

BUSINESS IMPROVEMENT DISTRICT NO. 51
HARBOR DISTRICT
2025 - 2026 OPERATING PLAN
2024 - 2025 ANNUAL REPORT

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created s. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BIDS) upon the petition of at least one property owner within the proposed district. The purpose of the law is "....to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities."

The City of Milwaukee created Business Improvement District No. 51 ("BID 51") and approved its initial operating plan on November 1, 2016 via Common Council Resolution Number 160664 for the purpose of revitalizing and enhancing the Harbor District business area surrounding Milwaukee's Inner Harbor. Section 66.1109(3) (b), Wisconsin Statutes requires that a BID board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The BID proponents submit this operating plan in fulfillment of statutory requirements.

B. Physical Setting

BID #51 surrounds Milwaukee's Inner Harbor and is approximately bounded by East Bruce Street on the North, First Street on the west, Bay Street on the south, and the Milwaukee Mooring Basin and Kinnickinnic and Milwaukee Rivers on the east.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. A listing of the properties in the district is provided in Appendix E.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the BID shall be to maintain and enhance the Harbor District as a place to do business by:

- Supporting the viability of businesses in the District by retaining existing businesses (including those that engage in industrial and manufacturing activities), and marketing the District as a place for new businesses to locate and thrive;
- Creating an appealing, attractive environment for employees and customers;
- Ensuring that District business and property owners have an active role in redevelopment and planning activities in the area;
- Identifying and advocating for needed improvements in infrastructure and public spaces.

B. Proposed Activities - Year Nine

Year nine activities to be undertaken by the district will include:

- Continue to engage District business and property owners in the implementation of the Harbor District Water and Land Use Plan (WaLUP).
- Provide seed funds for catalytic projects to help spur investments in this unique area of the City. Projects include Riverwalk planning, design, and construction as well as other projects identified in the WaLUP.
- Support ongoing maintenance and activation for Harbor View Plaza, the Harbor District's first waterfront park constructed in 2018/19, located at the east end of Greenfield Avenue.
- Implement projects identified during the Harbor District Branding & Identity planning process.
- Continuing the Property Improvement Grants to assist businesses and property owners interested in making physical improvements to their properties. Improvements could include green infrastructure, street facade improvements, signage, sustainable design improvements, or others.
- Hosting meetings and other events to provide venues for District business and property owners to meet and discuss issues important to the area.
- Administrative activities, including, but not limited to, securing an independent certified audit or financial review, securing insurance for the activities of the District's Board, and complying with the open meetings law, Subchapter V of Chapter 19 of the Wisconsin Statutes.
- Maintain a District-wide Resource Guide, including our neighbors in Walker's Point, to showcase and support our diverse businesses.
- Investigate and plan for improvements to accessing the water and natural resources in the District.

C. Proposed Income and Expenditures

2025-2026 Draft BID 51 Budget

Revenue

Assessment 2025	\$264,305.00
Carryover	<u>\$268,741.00</u>
	\$533,046.00

Expenditure

HDI Services & BID Administration	\$130,000.00
Grant Programs	\$20,000.00
Communications Consultant	\$12,000.00
Plaza Monthly Maintenance	\$6,600.00
Plaza Annual Maintenance	\$9,600.00
Harbor Fest Sponsorship	\$10,000.00
BID events	\$6,000.00
Audit	\$2,300.00
Insurance	\$1,000.00
Trash Collection Pilot	\$16,308.00
Plaza Repair Fund	<u>\$50,000.00</u>
25-26 Budget	\$263,808.00
Net Balance/Reserves	\$269,238.00

D. Financing Method

It is proposed that \$264,305 shall be raised through BID assessments in Milwaukee (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment rate of \$1.50 per \$1,000 assessed value of the property was selected as the basic assessment methodology.

To ensure fairness in assessments:

- High-value owners: For owners with aggregate assessable property values over \$15,000,000, the maximum assessment per owner is \$30,000.
- Mid-range owners: For owners with aggregate assessable property values below \$15,000,000, the maximum assessment per owner is \$5,000.
- Minimum per parcel: Every parcel will be assessed at least \$100.

To encourage new investment and long-term improvements, property owners may request assessment adjustments from the BID Board:

- Assessment Freeze: An owner may request to freeze a property's BID assessment at the current year's rate for up to two subsequent years.
 - Requests must be submitted before the annual Operating Plan is filed.
 - A freeze may only be granted once per owner, per property.
- Assessment Cap: Owners with multiple properties in the District may request a cap of \$30,000 or \$5,000, depending on assessed value.
 - Requests must be submitted annually, before the Operating Plan is filed.

