BUSINESS IMPROVEMENT DISTRICT NO. 16

2026 PROPOSED OPERATING PLAN

September 9, 2025

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BUSINESS IMPROVEMENT DISTRICT 16 UPTOWN CROSSING
2026 OPERATING PLAN

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created Sec. 66.1109 (formerly S. 66.608) of the Statutes (See Appendix A) enabling cities to establish Business Improvement Districts (BID) 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, manage and promote the Districts and to establish an assessment method to fund these activities."

Upon petition from property owners within the West North Avenue Business District, the Common Council of the City of Milwaukee on September 27, 1995, by Resolution File Number 95078 created BID No. 16 (originally named "West North Avenue" and later "Uptown Crossing") and adopted its initial Operating Plan.

Section 66.1109 (formerly 66.608) (3) (b), Wis. Stats., 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 Board of BID No. 16 (Uptown Crossing Business District) submits this 2026 BID Operating Plan with technical assistance from the City of Milwaukee Department of City Development in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial July 1995 BID Operating Plan. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wis. Stats., and the proposed changes for 2026. This plan does not repeat the background information, which is contained in the initial Operating Plan.

B. Physical Setting

No changes in District planning or zoning have occurred since adoption of the initial Operating Plan. The BID District is now part of the City of Milwaukee's Comprehensive West Side Plan.
(https://city.milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/West)

II. DISTRICT BOUNDARIES

Boundaries of the District are put forth in Appendix B of this plan. A listing of the properties included in the District is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The BID will be used to finance the business property owners' share of the cost and ongoing maintenance of streetscape improvements. The objectives of this ongoing streetscaping project are as follows:

- To improve the overall appearance and image of the street.
- To enhance safety and security by increasing the amount of street and pedestrian level lighting and undertaking initiatives that calm traffic.

- To attract new businesses and increase private investment in the District.

- To create an environment which will attract new customers and increase the economic viability of the area.

- The streetscaping may include, but is not limited to, improvements such as installation of pedestrian level “harp” lighting; replacing portions of the curb, gutter, and sidewalk; distinctive painting of pedestrian street crossings in the District; replacing portions of the sidewalk with paving brick; planting of street trees; and installation of bollards, benches, waste containers, information kiosks, banners, landscaping, public art and other streetscape amenities.

B. Proposed Activities

Principal activities to be undertaken by the BID during 2026 will include, but are not limited to the following:

- Maintain communication with the property owners and business operators in the District regarding the design and implementation of the project via quarterly newsletter and / or monthly social media updates to the District and our updated website (www.uptowncrossing.com).

- Execute on the strategic plan developed in Fall 2024 between BID 16 Uptown Crossing and the newly established Uptown Crossing Economic Development Corporation.

- Investigate ways to purchase and install an “Uptown 56” sign in the park at N. 56th Street and W. North Ave.

- Review BID #16's bylaws and update to accommodate the Uptown Crossing Economic Development Corporation where necessary.

- Maintain the BID #16's park, Uptown 56, at N. 56th Street and W. North Ave., and continue implementing improvements to support music events and other public gatherings at the pocket park.

- Promote Uptown 56 park as a social gathering place and encourage local businesses and local neighborhood associations to use the space for events.

- Via involvement with other community resources and/or private developers, BID #16 will investigate avenues to facilitate economic development, real estate acquisition and redevelopment opportunities, and activities including management of BID functions. The BID board will continue to be proactive in seeking development partners and/or planning on forming a separate entity or partnership to acquire and rehab other properties in the District. We will work with the City's Department of City Development personnel in obtaining funding to maximize the positive impact that a building redevelopment can have on the entire BID District.

- Monitor the ongoing maintenance of streetscape improvements, including maintenance of the public art projects at the French Immersion School, West Triangle and Uptown 56 park.

- Continue landscape maintenance agreement to upkeep designated gardens, planters, holiday decorations, and weekly portering services.

- Continue snow removal agreement to keep traffic-calming bump-outs clear during the winter.

