
City of Oak Creek, Wisconsin

Tax Incremental District No. 12 Project Plan

(DRAFT 6-13-16)

Approved by the City of Oak Creek Common Council
(insert date) (Resolution No. insert Resolution No.)

Prepared By:

The City of Oak Creek, Wisconsin
Departments of
Administration
Attorney
Clerk
Community Development
Engineering
Finance
Treasurer

Godfrey & Kahn, S.C.

And

Hutchinson, Shockey, Erley & Co.

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INTRODUCTION

Tax Incremental District No. 12 (the "District") is being formed as a mixed use tax incremental district. It is comprised of approximately 50 acres of vacant property with a 2016 base value of \$10,700. Any wetlands are excluded from the District. It is anticipated that new development will be a mix of retail, residential and other commercial uses. The infrastructure for the District will be developed by the City, while the retail, residential, and other commercial uses will be developed by the private sector, public private partnerships, or some combination thereof.

The District is an area to the north of West Drexel Avenue and is adjacent to and just west of Interstate 94-41. This district will be an important gateway to the City of Oak Creek and will become a regional retail destination for southeast Wisconsin.

SECTION I

EXISTING USES AND CONDITIONS

The District is an area adjacent to and west of Interstate 94/41 north of West Drexel Avenue and is an important gateway to the City of Oak Creek. The area within the District is currently comprised of agricultural land and open land. The 50.2 acre property was formerly part of Falk Park, a Milwaukee County park. This property was involved as part of a land exchange between Milwaukee County and the current property owner in 2011.

All wetlands in the area are excluded from The District. The exclusion of the wetlands has not affected the contiguity of the District.

SECTION II

LIST THE TYPE, NUMBER AND LOCATION OF ALL PROPOSED PUBLIC WORKS AND IMPROVEMENTS IN THE DISTRICT AND OUTSIDE THE DISTRICT

Tax Incremental District No. 12 in the City of Oak Creek is being created to promote mixed use growth within the City. The following projects are the required improvements to accommodate the development within the District. Any costs directly, or indirectly, related to the public works projects are considered "Project Costs" and are eligible to be paid with tax increment revenues of the District. The projects and Project Costs include:

- A. Street Improvements
The primary projects are the required roads to access the development sites within the District including bus access and access to Milwaukee County park property.
- B. Sanitary Sewers
Sanitary sewers in newly constructed streets or public easements.
- C. Storm Sewers
Storm sewers in newly constructed streets or public easements.
- D. Water Mains
Water mains in newly constructed streets or public easements.
- E. Utilities
Utilities will be needed throughout the District.
- F. Signage
Signage will be required for directions and identification.
- G. Landscaping and Streetscaping
Landscaping and streetscaping including grading, erosion control, tree removal and planting, berms and plantings in rights of way will be needed throughout and within one-half (½) mile of the District.
- H. Lighting
Lighting will be required on all street projects.
- I. Planning, Legal and Engineering
- J. Wetlands
Wetlands will need to be defined and excluded from project areas.
- K. Cash Grants (Development Incentives)
The City may enter into development agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax increment is generated sufficient to recover project costs. No cash grants or other incentives will be provided until a developer agreement is executed with the recipient.

- L. Administrative costs
These costs include, but are not limited to, a portion of City administrative staff, public works employees, and others involved with the projects throughout the Project Plan implementation. Audit expenses and any expenses associated with future expansion or dissolution of the District are also considered eligible costs.
- M. Professional/Organizational Costs
These costs include, but are not limited to, fees of the financial consultant, attorneys, engineers, surveyors marketing and any other contracted services.
- N. Finance Costs
Interest, financing fees, redemption premiums, and any and all other financing fees are included as Project Costs.
- O. Community Development Authority
The City may provide contributions made under Wisconsin Statutes Section 66.1333(13) in connection with the implementation of this Project Plan.
- P. Local Discretion
Payments made, in the discretion of the local legislative body, which are found to be necessary or convenient to the creation of this tax incremental district, or the implementation of this Project Plan.
- R. Capital Costs
Capital costs including, but not limited to, the actual costs of the construction of public works or improvements, new buildings, structures and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures, other than the demolition of listed properties as defined in Wisconsin Statutes Section 44.31(4); the acquisition of equipment to service the District; the removal or containment of, or the restoration of soil or groundwater affected by environmental pollution; and the clearing and grading of land.
- S. One-half (1/2) Mile Radius
Project Costs incurred for territory that is located within a one-half (1/2) mile radius of the District's boundaries and within the City limits. It is anticipated that any such Project Costs will be similar to the Project Costs set forth in the Detailed List of Estimated Project Cost in Section IV of this Project Plan.
- T. Any other Project Costs and Projects allowable under Wisconsin Statutes Section 66.1105

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for the public works, legal and other consultant fees, testing environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of nationally recognized bond counsel, retained by the City for such purpose, or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (the "Plan").

