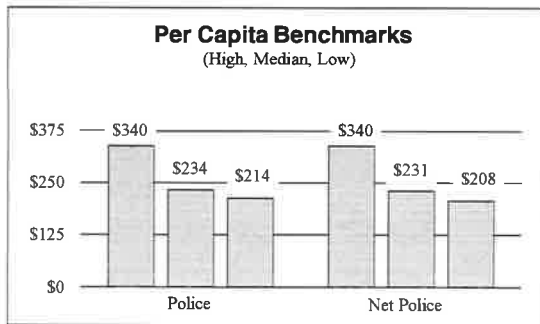
■ Net Fire-Ambulance Per Capita

Per capita costs for fire protection and ambulance services minus offsetting revenues.

High: \$248 Median: \$184 Low: \$30

'15 Pop.	Municipality	Fire-Ambulance Per Capita					Average % Chg.	Net Fire-Ambulance Per Capita					Average % Chg.
		'11	'12	'13	'14	'15		'11	'12	'13	'14	'15	
High		\$303	\$292	\$298	\$282	\$272		\$270	\$262	\$267	\$253	\$248	
Med.	[Average CPI chg.]	185	182	178	180	186	[1.3%]	181	180	176	180	184	[1.3%]
Low		47	36	31	30	30		47	36	31	30	30	
34,791	Oak Creek	\$213	\$214	\$219	\$214	\$212	-0.1%	\$213	\$214	\$219	\$214	\$209	-0.6%
37,859	Brookfield	228	228	234	241	248	2.1%	228	228	234	241	248	2.1%
35,655	Franklin	176	184	169	169	176	-0.1%	170	181	164	166	172	0.4%
36,473	Greenfield	193	169	175	177	187	-0.8%	187	167	170	177	184	-0.4%
35,928	Menomonee Falls	132	124	128	137	125	-1.3%	132	124	128	137	119	-2.6%
24,410	Muskego	47	36	31	30	30	-10.3%	47	36	31	30	30	-10.3%
40,195	New Berlin	109	114	117	121	126	3.7%	109	114	117	121	126	3.6%
71,316	Waukesha	174	179	182	183	184	1.4%	174	179	182	183	184	1.4%
46,947	Wauwatosa	303	292	298	282	272	-2.7%	270	262	267	253	242	-2.8%
60,329	West Allis	213	214	213	202	207	-0.7%	210	212	211	201	205	-0.6%

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■ Police Per Capita

Per capita expenses for law enforcement.

High: \$340 Median: \$234 Low: \$214

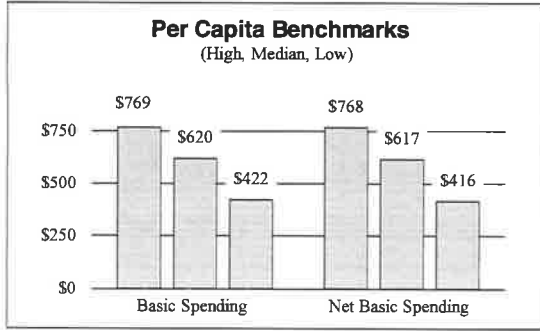
■ Net Police Per Capita

Per capita expenses for law enforcement minus offsetting revenues.