As of January 2024, the property in the proposed district had a total assessed value of more than \$438 million. This plan proposes to assess the property in the district at a rate of \$1.50 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

Appendix E shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
3. State Statute 66.1109(5)(d): If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.
4. The district may contain parcels exempt from general real estate taxes. These parcels will not be subject to a BID assessment.

V. BID BOARD

The Board's primary responsibility will be the implementation of this Operating Plan.

This will require the Board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; and to ensure district compliance with the provisions of applicable statutes and regulations.

The BID Board is structured and operates as follows:

- Board size – Seven Members
- Composition – A majority of members shall be owners or occupants of property within the District. Board composition shall reflect the geographic area and mix of business types and land uses within the BID.
- Officers - The Board shall elect a Chairperson, Secretary, and Treasurer from among its members.
- Term - Appointments to the Board shall be for a period of three years, except that in the initial year, three members shall be appointed for three years, two members for two years, and two members for one year.
- Compensation - None

- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. The Board shall meet regularly, at least twice a year. The Board shall draft and adopt by-laws in Operating Year 1 to govern the conduct of its meetings.
- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof.

VI. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Harbor District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City is expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

- Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

- Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number within the District, as of January 1st of that Plan year, for purposes of calculating the BID assessment.
- Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VII. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving BID operating plans. Pursuant to the statutory requirements, the following process will be followed:

- The Community and Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
- The Common Council will act on the proposed BID Plan.
- If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon current year activities, and information on specific assessed values, budget amounts and assessment amounts are based on previous year conditions. Greater detail about subsequent years' activities will be provided in the required annual Plan updates.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the approval of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under the authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its

decision will not invalidate or terminate the BID, and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. [\(c\)](#) and unless the business improvement district is not terminated under par. [\(e\)](#).

Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

Within 30 days after the date of hearing under par. [\(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

If after the expiration of 30 days after the date of hearing under par. [\(c\)](#), by petition under this subsection or subsequent notification under par. [\(d\)](#), and after subtracting any retractions under par. [\(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