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

Project Costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after the planning is completed.

SECTION III

Proposed Uses

The uses proposed for the District include regional retail, local retail, professional office and multifamily residential. The uses will be integrated with each other as part of a coordinated development.

Newly Platted Residential Development

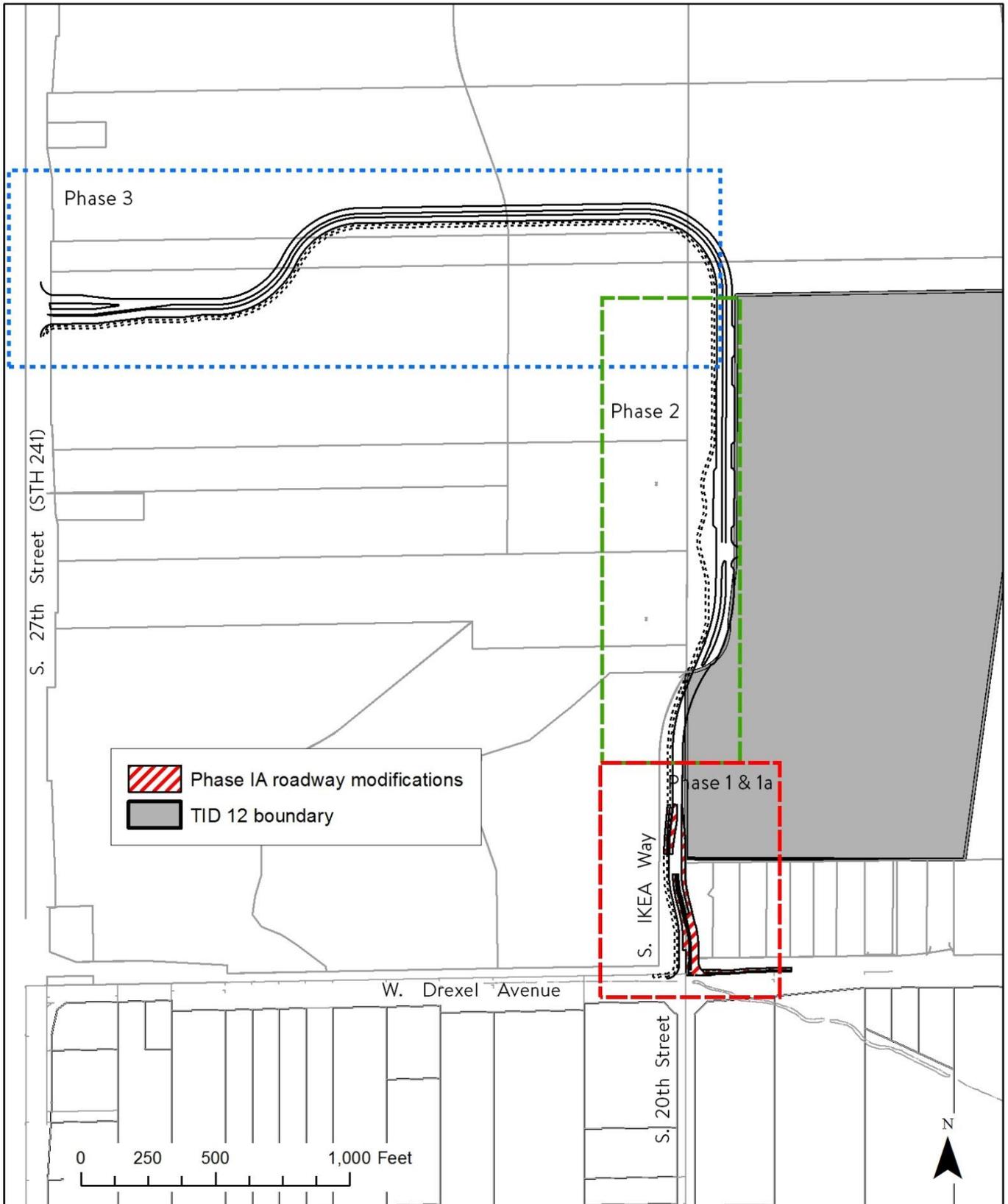
No more than thirty-five percent, by area, of the real property within the District are lands proposed for newly platted residential use.