High: \$340 Median: \$231 Low: \$208

'15 Pop.	Municipality	Police Per Capita					Average % Chg.	Net Police Per Capita					Average % Chg.
		'11	'12	'13	'14	'15		'11	'12	'13	'14	'15	
High		\$333	\$345	\$326	\$330	\$340		\$333	\$345	\$326	\$330	\$340	
Med.	[Average CPI chg.]	243	242	239	232	234	[1.3%]	242	240	236	229	231	[1.3%]
Low		206	206	208	213	214		200	200	208	207	208	
34,791	Oak Creek	\$291	\$296	\$289	\$283	\$286	-0.5%	\$288	\$293	\$286	\$279	\$281	-0.6%
37,859	Brookfield	247	255	257	255	262	1.5%	247	255	257	255	262	1.5%
35,655	Franklin	217	222	208	218	224	0.8%	217	222	208	217	222	0.6%
36,473	Greenfield	240	221	231	234	235	-0.5%	237	219	228	229	232	-0.5%
35,928	Menomonee Falls	227	231	225	226	229	0.3%	227	231	225	226	229	0.3%
24,410	Muskego	206	206	216	213	214	1.0%	200	200	210	207	208	0.9%
40,195	New Berlin	261	252	246	231	232	-2.9%	261	250	244	229	230	-3.1%
71,316	Waukesha	213	221	226	223	222	1.1%	212	221	226	223	222	1.2%
46,947	Wauwatosa	330	322	316	305	300	-2.3%	330	322	316	305	300	-2.3%
60,329	West Allis	333	345	326	330	340	0.5%	333	345	326	330	340	0.5%

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■ Basic Spending Per Capita

Per capita spending for general government, street maintenance, law enforcement, and fire-ambulance.

High: \$769 Median: \$620 Low: \$422

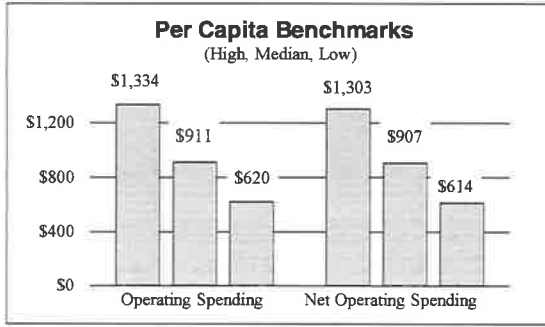
■ Net Basic Spending Per Capita

Per capita basic spending minus offsetting police, fire, and ambulance revenues.

High: \$768 Median: \$617 Low: \$416

'15 Pop.	Municipality	Basic Spending Per Capita					Average % Chg.	Net Basic Spending Per Capita					Average % Chg.
		'11	'12	'13	'14	'15		'11	'12	'13	'14	'15	
High		\$821	\$793	\$807	\$797	\$769		\$788	\$764	\$777	\$782	\$768	
Med.	[Average CPI chg.]	591	589	607	625	620	[1.3%]	586	587	603	622	617	[1.3%]
Low		421	389	410	415	422		415	384	404	409	416	
34,791	Oak Creek	\$741	\$745	\$749	\$785	\$760	0.6%	\$738	\$742	\$746	\$782	\$751	0.4%
37,859	Brookfield	727	731	745	756	768	1.4%	727	731	745	756	768	1.4%
35,655	Franklin	541	554	528	553	551	0.5%	534	551	523	550	546	0.6%
36,473	Greenfield	619	591	614	640	636	0.7%	611	586	607	634	629	0.8%
35,928	Menomonee Falls	558	558	557	556	537	-1.0%	558	558	557	556	531	-1.3%
24,410	Muskego	421	389	410	415	422	0.1%	415	384	404	409	416	0.0%
40,195	New Berlin	558	547	537	533	531	-1.2%	558	545	535	531	529	-1.3%
71,316	Waukesha	563	587	600	610	605	1.8%	562	587	600	610	605	1.8%
46,947	Wauwatosa	821	793	807	797	769	-1.6%	788	764	777	767	738	-1.6%
60,329	West Allis	742	738	728	731	752	0.3%	739	737	726	730	750	0.4%

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■ Operating Spending Per Capita

Per capita operating spending.

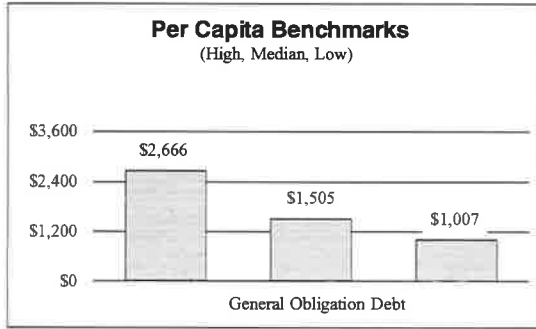
High: \$1,334 Median: \$911 Low: \$620

■ Net Operating Spending Per Capita

Per capita operating spending minus offsetting police, fire, and ambulance revenues.