- Continue portering agreement to keep trash at a minimum.
- Provide matching funds to the City of Milwaukee Façade Grant Program.

- Provide matching funds to the City of Milwaukee Signage Grant Program.

- Investigate ways to increase off street parking in the District where possible.

- Assess conditions of existing streetscaping elements and investigate new branded streetscape elements.

- Continue exploring traffic control and calming solutions and protections for pedestrians, outdoor dining and activities within the BID.

- Explore public art opportunities.

- Set up policies and procedures that improve the efficiency of BID operations.

C. Proposed 2026 Budget

Proposed Budget 2026	
Jan 1 - Dec 31, 2026	
	Explanation
$ 92,280.01	Total funds available Jan 1, 2025
164,838.00	Feb 15, 2026 assessment check
$ 257,118.01	Total funds available 2026
100.00	Bank charges
140,639.84	Service fee to Uptown Crossing EDC
33,978.67	Landscaping
34,505.00	Trash and snow removal
68,483.67	Total Grounds
4500	Insurance
1,500.00	Marketing
300.00	Memberships
11,250.00	$1,250 sign grant; $2,500 facade grant
15000	Accounting & financial review
1300	squarespace, QR code; Google workspace, VISIT, PO Box
100.00	Taxes and licenses
1500	Utilities
$ 244,673.51	Total expenses
$ 12,444.50	Net funds
0	
2300	Interest revenue
2,300.00	total
$2,000.00	interest expense
$2,000.00	total other expenditures
300.00	Net other revenues
$12,744.50	Net revenue
-12,744.50	City Loan Payment
$0.00	Net Revenue After Loan Repayment

A streetscaping project was initiated in September 1996. In 2010, the BID completed this major project, including the changing out of all cobra street lighting to match the pedestrian level lighting; adding holiday lighting and other street amenities (i.e., street furniture, bus shelter amenities, etc.). Project costs were initially approved for approximately $250,000. This is a matching grant project with 50% paid by the BID and 50% paid by the City.

The District will expend funds for maintenance of the streetscape amenities and the direct operation of the District. As City of Milwaukee resources get stretched by increasingly limited available funds, greater levels of private (BID) activity become necessary to keep the District clean, well maintained and attractive to new business prospects and people frequenting retail establishments in the area. Visitors to West North Avenue and West Lisbon Avenue expect an environment that makes them feel comfortable and safe as they conduct business in the area.

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the District budget as necessary to match the funds actually available. Any funds unspent at the end of 2026 shall be carried over to 2027 and applied against future expenses.

A. Financing Method

It is proposed to raise $164,838.00 in 2026 through BID assessments (see Appendix D).

The City of Milwaukee and the District jointly and cooperatively fund the streetscaping. The District’s share of the cost of the streetscaping and the operating expenses of the District have been funded by BID assessments on taxable properties within the District

The District entered into a Public Improvement Development and Maintenance Agreement, identified as Contract No. 96-239 (CM), dated April 2, 1997, with the City of Milwaukee.

The Public Improvement Development and Maintenance Agreement constitutes a long-term commitment and the District will not be terminated until all repayments to the City have been made and adequate provision is made for the operation and management of the improvements financed through the District. The Public Improvement Development and Maintenance Agreement are in addition to this Operating Plan.

B. Organization of BID Board

The Board's primary responsibility is the implementation of this Operating Plan. The current BID No. 16 Board of Directors is comprised as follows:

- Clarice Allen, Manager of Town Bank's North Avenue branch
- Robert Gustafson, Chairperson, Local business owner, Vennture Brew Co.
- Amanda Gabert, Secretary, Neighborhood resident Uptown Crossing, Director, Walk to End Alzheimer's
- John Mueller, Treasurer, Neighborhood resident Washington Heights, Property owner, and Owner of North Ave Prodigal Properties.
- Ranell Washington, WHEDA Board of Directors
- Nate Zimmerman, Vice Chair, BID 16 resident and business owner of ZimKnives
- Montavius Jones, Executive Director

The BID Board regularly seeks area property owners and business owners to volunteer and join the BID Board when leadership positions open.