Map 3 City of Oak Creek TID #12 - Future Land Use



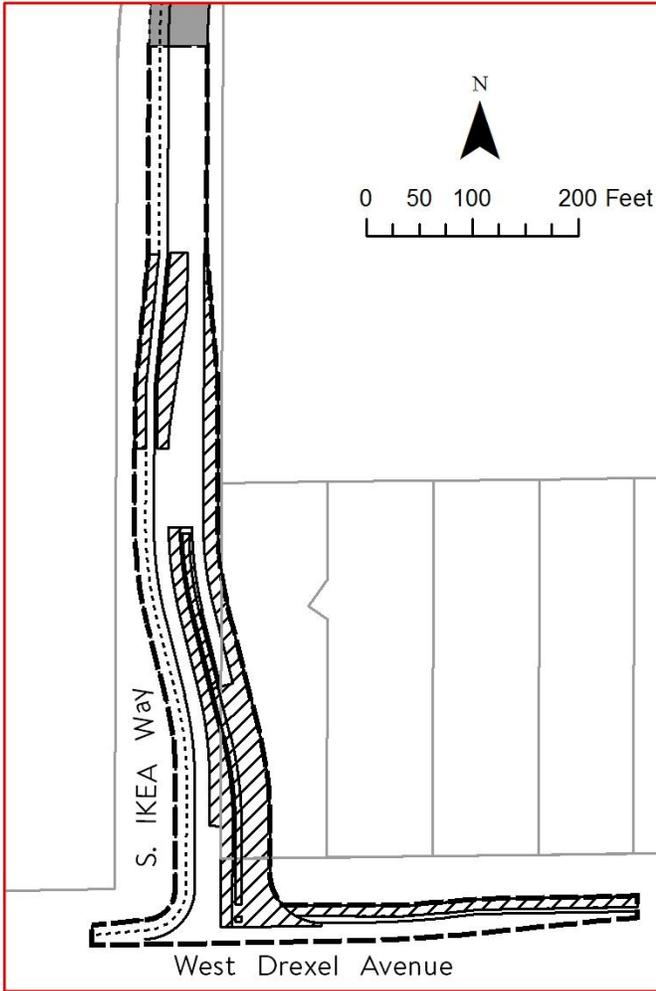
Source: City of Oak Creek Comprehensive Plan