High: \$1,303 Median: \$907 Low: \$614

'15 Pop.	Municipality	Operating Spending Per Capita					Average % Chg.	Net Operating Spending Per Capita					Average % Chg.
		'11	'12	'13	'14	'15		'11	'12	'13	'14	'15	
High		\$1,351	\$1,120	\$1,207	\$1,160	\$1,334		\$1,318	\$1,090	\$1,176	\$1,130	\$1,303	
Med.	[Average CPI chg.]	873	859	837	915	911	[1.3%]	871	859	837	913	907	[1.3%]
Low		616	580	641	629	620		610	575	635	623	614	
34,791	Oak Creek	\$914	\$922	\$939	\$960	\$930	0.4%	\$911	\$919	\$936	\$956	\$921	0.3%
37,859	Brookfield	999	1,001	1,018	1,039	1,049	1.2%	999	1,001	1,018	1,039	1,049	1.2%
35,655	Franklin	756	751	719	729	737	-0.7%	749	748	715	725	731	-0.6%
36,473	Greenfield	750	718	749	787	783	1.1%	741	713	741	782	777	1.2%
35,928	Menomonee Falls	969	889	823	971	1,036	1.7%	969	889	823	971	1,030	1.6%
24,410	Muskego	616	580	641	629	620	0.2%	610	575	635	623	614	0.2%
40,195	New Berlin	693	672	660	666	689	-0.1%	693	670	658	664	687	-0.2%
71,316	Waukesha	833	828	851	870	892	1.7%	832	828	851	870	892	1.7%
46,947	Wauwatosa	1,351	1,120	1,207	1,160	1,334	-0.3%	1,318	1,090	1,176	1,130	1,303	-0.3%
60,329	West Allis	1,079	1,023	1,013	1,039	1,103	0.6%	1,076	1,021	1,011	1,038	1,101	0.6%



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■ General Obligation Debt (In Thousands)

Amount of general obligation debt.

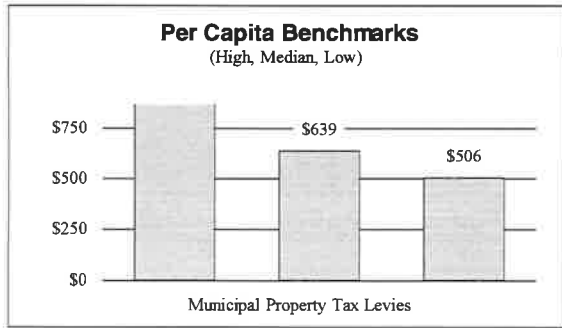
High: \$127,471 Median: \$67,402 Low: \$28,247

■ Debt Per Capita / Debt as a % of Limit

General obligation debt per capita and debt as a share of the state limit.