APPENDICES

APPENDIX A: MAP OF DISTRICT BOUNDARIES

APPENDIX B: CURRENT BOARD ROSTER

APPENDIX C: STATE STATUTE ENABLING CREATION OF BIDS

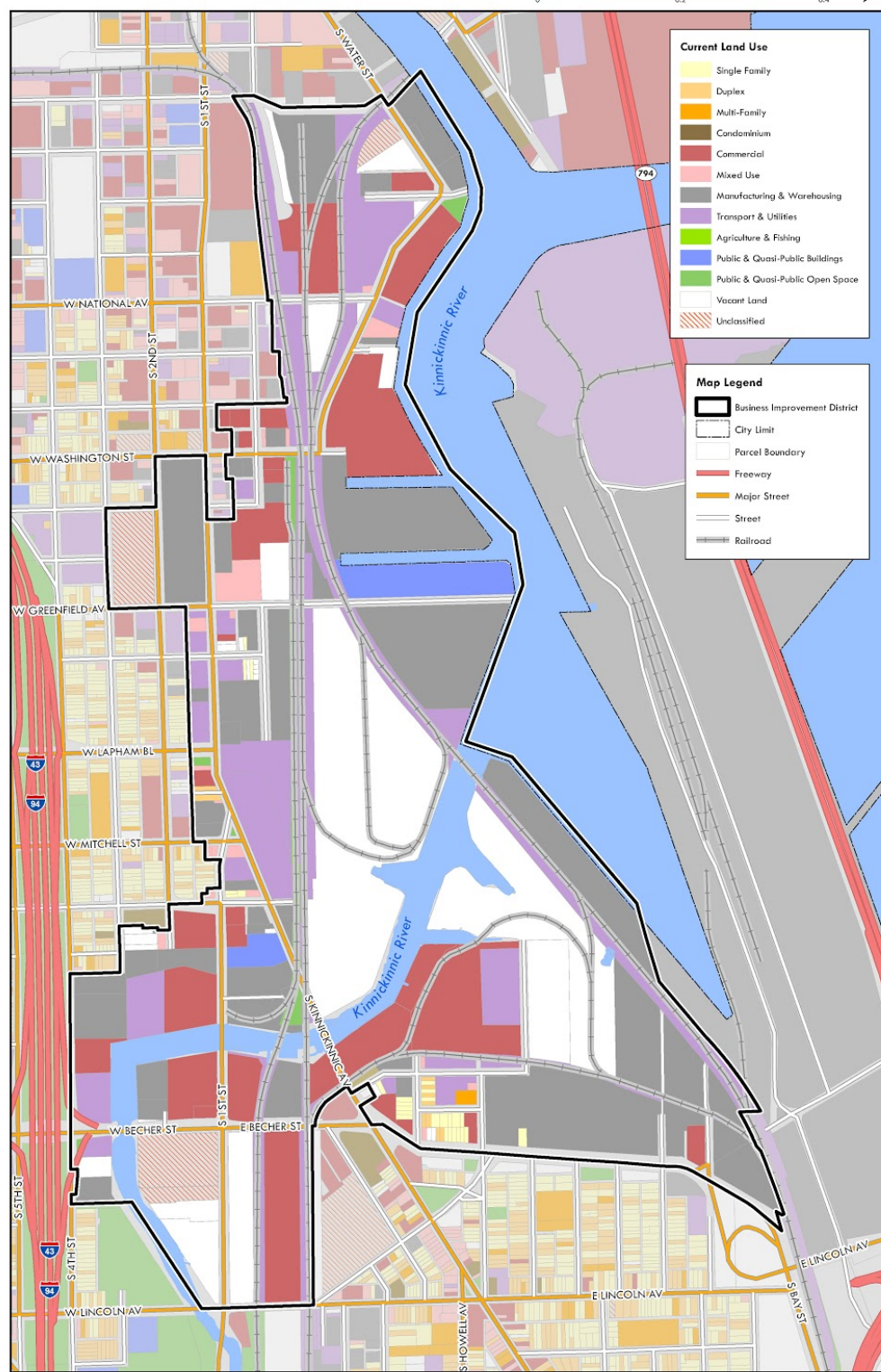
APPENDIX D: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

APPENDIX E: 2023-2024 ANNUAL REPORT

APPENDIX A: MAP OF DISTRICT BOUNDARIES

BID NO. 51: THE HARBOR DISTRICT CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
Source: City of Milwaukee Information Technology Management Division;
Dept. of City Development Commercial Corridors Team



Document Path: L:\GIS_Data\Projects\2017 Projects\17-01-30 Updated BID Maps\Up-Updated Maps\17-5-17\Map - BID 51 - The Harbor District.mxd

APPENDIX B: CURRENT BOARD ROSTER

NAME and TITLE	EMAIL	PROPERTY OWNED or REPRESENTING
Eric Leaf, Chair	leafe@uwm.edu	600 E. Greenfield Ave. (OWNER)
John Rossetto	john@transfermke.com	101 W Mitchell St (OWNER)
David Stegeman	dstegeman@michels.us	2011 S 1st St (OWNER)
Beth Handle	beth@milwaukeeekayak.com	318 S Water St (REPRESENTING)
Joshua Weber, Secretary	joshw@vmarchese.com	600 S Jake Marchese Way (OWNER)
Colleen Cheney-Trawinski, Treasurer	colleen@creamcitysouth.org	620 W Lincoln Avenue (REPRESENTING)
Brandon Strand	bstrand@walbecgroup.com	301 E Washington Avenue (OWNED)

APPENDIX C: STATE STATUTE ENABLING CREATION OF BIDS

66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under sub. [\(3\) \(a\)](#).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that subds. [1.](#) to [4.](#) have been complied with.

(g) "Planning commission" means a plan commission under s. [62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. [\(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. [\(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. [\(c\)](#), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves of the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial

statements required under sub. [\(3\) \(c\)](#), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. [66.1110](#) if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. [66.1110 \(4\) \(b\)](#).