Map 4 City of Oak Creek TID #12 - Projects Overview

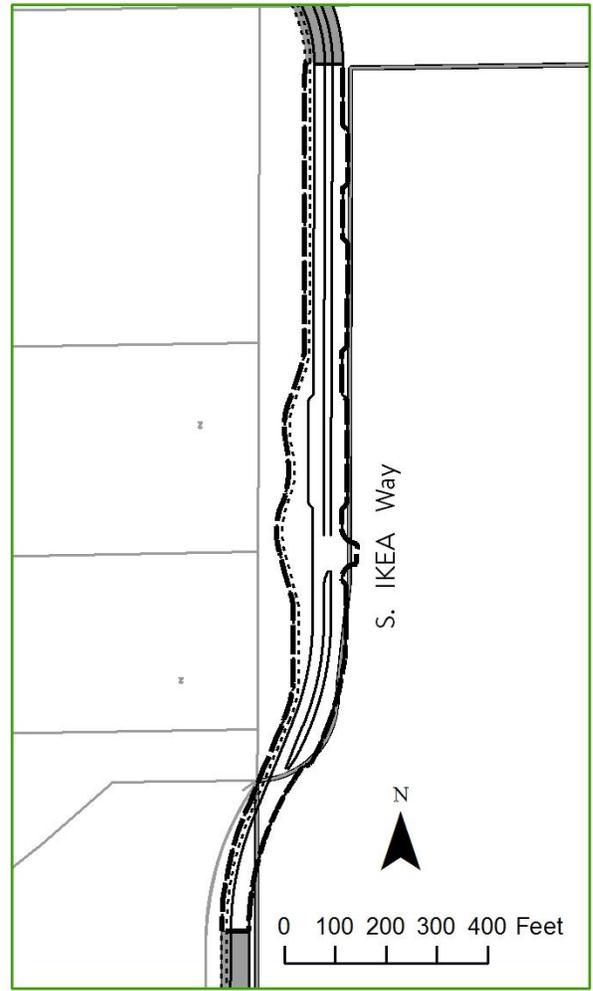


Source: City of Oak Creek Engineering Department

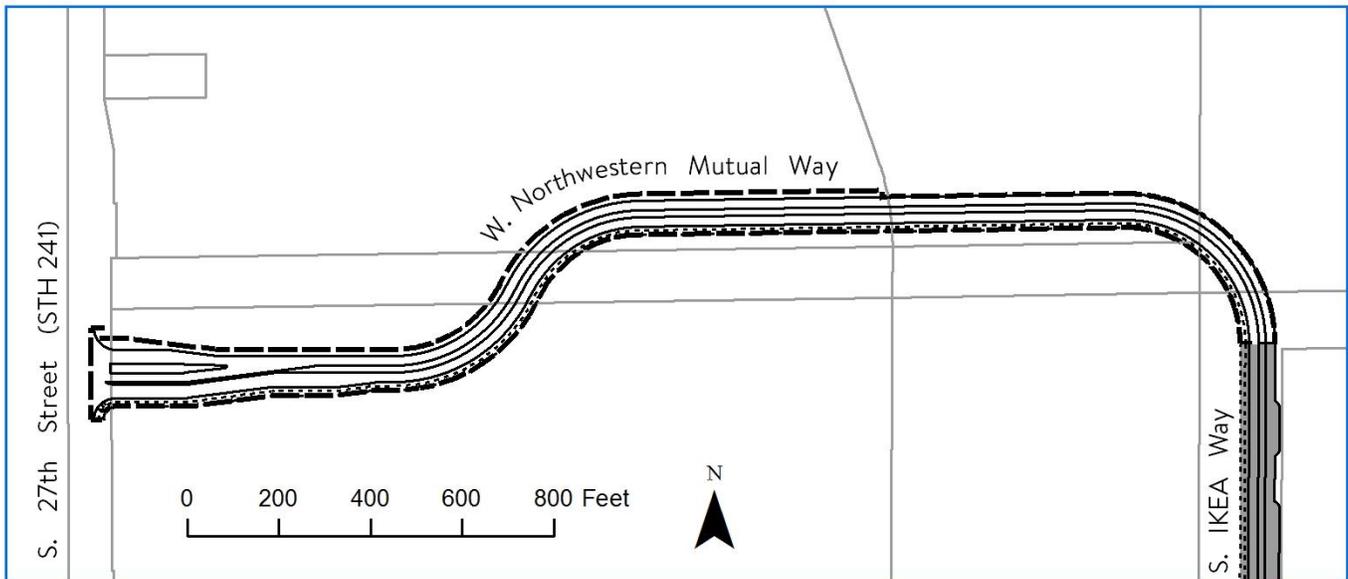
Map 5 City of Oak Creek TID #12 - Projects Detail



Phase 1 & 1A



Phase 2



Phase 3 (future)

Source: City of Oak Creek Engineering Department

SECTION IV

DETAILED LIST OF ESTIMATED PROJECT COSTS

Street Improvements

This includes multiple phases (See Map 4) of streets and related amenities to the quality that would need to be part of the City's infrastructure and are assumed as a public cost. This includes:

- Road improvements
- Street trees
- Street lighting
- Intersection work
- Signage
- Sidewalks (both sides on interior roads)
- Water, sanitary, storm and related infrastructure
- Grading and stormwater
- Engineering and contingency
- Green design

Phase IA -	Engineering and Design	\$24,685
	Construction	\$420,496
Phase II -	Engineering, Design and Inspection	\$317,000
	Construction	\$2,729,408
	Watermain	\$441,450
	Sanitary Sewer	\$548,100
	Landscaping-Restoration	\$275,000
Development incentive		
Developer funded in an amount not to exceed thirteen million dollars - to the extent available based on increment generated only on property subject to development agreement		\$13,000,000
Development Incentive – remainder of District (subject to development agreement) Developer funded in an amount not to exceed two million dollars to the extent available based on increment generated only on remainder of District.		\$2,000,000
Planning, administrative, legal and professional costs (\$50,000 annually over the life of the District)		\$1,000,000
Total Estimated Project Costs		\$20,756,139

This Plan is neither meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The City retains the right to delete projects or change the scope and/or timing of projects as they are individually authorized by the Common Council, without amending the Plan.

The City reserves the right to increase these costs to reflect inflationary increases beyond what is anticipated over a five (5) year period and other uncontrollable circumstances between 2016 and the time of construction. However, to the extent Project Costs exceed an increase of 15% over the current estimate the City shall require an amendment to the Plan to be commenced. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

It is anticipated that Project Costs in the territory located within a one-half (1/2) mile radius of the District and within the City will be similar to the Detailed List of Estimated Project Costs in nature and type.

SECTION V

ECONOMIC FEASIBILITY STUDY

The estimated total tax increments are \$21,943,102. The total principal and interest payments are \$22,351,125 for all tax exempt projects.

In the event the developer incentive is based on a pay as you go basis, incentives will be paid only if tax increment is available after taking into account debt service on city obligations and administrative costs.