High: \$2,666 Median: \$1,505 Low: \$1,007
60.0% 37.1% 19.1%

'15 Pop.	Municipality	General Obligation Debt (In Thousands)					Average % Chg.	Debt Per Capita			% of Limit		Point Change
		'11	'12	'13	'14	'15		'14	'15	% Chg.	'14	'15	
High		\$116,335	\$116,335	\$107,605	\$118,343	\$127,471		\$2,577	\$2,666		60.6%	60.0%	
Med. [Average CPI chg.]		44,791	47,803	57,851	63,045	67,402	[1.3%]	1,299	1,505		30.4%	37.1%	
Low		14,259	21,670	32,540	30,481	28,247		1,056	1,007		16.1%	19.1%	
34,791	Oak Creek	\$14,259	\$23,315	\$68,677	\$89,424	\$90,105	58.5%	\$2,577	\$2,590	0.5%	60.6%	60.0%	-0.6%
37,859	Brookfield	49,990	48,725	47,025	50,841	61,694	5.4%	1,343	1,630	21.3%	16.1%	19.1%	3.0%
35,655	Franklin	32,495	21,670	42,445	37,712	35,912	2.5%	1,056	1,007	-4.6%	21.0%	19.7%	-1.3%
36,473	Greenfield	32,827	35,556	36,940	40,355	50,375	11.3%	1,100	1,381	25.6%	29.2%	36.6%	7.3%
35,928	Menomonee Falls	87,735	101,560	98,640	86,904	95,801	2.2%	2,428	2,666	9.8%	38.7%	41.8%	3.1%
24,410	Muskego	35,510	33,900	32,540	30,481	28,247	-5.6%	1,254	1,157	-7.7%	23.1%	20.9%	-2.2%
40,195	New Berlin	39,591	46,880	45,955	46,569	48,479	5.2%	1,160	1,206	3.9%	19.8%	20.2%	0.4%
71,316	Waukesha	116,335	116,335	107,605	118,343	127,471	2.3%	1,666	1,787	7.3%	42.7%	45.0%	2.3%
46,947	Wauwatosa	52,958	60,205	69,715	84,685	103,970	18.4%	1,811	2,215	22.3%	31.7%	37.5%	5.9%
60,329	West Allis	78,518	78,410	76,649	75,248	73,110	-1.8%	1,248	1,212	-2.9%	40.5%	39.1%	-1.5%



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■ Municipal Property Tax Levies (In Thousands)

Property taxes levied by municipality.

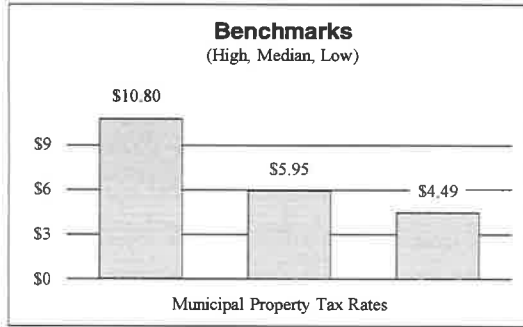
High: \$58,262 Median: \$24,472 Low: \$12,411

■ Municipal Property Tax Levies Per Capita

Per capita municipal property tax levies.

High: \$990 Median: \$639 Low: \$506

'15 Pop.	Municipality	Municipal Property Tax Levies (In Thousands)					Average % Chg.	Municipal Property Tax Levies Per Capita					Average % Chg.
		12/13	13/14	14/15	15/16	16/17		12/13	13/14	14/15	15/16	16/17	
High		\$51,681	\$53,099	\$54,546	\$56,161	\$58,262		\$942	\$947	\$964	\$969	\$990	
Med.	[Average CPI chg.]	23,108	23,318	23,756	24,047	24,472	[1.3%]	612	617	624	632	639	[1.3%]
Low		12,006	12,096	12,191	12,311	12,411		496	499	502	504	506	
34,791	Oak Creek	\$19,087	\$19,202	\$19,329	\$19,567	\$19,878	1.0%	\$553	\$553	\$557	\$562	\$565	0.5%
37,859	Brookfield	35,678	35,835	36,495	36,685	37,410	1.2%	942	947	964	969	990	1.2%
35,655	Franklin	20,509	20,509	20,509	20,509	20,509	0.0%	577	573	574	575	574	-0.2%
36,473	Greenfield	21,995	22,185	22,831	23,125	23,692	1.9%	599	603	622	634	651	2.1%
35,928	Menomonee Falls	21,915	22,199	22,412	22,604	22,967	1.2%	614	622	626	629	622	0.3%
24,410	Muskego	12,006	12,096	12,191	12,311	12,411	0.8%	496	499	502	504	506	0.5%
40,195	New Berlin	24,221	24,436	24,682	24,968	25,251	1.0%	609	612	615	621	628	0.8%
71,316	Waukesha	51,681	53,099	54,546	56,161	58,262	3.0%	728	749	768	787	813	2.8%
46,947	Wauwatosa	37,030	37,950	39,050	40,058	41,107	2.6%	799	813	835	853	872	2.2%
60,329	West Allis	38,941	39,167	39,306	39,476	40,360	0.9%	646	650	652	654	671	1.0%



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■ Municipal Property Tax Rates

Municipal property tax rates.