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. [\(c\)](#) and unless the business improvement district is not terminated under par. [\(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. [70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. [70.11](#) or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

APPENDIX D: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS - SORTED BY TAXKEY

Address	Owner1	Owner2	Class	Percent Commercial	BID Assessible Value	BID 51 Assessment
303 E FLORIDA ST	FRED USINGER INC		Manufacturing	100	\$4,573,600.00	\$5,000.00
207 E FLORIDA ST	MWM LLC		Local Commercial	100	\$562,700.00	\$844.05
600 S JAKE MARCHESE WA	MWM LLC	C/O RITZ HOLMAN BUTALA FINE	Manufacturing	100	\$4,827,600.00	\$5,000.00
623 S WATER ST	NATIONAL WAREHOUSE CORP		Local Commercial	100	\$169,300.00	\$253.95
531 S WATER ST	NATIONAL WAREHOUSE CORP INC		Special Mercantile	100	\$406,300.00	\$609.45
408 E BRUCE ST	NATL WAREHOUSE CORP		Special Mercantile	100	\$493,700.00	\$740.55
412 S WATER ST	HANSEN STORAGE COMPANY		Special Mercantile	100	\$2,089,800.00	\$3,134.70
546 S WATER ST	ELEMENTIS LTP LP		Manufacturing	100	\$1,175,800.00	\$1,763.70
700 S WATER ST	HAVEN FUNDS LLC		Local Commercial	100	\$7,586,300.00	\$5,000.00
748 S WATER ST	CONFLUX HOLDINGS LLC		Local Commercial	100	\$1,476,600.00	\$2,214.90
820 S WATER ST	CONFLUX HOLDINGS LLC		Local Commercial	87	\$1,886,421.00	\$2,829.63
830 S WATER ST	SLIVER ON THE RIVER 830T LLC		Local Commercial	100	\$469,900.00	\$704.85
900-954 S WATER ST	MILLER COMPRESSING COMPANY	C/O ALTER TRADING CORP	Manufacturing	100	\$3,263,400.00	\$4,895.10
354 E NATIONAL AV	KRUZ CONTROL LLC		Local Commercial	50	\$248,950.00	\$373.43
343 E FLORIDA ST	MANDEL FIFTH WARD	HOLDINGS LLC	Special Mercantile	100	\$207,100.00	\$310.65
503 S WATER ST	PLANNED PARENTHOOD OF WISCONSIN INC		Local Commercial	100	\$1,229,600.00	\$1,844.40
317 E NATIONAL AV	J & J LAND DEVELOPMENT LLC		Local Commercial	100	\$2,110,100.00	\$3,165.15
302 E GREENFIELD AV	WISCONSIN GAS LLC	DBA WE ENERGIES	Local Commercial	100	\$103,000.00	\$154.50
301 E WASHINGTON ST	CONSTRUCTION RESOURCES	MANAGEMENT INC	Special Mercantile	100	\$11,644,300.00	\$5,000.00

128-138 E WASHINGTON ST	L-V E OF WISCONSIN LLC		Local Commercial	100	\$156,000.00	\$234.00
122-124 E WASHINGTON ST	MARY P CERTALIC ET AL	ATTN: AMERICAN TOWERS	Local Commercial	100	\$121,000.00	\$181.50
135 E WASHINGTON ST	135 WASHINGTON LLC		Local Commercial	100	\$980,700.00	\$1,471.05
127 E WASHINGTON ST	CROWN METAL CO, INC		Manufacturing	100	\$518,700.00	\$778.05
120 E SCOTT ST	RIP TIDE REALTY, LLC		Manufacturing	100	\$106,100.00	\$159.15
1201-1251 S 2ND ST	ALLEN-BRADLEY CO		Special Mercantile	100	\$31,264,400.00	\$16,533.00
136 W GREENFIELD AV	ALLEN-BRADLEY CO		Special Mercantile	100	\$23,966,900.00	\$12,660.00
1132 S BARCLAY ST	CHEESHEAD WHEY LLC		Local Commercial	100	\$564,300.00	\$846.45
1120 S BARCLAY ST	MKE HARBOR DISTRICT HOLDINGS LLC		Local Commercial	100	\$1,890,000.00	\$2,835.00
1100 S BARCLAY ST	PARK REAL ESTATE OF	MILWAUKEE LLC	Local Commercial	100	\$391,700.00	\$587.55
125-139 E MINERAL ST	MILL VALLEY RECYCLING LLC		Local Commercial	100	\$420,200.00	\$630.30
111-117 E MINERAL ST	ANNA MARIA D'AMICO-	OELSCHLAGER TOD	Local Commercial	100	\$323,800.00	\$485.70
227 E NATIONAL AV	HORNER SOD FARMS	PARTNERSHIP LLP	Local Commercial	100	\$411,200.00	\$616.80
228 E NATIONAL AV	JSJ NATIONAL AVENUE LAND	DEVELOPMENT LLC	Local Commercial	100	\$416,800.00	\$625.20
1006 S BARCLAY ST	MILL VALLEY RECYCLING LLC		Local Commercial	100	\$1,365,800.00	\$2,048.70
135- E SCOTT ST	CERMAK REALTY LLC		Special Mercantile	100	\$7,383,100.00	\$5,000.00
1320- S 1ST ST	FRESHWATER APARTMENTS LLC		Mercantile Apartments	24	\$5,055,456.00	\$5,000.00
1212-1278 S 1ST ST	KEYSTONE 1031 NET LEASED PORTFOLIO II, DST		Local Commercial	100	\$2,894,000.00	\$4,341.00
1288 S 1ST ST	SUMMIT CREDIT UNION		Special Mercantile	100	\$1,985,500.00	\$2,978.25
224 E WASHINGTON ST	MILL VALLEY RECYCLING LLC		Local Commercial	71	\$208,740.00	\$313.11