Year	Incremental Value	Tax Rate	Tax Increment
2019	\$ 10,000,000	22.92	\$ 229,200
2020	\$ 40,000,000	22.92	\$ 916,800
2021	\$ 50,600,000	22.92	\$ 1,159,752
2022	\$ 51,359,000	22.92	\$ 1,177,148
2023	\$ 52,129,385	22.92	\$ 1,194,806
2024	\$ 52,911,326	22.92	\$ 1,212,728
2025	\$ 53,704,996	22.92	\$ 1,230,919
2026	\$ 54,510,571	22.92	\$ 1,249,382
2027	\$ 55,328,229	22.92	\$ 1,268,123
2028	\$ 56,158,153	22.92	\$ 1,287,145
2029	\$ 57,000,525	22.92	\$ 1,306,452
2030	\$ 57,855,533	22.92	\$ 1,326,049
2031	\$ 58,723,366	22.92	\$ 1,345,940
2032	\$ 59,604,216	22.92	\$ 1,366,129
2033	\$ 60,498,279	22.92	\$ 1,386,621
2034	\$ 61,405,754	22.92	\$ 1,407,420
2035	\$ 62,326,840	22.92	\$ 1,428,531
2036	\$ 63,261,743	22.92	\$ 1,449,959
Total			\$ 21,943,102

Initial Property Subject to Development Agreement

Year	Incremental Value	Tax Rate	Tax Increment
2019	\$10,000,000	22.92	\$ 229,200
2020	\$30,000,000	22.92	\$ 687,600
2021	\$30,450,000	22.92	\$ 697,914
2022	\$30,906,750	22.92	\$ 708,383
2023	\$31,370,351	22.92	\$ 719,008
2024	\$31,840,907	22.92	\$ 729,794
2025	\$32,318,520	22.92	\$ 740,740
2026	\$32,803,298	22.92	\$ 751,852
2027	\$33,295,347	22.92	\$ 763,129
2028	\$33,794,778	22.92	\$ 774,576
2029	\$34,301,699	22.92	\$ 786,195
2030	\$34,816,225	22.92	\$ 797,988
2031	\$35,338,468	22.92	\$ 809,958
2032	\$35,868,545	22.92	\$ 822,107
2033	\$36,406,573	22.92	\$ 834,439
2034	\$36,952,672	22.92	\$ 846,955
2035	\$37,506,962	22.92	\$ 859,660
2036	\$38,069,566	22.92	\$ 872,554
Total			\$13,432,052

In the event the developer incentive is based on a pay as you go basis, incentives will be paid only if tax increment is available after taking into account debt service on city obligations and administrative costs.

CITY OF OAK CREEK
 INITIAL PROPERTY SUBJECT TO
 DEVELOPMENT AGREEMENT TID NO. 12

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2019	-	-	-	-	-
05/01/2020	-	-	106,375.00	106,375.00	-
11/01/2020	-	-	53,187.50	53,187.50	159,562.50
05/01/2021	175,000.00	1.250%	53,187.50	228,187.50	-
11/01/2021	-	-	52,093.75	52,093.75	280,281.25
05/01/2022	175,000.00	1.250%	52,093.75	227,093.75	-
11/01/2022	-	-	51,000.00	51,000.00	278,093.75
05/01/2023	200,000.00	1.250%	51,000.00	251,000.00	-
11/01/2023	-	-	49,750.00	49,750.00	300,750.00
05/01/2024	200,000.00	1.500%	49,750.00	249,750.00	-
11/01/2024	-	-	48,250.00	48,250.00	298,000.00
05/01/2025	200,000.00	1.500%	48,250.00	248,250.00	-
11/01/2025	-	-	46,750.00	46,750.00	295,000.00
05/01/2026	200,000.00	1.500%	46,750.00	246,750.00	-
11/01/2026	-	-	45,250.00	45,250.00	292,000.00
05/01/2027	350,000.00	1.750%	45,250.00	395,250.00	-
11/01/2027	-	-	42,187.50	42,187.50	437,437.50
05/01/2028	375,000.00	2.000%	42,187.50	417,187.50	-
11/01/2028	-	-	38,437.50	38,437.50	455,625.00
05/01/2029	375,000.00	2.000%	38,437.50	413,437.50	-
11/01/2029	-	-	34,687.50	34,687.50	448,125.00
05/01/2030	375,000.00	2.250%	34,687.50	409,687.50	-
11/01/2030	-	-	30,468.75	30,468.75	440,156.25
05/01/2031	375,000.00	2.250%	30,468.75	405,468.75	-
11/01/2031	-	-	26,250.00	26,250.00	431,718.75
05/01/2032	400,000.00	2.500%	26,250.00	426,250.00	-
11/01/2032	-	-	21,250.00	21,250.00	447,500.00
05/01/2033	400,000.00	2.500%	21,250.00	421,250.00	-
11/01/2033	-	-	16,250.00	16,250.00	437,500.00
05/01/2034	425,000.00	2.500%	16,250.00	441,250.00	-
11/01/2034	-	-	10,937.50	10,937.50	452,187.50
05/01/2035	425,000.00	2.500%	10,937.50	435,937.50	-
11/01/2035	-	-	5,625.00	5,625.00	441,562.50
05/01/2036	450,000.00	2.500%	5,625.00	455,625.00	-
11/01/2036	-	-	-	-	455,625.00
Total	\$5,100,000.00	-	\$1,251,125.00	\$6,351,125.00	-

SECTION VI

DESCRIPTION OF FINANCING METHODS

Under Wisconsin Law there are several methods of borrowing, some of which apply the debt against the City's statutory debt limit. The feasibility of financing any project at any given time by any particular method will be determined in the future, based on the City's fiscal situation, anticipated non-TID capital needs, interest rates and the amount borrowed.