1. Board Size- Seven (7)
2. Composition- See Above
3. Term- Three years (3)
4. Compensation for board members - None
5. Meetings- Twelve (12) Annually
6. Accounting and Financial Management- Masterpiece Bookkeeping
7. Recording Keeping - BID 16 Secretary and Executive Director

Additional Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. In 2022, the BID Board created the part-time position of Executive Director, reserving the right to expand the position in coming years.

C. Relationship to Milwaukee West North Avenue Business Association and Uptown Economic Development Corporation

The BID shall be a separate entity from the Uptown Crossing Economic Development Corporation (EDC), founded in 2023, and the Milwaukee West North Avenue Business Association (Association), should it come back into existence. Members, officers, and directors of the board of these organizations may be shared. (The EDC and the Association shall remain private organizations, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID to provide services to the BID.) At present, the Business Association is not actively operating.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of 2025 the commercial properties in the District had a total assessed value of $36,213,200.00. This plan proposes to assess the taxable property in the District at a 2025 rate of $5.50 per $1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for each commercial property included in the District.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of assessment methods, it was determined that the assessed value of the property was the characteristic most directly related to the potential benefit provided by the BID.

The variables used to determine the regular BID assessments are:

- The total assessed value of each tax key parcel within the District; and
- The specific dollar amount per $1,000 of the assessed value of each tax key parcel.
- The assessment methodology is as follows: For each of the taxable tax key parcels within the BID boundaries, the BID assessment is calculated by applying a $5.50 per $1,000 charge against the assessed value of the parcel.

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:

- Sec. 66.608 (1) (f) lm: The District may 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.

- Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are identified as BID Exempt Properties in Appendix A, as revised each year.

- In accordance with the interpretation of the City Attorney regarding Sec. 66.608 (1) (b), Wis. States., property exempt from general real estate taxes have been excluded from the District. Privately owned tax exempt property, which is expected to benefit from District activities, may be asked to make a financial contribution on a voluntary basis.

V. 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 West North Avenue Bid District #16 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 has played a significant role in the creation of the BID and in the implementation of its Operating Plan. In particular, the City will continue to:

- Provide technical assistance to the proponents of the District through adoption of the Operating Plan and provide assistance as appropriate thereafter.

- Monitor and, when appropriate, apply for outside funds, which could be used in support of the District. Example- BID#16 has collaborated with the City of Milwaukee Arts Board with regard to supporting additional funding for an area art installation.

- Collect BID assessments, maintain the BID assessments in a segregated account, and disburse the BID assessments to the District.

- Receive annual audits as required per Sec. 66.608 (3) (c) of the BID law.

- On or before June 1st of each plan year, provide the Board, through the Tax Commissioner's Office, with the official City records on the assessed value of each tax key number within the District as of January 1st of each plan year for the purposes of calculating the BID assessments.

- Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the District.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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

- The Milwaukee City Plan Commission will review the proposed district boundaries and proposed operating Plan and will then set a date for a formal public hearing.
- The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
- The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
- The 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.
- If approved by the Mayor, the BID is created and the Mayor will appoint members to the District Board established to implement the Plan.

B. Petition Against Creation of the BID

The City may not create the Business Improvement District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% 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

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to no more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEARS' OPERATING PLANS

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 Operating Plan.

Section 66.608 (3) (a) of the BID law requires the BID 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 project, it focuses upon 2026 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2025 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such

Operating Plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID law.

VIII. AMENDMENT, SEVERABILITY, AND EXPANSION

The BID has been created under the authority of Section 66.608 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 Operating Plan shall be amended to conform to the law without need of re-establishment.

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

APPENDICES

A. STATUTE

B. DISTRICT BOUNDARIES

C. PROPERTY LISTING AND PROJECTED ASSESSMENTS

APPENDIX A. WISCONSIN STATUTE 66.1109

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 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.