204-216 E WASHINGTON ST	MILL VALLEY RECYCLING LLC		Local Commercial	100	\$781,700.00	\$1,172.55
200 E WASHINGTON ST	MILL VALLEY RECYCLING LLC		Local Commercial	100	\$430,800.00	\$646.20
1617-1619 S 1ST ST	THE MRG GROUP LLC		Local Commercial	100	\$481,800.00	\$722.70
1618 S 1ST ST	Q C REALTY LTD PARTNERSHIP		Special Mercantile	100	\$1,266,200.00	\$1,899.30
124 W MITCHELL ST	TONN BF LLC	C/O BUTTERS-FETTING CO	Local Commercial	100	\$462,700.00	\$694.05
1669 S 1ST ST	TONN BF LLC	C/O BUTTERS-FETTING CO	Special Mercantile	100	\$857,900.00	\$1,286.85
1635 S 1ST ST	SCRUB FIRST STREET LLC		Special Mercantile	100	\$410,500.00	\$615.75
1435 S 1ST ST	ALLEN-BRADLEY CO		Special Mercantile	100	\$630,500.00	\$333.00
1407 S 1ST ST	MILAN DAMJANOVICH TRUST		Local Commercial	68	\$251,328.00	\$376.99
107 W GREENFIELD AV	ALLEN-BRADLEY CO INC		Special Mercantile	100	\$210,500.00	\$111.00
117 E GREENFIELD AV	K & M ENTERPRISES OF WISCONSIN LLC		Local Commercial	50	\$112,750.00	\$169.13
1410 S 1ST ST	ALLEN-BRADLEY CO		Special Mercantile	100	\$662,000.00	\$351.00
1428 S 1ST ST	JAMES G BUKOWSKI		Local Commercial	100	\$219,300.00	\$328.95
1500 S BARCLAY ST	ALL STAR INVESTMENT	HOLDINGS LLC	Manufacturing	100	\$1,419,400.00	\$2,129.10
1500 S 1ST ST	AMERCO REAL EST CO		Special Mercantile	100	\$239,600.00	\$359.40
137 E ORCHARD ST	AMERCO REAL EST CO		Local Commercial	100	\$12,500.00	\$100.00
129 E ORCHARD ST	AMERCO REAL EST CO		Local Commercial	100	\$30,000.00	\$100.00
1531 S 1ST ST	AWAY NOIZ LLC		Local Commercial	100	\$289,000.00	\$433.50
1511-1525 S 1ST ST	ENGEL TOOL & FORGE CO INC		Manufacturing	100	\$293,200.00	\$439.80
101-111 E MITCHELL ST	RED MAPLE INVESTMENTS LLC		Local Commercial	48	\$525,360.00	\$788.04
1734 S 1ST ST	HUNT PROPERTIES LLC		Manufacturing	100	\$784,500.00	\$1,176.75