High: \$10.80 Median: \$5.95 Low: \$4.49

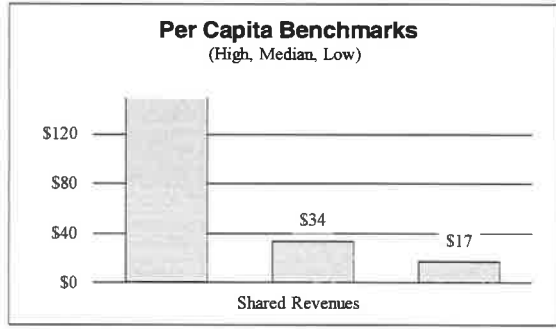
■ Equalized Values (In Millions)

Equalized values including property in tax incremental financing (TIF) districts.

High: \$6,790 Median: \$4,232 Low: \$2,767

'15 Pop.	Municipality	Municipal Property Tax Rates					Average % Chg.	Equalized Values (In Millions)					Average % Chg.
		12/13	13/14	14/15	15/16	16/17		'12	'13	'14	'15	'16	
High		\$10.70	\$10.84	\$10.84	\$10.79	\$10.80		\$5,975	\$5,998	\$6,321	\$6,460	\$6,790	
Med.	[Average CPI chg.]	6.38	6.46	6.31	6.28	5.95	[1.3%]	4,027	3,973	4,103	4,162	4,232	[1.3%]
Low		4.80	4.91	4.73	4.67	4.49		2,566	2,535	2,644	2,706	2,767	
34,791	Oak Creek	\$6.72	\$6.72	\$6.72	\$6.73	\$6.39	-1.2%	\$2,933	\$2,922	\$2,952	\$3,004	\$3,109	1.5%
37,859	Brookfield	6.04	6.04	5.85	5.76	5.51	-2.3%	5,975	5,998	6,321	6,460	6,790	3.2%
35,655	Franklin	5.99	6.19	5.90	5.82	5.50	-2.1%	3,524	3,414	3,590	3,649	3,729	1.4%
36,473	Greenfield	8.01	8.12	8.30	8.45	8.46	1.4%	2,754	2,741	2,760	2,753	2,801	0.4%
35,928	Menomonee Falls	5.33	5.54	5.26	5.21	4.86	-2.3%	4,315	4,245	4,494	4,583	4,728	2.3%
24,410	Muskego	4.80	4.91	4.73	4.67	4.49	-1.7%	2,566	2,535	2,644	2,706	2,767	1.9%
40,195	New Berlin	5.28	5.40	5.25	5.19	5.09	-0.9%	4,583	4,524	4,704	4,809	4,957	2.0%
71,316	Waukesha	9.92	10.19	10.23	10.30	9.91	0.0%	5,426	5,390	5,547	5,664	5,877	2.0%
46,947	Wauwatosa	7.86	8.18	7.67	7.37	7.21	-2.1%	4,964	4,933	5,351	5,543	5,699	3.5%
60,329	West Allis	10.70	10.84	10.84	10.79	10.80	0.2%	3,739	3,701	3,713	3,741	3,736	0.0%

Oak Creek Customized Report



■ Shared Revenues (In Thousands)

State shared revenue payments received by municipality.

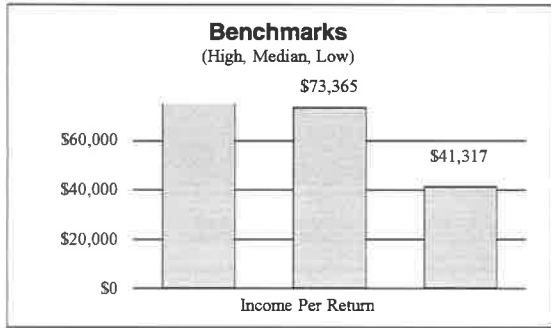
High: \$8,803 Median: \$1,297 Low: \$428

■ Shared Revenues Per Capita

Per capita shared revenue payments.