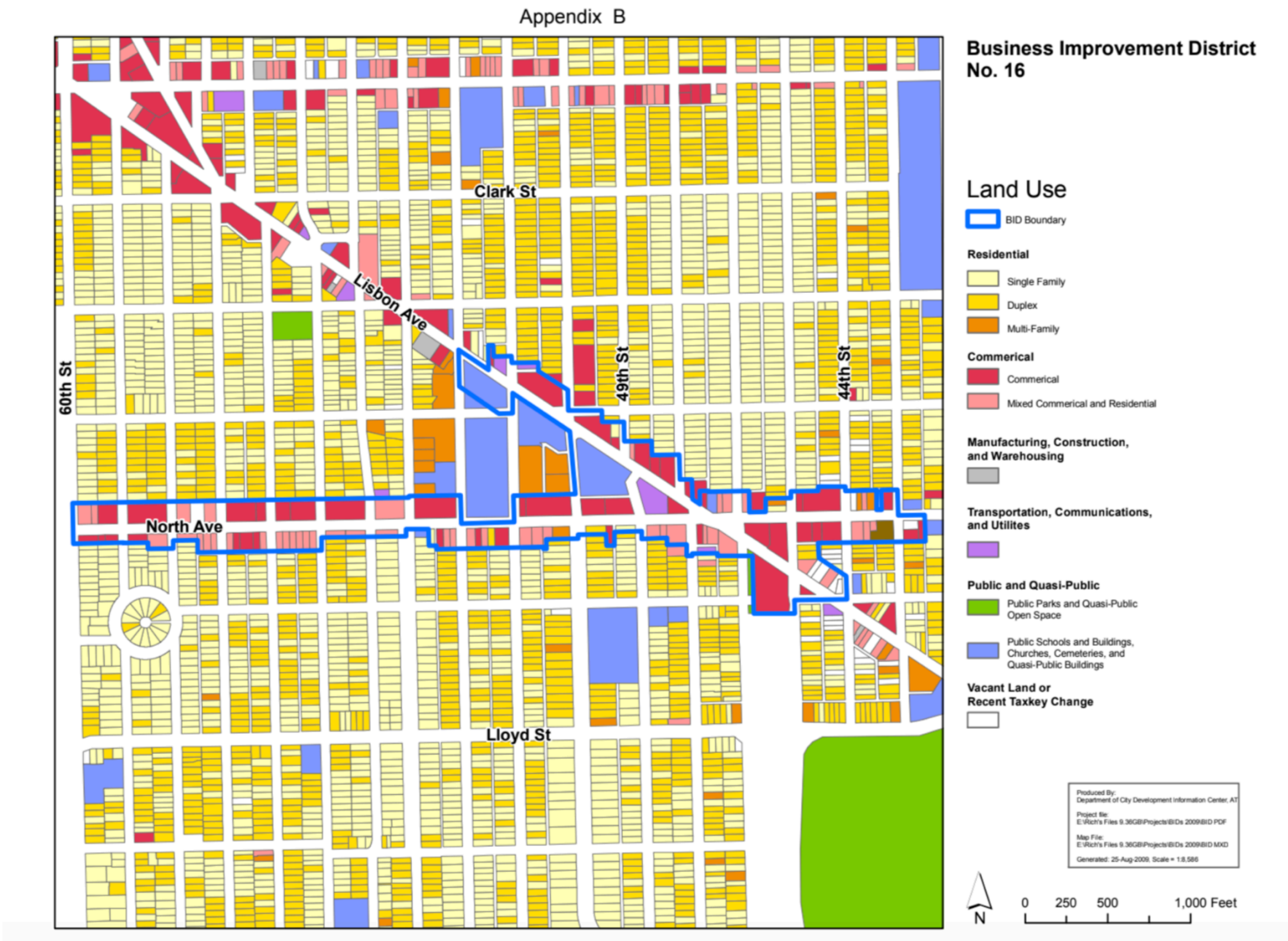
(b) A municipality may terminate a business improvement district at any time.