1753 S KINNICKINNIC AV	1753 KINNICKINNIC AVE LLC		Local Commercial	56	\$515,424.00	\$773.14
1743 S 1ST ST	YSTAD HOLDINGS LLC		Local Commercial	50	\$118,000.00	\$177.00
100-104 W MAPLE ST	ROBIN KOUTECKY		Local Commercial	36	\$199,800.00	\$299.70
1803-1817 S KINNICKINNIC AV	TENDER CAR AUTO SALES, LLC		Local Commercial	100	\$333,100.00	\$499.65
1800 S 1ST ST	1825 BUILDING LLC		Local Commercial	100	\$315,600.00	\$473.40
1804-1814 S KINNICKINNIC AV	GARY HARTUNG		Local Commercial	93	\$358,794.00	\$538.19
1820 S KINNICKINNIC AV	PFC HOLDINGS GROUP MILWAUKEE, LLC		Local Commercial	100	\$524,700.00	\$787.05
1545-1563 S 1ST ST	ENGEL TOOL AND FORGE INC		Manufacturing	100	\$448,500.00	\$672.75
1570-1574 S 1ST ST	AMERCO REAL EST CO		Special Mercantile	100	\$3,844,900.00	\$5,000.00
1526-1556 S 1ST ST	AMERCO REAL EST CO		Special Mercantile	100	\$3,491,100.00	\$5,000.00
1823-1825 S KINNICKINNIC AV	1825 BUILDING LLC	C/O ACCOUNTING DEPT	Local Commercial	100	\$608,600.00	\$912.90
1827--A S KINNICKINNIC AV	1825 BUILDING LLC		Local Commercial	100	\$23,000.00	\$100.00
1820 S 1ST ST	SMART DOG LLC		Local Commercial	100	\$611,300.00	\$916.95
1809-1839 S 1ST ST	MAPLE ST LLC		Local Commercial	100	\$724,400.00	\$1,086.60
1835-1839 S 2ND ST	AOA MILWAUKEE LLC		Local Commercial	100	\$261,400.00	\$392.10
1836 S 3RD ST	DAVID L PLUNKETT		Local Commercial	100	\$39,400.00	\$100.00
1828 S 3RD ST	DAVID L PLUNKETT	% CUSTOM SCREEN	Local Commercial	100	\$76,400.00	\$114.60
1818 S 3RD ST	DAVID L PLUNKETT	% CUSTOM SCREEN	Local Commercial	100	\$49,900.00	\$100.00
1823 S 2ND ST	DAVID L PLUNKETT		Local Commercial	100	\$50,500.00	\$100.00
101-113 W MITCHELL ST	NEW BRADY LLC		Local Commercial	46	\$558,072.00	\$837.11

125 E GREENFIELD AV	MELD 4 LLC,BARCLAY INVESTMEN	LLC AND GCP2 INVESTMENTS LLC	Local Commercial	100	\$669,900.00	\$1,004.85
122 E ORCHARD ST	MELD 4 LLC,BARCLAY INVESTMEN	LLC AND GCP2 INVESTMENTS LLC	Local Commercial	100	\$168,000.00	\$252.00
1434-1438 S 1ST ST	MELD 4 LLC,BARCLAY INVESTMEN	LLC AND GCP2 INVESTMENTS LLC	Local Commercial	100	\$83,900.00	\$125.85
311 E GREENFIELD AV	KOMATSU MINING CORPORATION		Manufacturing	100	\$121,037,100.00	\$23,070.00
311-ADJ E GREENFIELD AV	WISCONSIN GAS LLC	DBA WE ENERGIES	Local Commercial	100	\$3,800.00	\$100.00
401 E GREENFIELD AV	KOMATSU MINING CORP		Manufacturing	100	\$36,435,700.00	\$6,930.00
401-R E GREENFIELD AV	DAVID J KADINGER JR		Local Commercial	100	\$191,500.00	\$287.25
960 E BAY ST	OZINGA CEMENT INC		Special Mercantile	100	\$1,389,200.00	\$2,083.80
822-836 E BAY ST	ROADSTER BAY LLC	ATTN: CHRISTOPHER M COAKLEY	Special Mercantile	100	\$500,000.00	\$750.00
802 E BAY ST	TKG III ACQUISITION, LLC		Special Mercantile	100	\$4,142,700.00	\$5,000.00
2024 S LENOX ST	REGISTER DCS INC		Manufacturing	100	\$680,500.00	\$1,020.75
2074 S LENOX ST	WROUGHT WASHER MFG INC		Manufacturing	100	\$365,900.00	\$548.85
2100 S BAY ST	WROUGHT WASHER MFG INC		Manufacturing	100	\$1,493,800.00	\$2,240.70
2021 S LENOX ST	JP CARDINAL HOLDINGS LLC		Manufacturing	100	\$973,600.00	\$1,460.40
385 E STEWART ST	INDUSTRIAL GROUP INC	ATTN BOB DORO	Special Mercantile	100	\$90,100.00	\$135.15
384-390 E BAY ST	LLJ PROPERTIES LLC		Local Commercial	68	\$374,000.00	\$561.00
338-340 E BAY ST	338 EAST BAY STREET LLC		Local Commercial	59	\$345,622.00	\$518.43
342-344 E BAY ST	338 EAST BAY STREET LLC		Local Commercial	100	\$19,900.00	\$100.00
346 E BAY ST	ELDA GONZALEZ	JOSE GONZALEZ	Local Commercial	100	\$31,600.00	\$100.00
427 E STEWART ST	INDUSTRIAL GROUP INC	ATTN BOB DORO	Manufacturing	100	\$4,054,200.00	\$5,000.00
2008 S KINNICKINNIC AV	ST BARBARA CEMENT INC	ATTN LISA BALDI EXEC ASST	Special Mercantile	100	\$3,067,000.00	\$4,600.50
344 E STEWART ST	ST BARBARA CEMENT INC	ATTN LISA BALDI EXEC ASST	Special Mercantile	100	\$124,300.00	\$186.45
329 E STEWART ST	HUMMINGBIRD DISPLAY	LLC	Manufacturing	100	\$62,600.00	\$100.00