Possible funding sources include:

- A. General Obligation Debt
- B. Water and Sewer Revenue Bonds
- C. Lease Revenue Bonds issued by the CDA
- D. State Grants or project participation
- E. Other revenue sources available to the City, including, but not limited to special assessments

Developer agreements between the City and property owners, lessees, or developers will be in place prior to major public expenditures and for any cash grants/developer incentives. These agreements may also provide for development guarantees or payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments.

The order in which public improvements are made will be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

If financing as outlined in the Plan proves workable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

SECTION VII

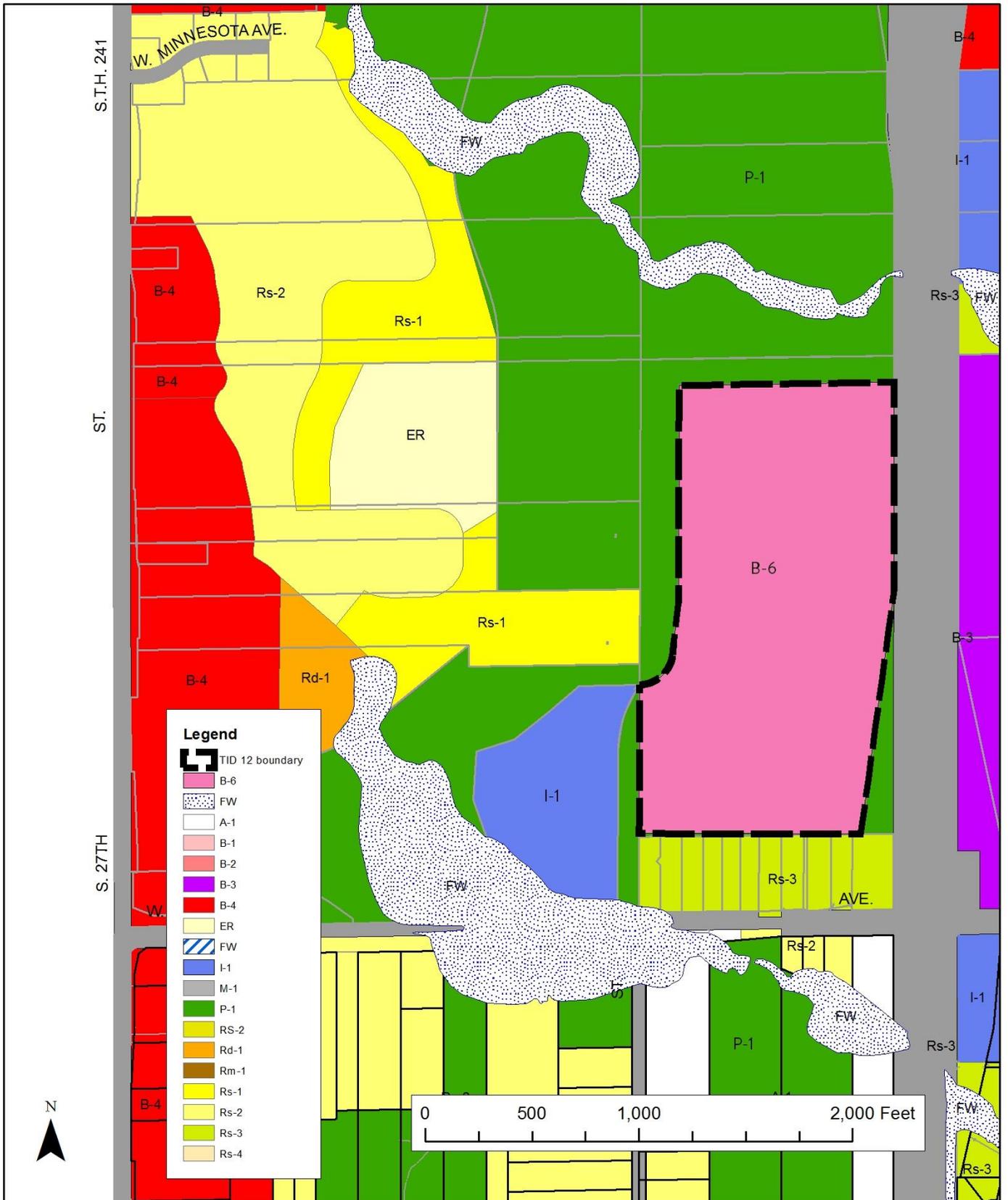
PROPOSED CHANGES IN ZONING ORDINANCES AND MASTER PLAN

The City has changed its zoning ordinances to better reflect the development proposed by this Project Plan. The current zoning classification of B-6, Interchange Regional Retail shall regulate development within this District, and it is anticipated that no further changes to the zoning ordinance shall be required. If any future change to the City's ordinances are required to carry out the intent of this Plan, such changes will be made in accordance with Municipal Code Chapter 17.