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

66.1109(5)(d)**(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.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

APPENDIX B. DISTRICT BOUNDARIES



APPENDIX C. PROPERTY LISTINGS AND PROJECTED ASSESSMENTS

Taxkey	Address	Owner1	Class	Percent Comm	BID Assessble Value	BID 16 Assessment
3280636000	4428-4432 W NORTH AV	TRICKLEBEE CAFE INC	Local Commercial	100	5600	30.80
3281911100	2432-2434 N 51ST ST	WILHELM COMMERCIAL	Local Commercial	100	12600	69.30
3291882000	5104 W LISBON AV	WILHELM COMMERCIAL	Local Commercial	100	12900	70.95
3470321000	2238 N 48TH ST	BERRADA PROPERTIES 16 LLC	Local Commercial	100	17900	98.45
3280117000	4906 W LISBON AV	LISBON GAS DEPOT LLC	Local Commercial	100	26400	145.20
3461604000	5119-5121 W NORTH AV, Unit .	CROSBIE & COMPANY LLC	Local Commercial	22	31174	171.46
3471222000	4407 W NORTH AV, Unit 2	44TH NORTH AVE LLC	Mercantile Apartments	8	37816	207.99
3281228000	4700-4706 W NORTH AV	SEON JOO OH	Local Commercial	66	39732	218.53
3460142200	5909 W NORTH AV	KEREN PROPERTIES 4 LLC	Local Commercial	100	50800	279.40
3461625000	5201-5203 W NORTH AV	BRIAN SCHNEIDER	Local Commercial	40	53880	296.34
3290542000	5114 W LISBON AV	ILO CORPORATION	Local Commercial	100	64700	355.85
3460141000	5823 W NORTH AV	HANI S MATLOUB AND BRENDA S	Local Commercial	100	75000	412.50
3280631100	4404 W NORTH AV	BLACK MESA RESEARCH GROUP LLC	Local Commercial	45	80910	445.01
3280635000	4424-4426 W NORTH AV	MORAVIAN CHURCH NORTHERN PROVINCE	Local Commercial	50	81900	450.45
3461402000	5507-5509 W NORTH AV	PRODIGAL PROPERTIES LLC	Local Commercial	50	86700	476.85
3470302000	4729 W NORTH AV	BERRADA PROPERTIES 16 LLC	Local Commercial	63	96012	528.07
3460142100	5901 W NORTH AV	KEREN PROPERTIES 4 LLC	Local Commercial	100	104400	574.20
3460501000	2255 N 54TH ST	PAULETTE A BLAKE	Local Commercial	100	104700	575.85
3470709000	4415-4417 W NORTH AV	31ST ST HOLDINGS LLC	Local Commercial	100	108500	596.75
3281211000	4842 W LISBON AV	JRP ENTERPRISES LLC	Local Commercial	50	111950	615.73
3461423000	5601-5603 W NORTH AV	FOUNTAINHEAD CONTRACTING LLC	Local Commercial	40	116640	641.52
3470913000	4319 W NORTH AV	MODERN CITY DEVELOPMENT LLC	Local Commercial	100	121500	668.25
3470208000	4517-4523 W NORTH AV	HAPPY LIVING LLC	Local Commercial	100	125200	688.60
3461624000	5205-5209 W NORTH AV	YELLOW BRICK HOUSE LLC	Local Commercial	50	125650	691.08
3461403000	5511-5513 W NORTH AV	PRODIGAL PROPERTIES LLC	Local Commercial	50	132850	730.68
3461445000	5707-5711 W NORTH AV	NORTH AVE INVESTMENTS LLC	Local Commercial	50	133800	735.90
3461427000	5629-5631 W NORTH AV	JAYBIRD PROPERTIES LLC	Local Commercial	72	134136	737.75
3281282000	4534 W NORTH AV	AMINAH INVESTMENT LLC	Local Commercial	100	140600	773.30
3461426000	5623-5625 W NORTH AV	PELICARIC GOJO	Local Commercial	100	141400	777.70
3461446000	5713-5717 W NORTH AV	NORTH AVE INVESTMENTS LLC	Local Commercial	59	145553	800.54
3280634000	4420-4422 W NORTH AV	NICK R BUTTITTA	Local Commercial	61	146217	804.19
3461623000	5211-5213 W NORTH AV	DISTRICT RENTALS, LLC	Local Commercial	100	149600	822.80
3461444000	5701-5703 W NORTH AV	HACIENDA LLC	Local Commercial	100	150400	827.20
3281229000	4708 W NORTH AV	EDGAR JILES	Local Commercial	50	153800	845.90
3469974000	5311 W NORTH AV	SQUARE ONE HOLDINGS LLC	Local Commercial	100	158700	872.85
3281207000	4806 W LISBON AV	AMJAD TUFAIL	Local Commercial	100	160300	881.65
3470213000	4538 W LISBON AV	MONIQUE WINTERS	Local Commercial	100	162200	892.10
3290026000	5038-5040 W NORTH AV	T MOORE INVESTMENTS LLC	Local Commercial	68	166124	913.68
3471042000	4919-4921 W NORTH AV	K&S MCBOB'S BUILDING LLC	Local Commercial	100	171200	941.60
3281230000	4716 W LISBON AV	AGAPE LOVE DELIVERANCE CHURCH	Local Commercial	100	179400	986.70