300 E BAY ST	CHASES' CROSSINGS LLC		Local Commercial	100	\$478,300.00	\$717.45
315 E STEWART ST	CHASES' CROSSINGS LLC		Local Commercial	100	\$40,000.00	\$100.00
339-347 E STEWART ST	HUMMINGBIRD DISPLAY LLC		Manufacturing	100	\$424,800.00	\$637.20
322 E BAY ST	BLACK RAINBOW PRODUCTIONS	INC LLC	Local Commercial	100	\$171,400.00	\$257.10
2005 S KINNICKINNIC AV	MILLER COMMUNICATIONS	CENTER LLC	Local Commercial	100	\$317,100.00	\$475.65
1955 S HILBERT ST	MJP PROP LLC		Special Mercantile	100	\$3,091,400.00	\$4,637.10
1982 S HILBERT ST	1982 SOUTH HILBERT STREET LLC		Special Mercantile	100	\$2,482,000.00	\$3,723.00
1919 S MARINA DR	1982 SOUTH HILBERT STREET LLC		Special Mercantile	100	\$1,499,100.00	\$2,248.65
352-354 E STEWART ST	352 E SEWART ST LLC	ALLIS STEWART LLC	Local Commercial	54	\$292,572.00	\$438.86
356-394 E STEWART ST	ALLIS STEWART LLC	352 E SEWART ST LLC	Local Commercial	100	\$84,600.00	\$126.90
2018 S 1ST ST	LINCOLN WAREHOUSE REALTY LLC		Special Mercantile	100	\$4,951,000.00	\$5,000.00
138 E BECHER ST	B & E 53207 CORPORATION		Special Mercantile	100	\$1,533,300.00	\$2,299.95
2018-R S 1ST ST	RDAR CORP		Special Mercantile	100	\$211,300.00	\$316.95
2252 S 1ST ST	2172 S 1ST STREET LLC		Special Mercantile	100	\$2,237,800.00	\$3,356.70
1919 S KINNICKINNIC AV	COUNTRY MAID INC		Manufacturing	100	\$1,464,200.00	\$2,196.30
1930 S 4TH ST	RIVER CORNER, LLC		Local Commercial	100	\$1,227,200.00	\$1,840.80
1966 S 4TH ST	RIVER CORNER LLC		Special Mercantile	100	\$2,621,600.00	\$3,932.40
2000 S 4TH ST	BECHER STREET LLC		Local Commercial	100	\$3,505,800.00	\$5,000.00
125 W BECHER ST	JMDH REAL ESTATE OF MILWAUKE	LLC C/O BRIAN EMMERT	Special Mercantile	100	\$10,466,610.00	\$5,000.00
218 W BECHER ST, Unit 1	BECHER PARKING LLC		Special Mercantile	100	\$30,000,000.00	\$1,914.00
210 W BECHER ST	BECHER OFFICE 1, LLC		Special Mercantile	100	\$43,761,200.00	\$1,696.00