The future land use map adopted as part of the City's Comprehensive Plan was previously amended to identify property within the boundary of the District as Planned Mixed Use. No other changes to the Comprehensive Plan are expected to implement this Project Plan.

There are no proposed changes to the building codes or other City ordinances required for the implementation of this Project Plan.

Map 6 City of Oak Creek TID #12 - Existing Zoning



Source: City of Oak Creek

SECTION VIII
NON-PROJECT COSTS

There are no non-project costs.

SECTION IX

RELOCATION

At the present time, there are no relocation costs to be incurred by the City. If, in the future, relocation of individuals or businesses is required the City will follow the statutory requirements of Wisconsin Statutes Section 32.19 and the applicable Wisconsin Administrative Code provisions, and the costs thereof may be included as a Project Cost.

SECTION X

HOW THE CREATION OF TAX INCREMENTAL DISTRICT NO. 12 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF OAK CREEK

The District contributes to the orderly development of the City by providing the opportunity for continued growth in the tax base and job opportunities consistent with the provisions of the City's adopted Comprehensive Plan.

The proposed mixed-use district, among other things, will leverage the infrastructure investments made by both the City and State for the Drexel Avenue interchange and roadway improvements.

SECTION XI

LEGAL OPINION

DRAFT

[_____], 2016

Mayor Stephen Scaffidi
and Members of the Common Council
City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154

RE: City of Oak Creek, Wisconsin Tax Incremental District No. 12 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 and adoption of the Project Plan for Tax Incremental District No. 12. In that capacity we have reviewed the Project Plan, examined the proceedings of the Plan Commission and the Common Council 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