High: \$178 Median: \$34 Low: \$17

'15 Pop.	Municipality	Shared Revenues (In Thousands)					Average % Chg.	Shared Revenues Per Capita					Average % Chg.
		'11	'12	'13	'14	'15		'11	'12	'13	'14	'15	
High		\$9,918	\$8,856	\$8,881	\$8,817	\$8,803		\$164	\$179	\$177	\$179	\$178	
Med.	[Average CPI chg.]	1,269	1,238	1,239	1,309	1,297	[1.3%]	32	32	32	33	34	[1.3%]
Low		503	428	428	427	428		16	13	14	16	17	
34,791	Oak Creek	\$4,745	\$6,195	\$6,125	\$6,207	\$6,188	6.9%	\$138	\$179	\$177	\$179	\$178	6.6%
37,859	Brookfield	890	973	990	1,014	999	2.9%	23	26	26	27	26	3.0%
35,655	Franklin	824	856	697	733	773	-1.6%	23	24	19	21	22	-1.7%
36,473	Greenfield	1,649	1,502	1,488	1,603	1,595	-0.8%	45	41	40	44	44	-0.7%
35,928	Menomonee Falls	587	476	501	562	619	1.3%	16	13	14	16	17	1.1%
24,410	Muskego	503	428	428	427	428	-4.0%	21	18	18	18	18	-4.2%
40,195	New Berlin	732	648	676	741	780	1.6%	18	16	17	18	19	1.2%
71,316	Waukesha	3,903	3,547	3,409	3,436	3,452	-3.0%	55	50	48	48	48	-3.2%
46,947	Wauwatosa	1,895	1,785	1,783	1,860	1,928	0.4%	41	39	38	40	41	0.1%
60,329	West Allis	9,918	8,856	8,881	8,817	8,803	-2.9%	164	147	147	146	146	-2.9%



Oak Creek Customized Report

Income and Income Taxes

Wisconsin adjusted gross income, income per tax return, and individual income taxes paid.

Income/Return High: \$111,880 Median: \$73,365 Low: \$41,317

Property Tax Base

Percentage of equalized value in residential, commercial, manufacturing, and other classes.

Residential High: 87.3% Median: 65.6% Low: 58.9%

'15 Pop.	Municipality	Income		Income/Return		Income Taxes		Property Tax Base (2016)			
		'15	'15	'15	'15	Res.	Comm.	Mfg.	Other		
High		\$3,644,810,675	\$111,880	\$168,770,687		87.3%	34.6%	6.8%	4.3%		
Med.		1,236,102,336	73,365	57,102,633		65.6%	27.7%	3.2%	3.3%		
Low		884,887,246	41,317	37,085,300		58.9%	8.8%	0.1%	1.8%		
34,791	Oak Creek	\$1,022,791,683	\$57,034	\$44,644,079		61.2	29.7	5.2	4.0		
37,859	Brookfield	2,224,503,079	111,880	120,219,911		68.5	28.4	0.8	2.4		
35,655	Franklin	1,286,727,609	75,142	62,532,466		73.1	20.3	4.1	2.5		
36,473	Greenfield	884,887,246	48,543	37,085,300		63.6	34.3	0.1	1.9		
35,928	Menomonee Falls	1,077,410,363	72,867	51,672,800		65.3	23.7	6.8	4.2		
24,410	Muskego	913,844,238	74,393	43,450,900		87.3	8.8	2.2	1.8		
40,195	New Berlin	1,532,663,624	73,863	73,105,156		71.3	20.8	4.3	3.7		
71,316	Waukesha	3,644,810,675	68,427	168,770,687		65.8	27.0	4.1	3.2		
46,947	Wauwatosa	1,736,055,303	75,583	84,612,460		58.9	34.6	2.3	4.3		
60,329	West Allis	1,185,477,062	41,317	45,886,746		63.6	31.5	1.5	3.4		



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What we can do for you.

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- Compare the performance or finances of school districts or governments;
- Analyze the economic impact of your industry, government, or organization;
- Simulate or forecast fiscal or demographic trends;
- Suggest changes to improve organizational performance and efficiency; and
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