218 W BECHER ST, Unit 3	BECHER OFFICE II LLC		Special Mercantile	100	\$677,400.00	\$134.00
2033 S 1ST ST	BECHER 1ST STREET LLC		Mercantile Apartments	13	\$1,837,329.00	\$1,039.00
2035 S 1ST ST	BECHER 1ST STREET LLC		Mercantile Apartments	13	\$1,464,632.00	\$771.00
218 W BECHER ST, Unit 6	BECHER HOTEL LLC		Special Mercantile	100	\$1,210,000.00	\$640.00
2156 S 4TH ST	EAST LINCOLN AVE LLC		Local Commercial	100	\$2,685,600.00	\$4,028.40
2078 S 4TH ST	BMO HARRIS BANK NA AS TRUSTEE	OF THE SUSAN M MATSON TRUST	Local Commercial	100	\$1,758,100.00	\$2,637.15
1958-1970 S 1ST ST	KK H20 LLC		Mercantile Apartments	100	\$2,039,500.00	\$3,059.25
1906 S 3RD ST	TONN BF LLC	C/O BUTTERS-FETTING CO	Local Commercial	100	\$664,100.00	\$996.15
1905 S 1ST ST	TONN BF LLC		Local Commercial	85	\$670,480.00	\$1,005.72
1933-R S 1ST ST	MILWAUKEE RIVER MARINA LLC	ATTN: JEFF JAMES	Special Mercantile	100	\$2,662,500.00	\$3,993.75
1933 S 1ST ST	MILWAUKEE RIVER MARINA LLC		Special Mercantile	97	\$3,160,745.00	\$4,741.12
2217 S 1ST ST	GIUFFRE PROPERTIES, LLC		Special Mercantile	100	\$2,585,000.00	\$3,877.50

APPENDIX E: 2024 - 2025 ANNUAL REPORT

Business Improvement District 51 Harbor District Annual Report July 2024 to June 2025

Overview

Business Improvement District 51 (BID 51) was formed in 2016 to maintain and enhance the Harbor District as a place to do business by:

- Supporting the viability of businesses in the District by retaining existing businesses (including those that engage in industrial and manufacturing activities) and marketing the District as a place for new businesses to locate and thrive;
- Creating an appealing, attractive environment for employees and customers;
- Ensuring that District business and property owners have an active role in redevelopment and planning activities in the area;
- Identifying and advocating for needed improvements in infrastructure and public spaces.

Financial Relationships w/ other entities (CDCs, non-profits, associations)

BID 51 contracts with Harbor District, Inc., a non-profit organization revitalizing the area around Milwaukee's harbor, for administrative services.

Assessed Property Values within the BID

- 2024 Assessed Value of All BID Assessable Properties*- **\$438,103,327**
- 2025 Assessed Value of All BID Assessable Properties*- **\$457,054,885**
- Amount and Percent Change in Assessed Value of All BID Assessable Properties - **\$18,951,558 or 4.3% increase**

*This total excludes residential properties and residential portions of mixed-use properties.

BID Accomplishments

- Managed ongoing landscape maintenance and trash removal for the Harbor View Plaza; obtained insurance; made adjustments to the fountain as needed; completed seasonal removal and re-installation of dock.
- Advanced Riverwalk design along Kinnickinnic River from Becher to Lincoln in partnership with MPS and adjacent property owners. Secured EPA funding for a portion.
- In partnership with the City of Milwaukee, advanced the RFP for construction of the Riverwalk between Greenfield and Kinnickinnic Avenues.
- Hosted Harbor District's 10th Anniversary celebration.
- Worked with a consultant and committee of expert stakeholders to execute on the \$450,000 grant from the National Fish and Wildlife Foundation for preliminary designs of the main breakwater from the straight cut to southshore for an ecological refuge island that is more climate resilient.
- Provide one property improvement grant to a BID Businesses
- Awarded the City of Milwaukee DPW a portion of a \$528,385 grant for the First Street Green Infrastructure project by the National Fish and Wildlife Foundation's Sustain Our Great Lakes program and a portion of a \$345,512.75 from Milwaukee Metropolitan Sewerage District Green Infrastructure Partnership Program to support the project on 1st Street.
- Hosted a site location with Milwaukee Riverkeeper Clean Up Day
- Habitat improvements along the KK River Trail continued in partnership with Sixteenth Street Community Health Centers and Great Lakes Community Conservation Corps. Removed buckthorn and other woody invasives.
- Rebuilt and maintained three Science Boxes (Little Free Libraries) throughout the Harbor District
- Hosted Harbor Fest, a celebration of all things fish, water, and boats in our working Harbor. More than 5,000+ people attended.
- Hosted BID events on Area of Concern and Organizational Leadership
- Created a Harbor District Gallery Night where 10 businesses opened for the January Historic Third Ward Gallery Night and Day.
- Replanted a topiary sculpture along the Kinnickinnic River Trail