3470912000	2246 N 44TH ST	MODERN CITY DEVELOPMENT LLC	Local Commercial	100	180900	994.95
3282121000	4630 W NORTH AV	SUGAR PINE INVESTMENTS LLC	Local Commercial	67	192692	1059.81
3461606000	5129-5133 W NORTH AV	LUCKY FAN PROPERTY LLP	Local Commercial	68	193188	1062.53
3470303000	4719-4721 W NORTH AV	BERRADA PROPERTIES 16 LLC	Local Commercial	45	196650	1081.58
3471221000	4401-4405 W NORTH AV, Unit 1	44TH NORTH AVE LLC	Local Commercial	100	199600	1097.80
3471044000	5019 W NORTH AV	BRUCE MARTIN	Local Commercial	100	199800	1098.90
3460115000	5723-5729 W NORTH AV	MCD INVESTMENT LLC	Local Commercial	62	206398	1135.19
3479992000	5027 W NORTH AV	NATION CONSULTING LLC	Local Commercial	100	208100	1144.55
3460126100	5803 W NORTH AV	THE PAUL R ORWAL AND ALICIA L. ORWAL REVOCABLE TRU	Local Commercial	72	217296	1195.13
3470710000	4419-4423 W NORTH AV	KEITH B TERRY	Local Commercial	84	220584	1213.21
3461401000	5501-5503 W NORTH AV	SHO TIME REALTY LLC	Local Commercial	59	226088	1243.48
3461424000	5609 W NORTH AV	FOUNTAINHEAD CONTRACTING LLC	Local Commercial	100	236800	1302.40
3470711000	4425-4431 W NORTH AV	MICHAEL S WISNIEWSKI	Local Commercial	54	236952	1303.24
3461404000	5517-5519 W NORTH AV	PRODIGAL PROPERTIES LLC	Local Commercial	62	249426	1371.84
3470301000	4733 W NORTH AV	S PRICE REAL ESTATE HOLDINGS LLC	Local Commercial	100	256700	1411.85
3461405000	5523-5527 W NORTH AV	WAYNE AND BETH PRETSCHOLD	Local Commercial	73	260683	1433.76
3281210000	4828 W LISBON AV	JRP ENTERPRISES LLC	Local Commercial	100	281100	1546.05
3461605000	5125 W NORTH AV	B C MANAGEMENT LLC	Local Commercial	100	292600	1609.30
3460166000	5919-5927 W NORTH AV	KEREN PROPERTIES 4 LLC	Local Commercial	100	292700	1609.85
3470911000	4321-4333 W NORTH AV	COMMUNITY BAPTIST CHURCH	Local Commercial	100	306100	1683.55
3460523000	5419 W NORTH AV	PRODIGAL PROPERTIES LLC	Local Commercial	100	318600	1752.30
3470304000	4701-4717 W LISBON AV	BERRADA PROPERTIES 16 LLC	Local Commercial	53	322028	1771.15
3299991100	5722 W NORTH AV	MARIAH'S FAMILY CARE HOME LLC	Local Commercial	74	322270	1772.49
3470209100	4525-4535 W NORTH AV	CFSC PROPERTIES LLC	Local Commercial	100	329700	1813.35
3461425000	5611-5621 W NORTH AV	GERASERV LLC	Local Commercial	100	343800	1890.90
3281233000	4734-4740 W LISBON AV	ERIC BROWN ENTERPRISES LLC	Local Commercial	100	347100	1909.05
3290212000	5700-5708 W NORTH AV	NORTH AVE INVESTMENTS LLC	Local Commercial	34	349622	1922.92
3290149000	5916-5918 W NORTH AV	DAMASCO LLC	Local Commercial	100	357500	1966.25
3461601100	5101 W NORTH AV	3300 LLC	Local Commercial	100	379600	2087.80
3281910110	5006 W LISBON AV	WILHELM COMMERCIAL HOLDING	Local Commercial	100	392200	2157.10
3289992110	4520 W NORTH AV	A1 BEAUTY 2 LLC	Local Commercial	100	420000	2310.00
3291901000	5304 W NORTH AV	GLOBAL OPPORTUNITIES PROGRAMS INC	Local Commercial	86	421916	2320.54
3290225000	5600-5604 W NORTH AV	E&L BUILDING PARTNERS LLC	Local Commercial	100	429800	2363.90
3290150000	5920-5930 W NORTH AV	NORTH AVE HOLDINGS LLC	Local Commercial	43	437353	2405.44
3290248000	5522-5528 W NORTH AV	REALTY CONSTRUCTION SOLUTIONS LLC	Local Commercial	100	497600	2736.80
3281507000	4926 W NORTH AV	AHMAD PROPERTIES LLC	Local Commercial	100	507900	2793.45
3291012000	5710-5716 W NORTH AV	5714 REAL EST HOLDINGS LLC	Local Commercial	100	535100	2943.05
3470207000	4503 W NORTH AV	J&J ESTATE LLC	Local Commercial	100	546500	3005.75
3470336000	4527 W LISBON AV	SULEMAN AFZAL	Special Mercantile	100	553000	3041.50
3290249110	5508-5520 W NORTH AV	AZ MANAGEMENT SERVICES INC	Local Commercial	50	555200	3053.60
3471212000	4625 W NORTH AV	J & S INV & MGMT INC	Local Commercial	100	615300	3384.15
3290148000	5900 W NORTH AV	NORTH AVENUE MARKET LLC	Local Commercial	100	640100	3520.55