APPENDIX A

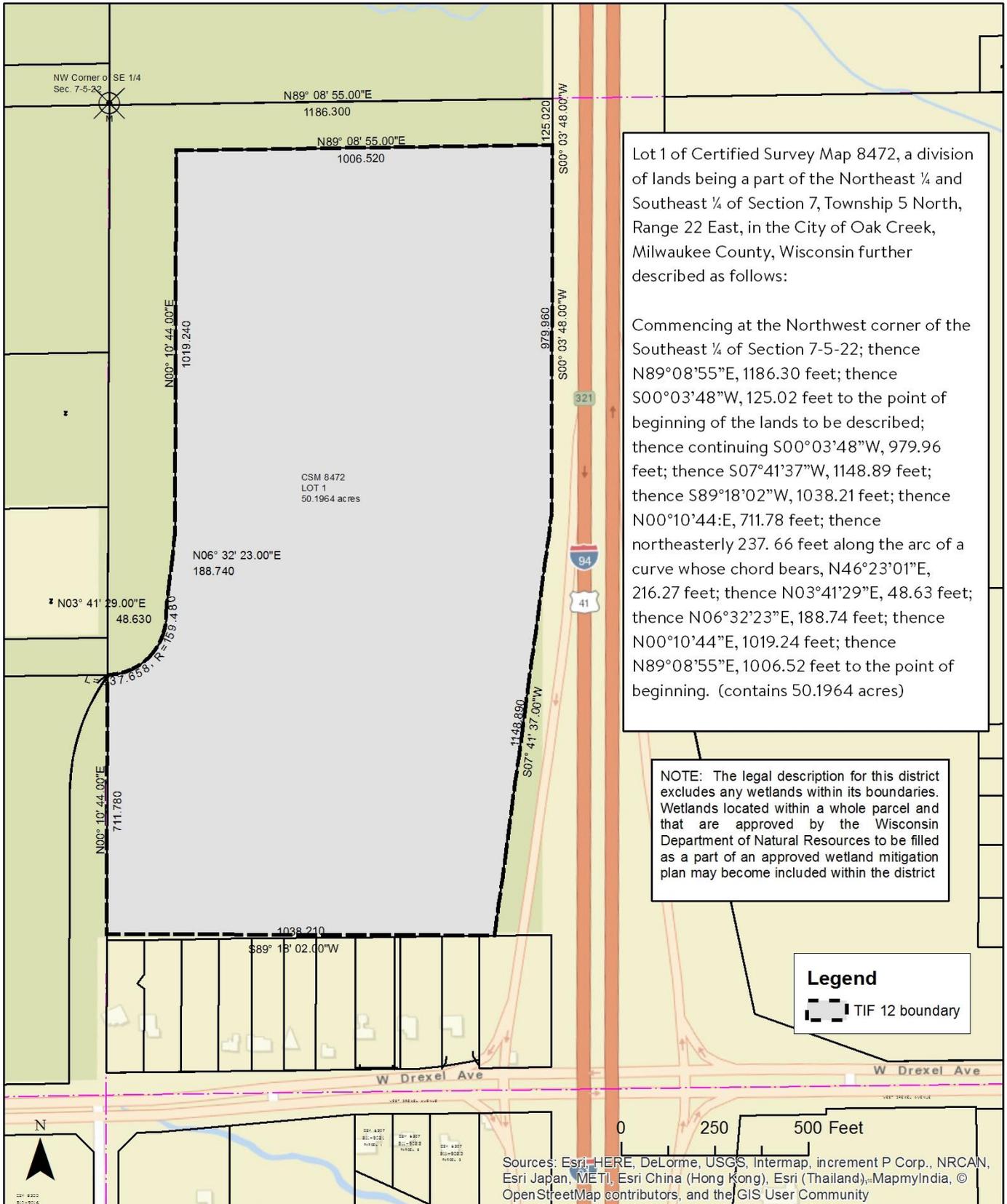
LEGAL DESCRIPTION AND PARCEL NUMBERS

Lot 1 of Certified Survey Map 8472, a division of lands being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin further described as follows:

Commencing at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 7-5-22; thence N89°08'55"E, 1186.30 feet; thence S00°03'48"W, 125.02 feet to the point of beginning of the lands to be described; thence continuing S00°03'48"W, 979.96 feet; thence S07°41'37"W, 1148.89 feet; thence S89°18'02"W, 1038.21 feet; thence N00°10'44"E, 711.78 feet; thence northeasterly 237.66 feet along the arc of a curve whose chord bears, N46°23'01"E, 216.27 feet; thence N03°41'29"E, 48.63 feet; thence N06°32'23"E, 188.74 feet; thence N00°10'44"E, 1019.24 feet; thence N89°08'55"E, 1006.52 feet to the point of beginning. (contains 50.1964 acres)

Tax Key Number 784-9021-000

Map 7 City of Oak Creek TID #12 - Legal Description



Map 8

City of Oak Creek TID #12 - Tax Key Numbers



APPENDIX B

Plan Commission, Common Council and Joint Review Board Resolutions

RESOLUTION NO. 2016-02

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION
APPROVING PROPOSED BOUNDARIES AND THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 12,
CITY OF OAK CREEK, WISCONSIN**

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

WHEREAS, the Common Council for the City of Oak Creek (“Council”) on May 17, 2016, moved to authorize staff to take steps to create Tax Increment Financing District No. 12 (“District”) as a mixed-use district; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on June 14, 2016 held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District No. 12 (the “District”), the proposed Boundaries and the proposed Project Plan thereof, in accordance with the procedures specified in the Tax Increment Law; and

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

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

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

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

- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. A statement indicating how creation of the District promotes orderly development of the City; and

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

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

1. That the Plan Commission hereby designates the boundaries specified in the boundary description or map attached to this resolution as Exhibit A and entitled "TIF Boundaries and Legal Description, Oak Creek Wisconsin," as the boundaries of said District and recommends that said District be created by the Common Council of the City of Oak Creek within the area enclosed by said boundaries.
2. That the District shall be known as City of Oak Creek Tax Incremental District Number 12.
3. That the District is created effective as of January 1, 2016.
4. That no annexed territory exists within the designated boundaries of the District.
5. That not less than 50%, by area, of the real property within the said District is suitable and zoned for mixed-use sites within the meaning of Section 66.1105(2)(cm) of the Wisconsin Statutes;
6. Based on its findings that the District is declared to be a Mixed Use District based on the identification and classification of the property included in the District.
7. That the Project Costs relate directly to promoting mixed-use development consistent with the purpose for which the District was created.
8. That any property within the District that has stood vacant for an entire seven-year period immediately before the adoption of a resolution creating the District is suitable for mixed use development, and that the Project Plan promotes these uses.
9. No costs currently anticipated within the Project Plan are related to newly platted residential development.
10. That the improvement of the area is likely to significantly enhance all the other real property in the District.
11. That the City estimates that more than thirty-five percent (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(5)(b) of the Wisconsin Statutes.
12. That the Project Plan is feasible and in conformity with the adopted Comprehensive Plan (as amended) for the City of Oak Creek.
13. That the value of the District's taxable property plus the value increment of all existing district does not exceed twelve percent (12%) of the City of Oak Creek's total equalized value of taxable property.

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

Adopted this _____ day of _____, 2016.

Plan Commission Chair

Attest:

Secretary of the Plan Commission
CITY OF OAK CREEK of Wisconsin,

Common Council and Joint Review Board Resolutions

(to be added)

15752684.2