3281505100	4900-4918 W NORTH AV	SAT LE	Local Commercial	100	767600	4221.80
3290125110	5814 W NORTH AV	DREXEL MCSORLEY II LLC	Local Commercial	100	769900	4234.45
3281231110	4720-4732 W LISBON AV	TOWN BANK	Special Mercantile	100	783200	4307.60
3290019110	5220 W NORTH AV	FIRSTAR BANK MILWAUKEE NA	Special Mercantile	100	854200	4698.10
3282101100	4930 W LISBON AV	NORTH SIDE PETROLEUM INC	Special Mercantile	100	989900	5444.45
3471231000	4801-4831 W NORTH AV	S PRICE REAL ESTATE HOLDINGS LLC	Local Commercial	100	1159300	6376.15
3471211000	4601 W NORTH AV	4601 WEST NORTH LLC	Special Mercantile	100	1419300	7806.15
3290911110	5428 W NORTH AV	COLE FD PORTFOLIO 1, LLC	Local Commercial	100	1487700	8182.35
3290027000	5020 W NORTH AV	WEST NORTH AVE WI LLC	Special Mercantile	100	1942400	10683.20
3290224000	5612-5630 W NORTH AV	ETD DEVELOPMENT LLC	Special Mercantile	100	1947200	10709.60