

**PROJECT PLAN FOR
TAX INCREMENTAL FINANCING DISTRICT NO. 85
(6th and National)**

CITY OF MILWAUKEE

Public Hearing Held: August 20, 2015

Redevelopment Authority Adopted:

Common Council Adopted:

Joint Review Board Adopted:

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I. DESCRIPTION OF THE PROJECT

A. Introduction

Section 66.1105(4)(d), Wisconsin Statutes, requires the “preparation and adoption...of a proposed project plan for each tax incremental district.” This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

Section 66.1105 (2)(f) 1.n., permits that Project Plan to fund projects located outside, but within one half-mile of the district’s boundary.

B. District Boundaries and Compliance with Statutory Eligibility Criteria

The 6th and National Tax Incremental Financing District (“District” or “TID”) is comprised of 121 properties totaling 24.01 acres (collectively, the “Property”). The District is shown in **Map No. 1, “Boundary and Existing Land Use,”** and described more precisely in **Exhibit 1, “Boundary Description.”** 51.36% of the real property located within the District was found to be in need of rehabilitation or conservation work within the meaning of Section 66.1105(4)(gm) of the Wisconsin Statutes. 17.26% of the real property located within the District is considered vacant property within the meaning of Section 66.1105(4)(gm) of the Wisconsin Statutes. **Exhibit 2, “Property Characteristics,”** illustrates how the property in the District meets the statutory criteria for Tax Incremental Districts.

C. Project Plan Goals and Objectives

The District, which comprises a portion of the Walker’s Point neighborhood, is one of the top entertainment destinations in the City of Milwaukee (the “City”), and is well known for its popular restaurants, bars and other local businesses. The District also contains one of the best collections of historically significant buildings in the City, with many dating back to the late 1800’s. As a result, the Walker’s Point National Historic District was created in 1978 to help preserve this unique area.

In 2009, the Near South Side Plan identified the creation of a Cultural, Arts and Entertainment District at 5th/6th Streets and National Avenue as a catalytic project. In 2015, the Walker’s Point Strategic Action Plan, identified the development of a creative district or corridor for 5th/6th Streets and National Avenue as a catalytic project and suggested implementing policies and strategies such as: emphasizing sustainable street network principles and complete streets, making Walker’s Point a more walkable and bikable community and improving the aesthetics of Walker’s Point.

The objectives of this Project Plan are to:

- Implement a catalytic project from the City’s 2015 Walker’s Point Strategic Action Plan, which calls for a creative district or corridor for 5th/6th Streets and National Avenue.
- Implement policies and strategies from the City’s 2015 Walker’s Point Strategic Action Plan, such as: Emphasize sustainable street network principles and complete streets, make Walker’s Point a more walkable and bikable community and improve the aesthetics of Walker’s Point.
- Provide new public infrastructure and bike and pedestrian amenities in the Walker’s Point neighborhood, specifically on South 5th Street.

- Increase the tax base of the City by promoting the redevelopment of historic buildings in Walker’s Point, as well as new construction.
- Promote new housing, office and retail development in Walker’s Point.

This Project Plan may be amended at a future date to assist with the implementation of additional improvements in the District, such as façade grants, streetscaping and other public improvements.

D. Existing Land Uses and Conditions in the District

The District is currently comprised of 121 properties totaling 24.01 acres. The current (2015) total assessment of the District is \$29,890,900. The Property in the District includes many different zoning categories: IM – Industrial Mixed, LB2 – Local Business and RT4 – Two Family Residential.

The Property currently includes single-family homes, two-family homes, small apartment buildings and numerous commercial buildings containing restaurants, taverns, retail and office space.

II. PLAN PROPOSALS

The following statements, maps and exhibits are provided in compliance with Section 66.1105(4)(f) of the Wisconsin Statutes.

A. “Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements.”

Funds generated from the District will be used for the following (shown in **Map No. 3, “Proposed Uses and Improvements”**):

- 5th Street Reconstruction: Reconstruction of South 5th Street from approximately West Virginia Street to West Scott Street. Reconstruction will include new pavement, sidewalks, street trees, landscaping, street lighting (including possible harp lights), streetscaping elements and pedestrian amenities. The total cost of the reconstruction is approximately \$2,302,000. This District would provide \$1,610,000 towards the reconstruction project.
- Bike Amenities: Bikeshare station(s), bike racks, pavement markings for bikes and other bike amenities for the District.

B. “Detailed List of Estimated Project Costs.”

The costs included in this subsection and detailed in Table B which follows are, without limitation because of enumeration, eligible project costs as defined under Section 66.1105(2)(f) and, if appropriate, in any development agreement(s) entered into by and between the City and eligible designated developer(s), provided further that such expenditures are necessitated by this Project Plan.

These costs and costs estimates are more fully described as follows:

Capital Costs

The City shall fund an estimated \$1,660,000 in the form of TID Capital Project Costs enumerated in further detail in **Table A** of this Plan.

TABLE A: TID Capital Project Costs	
5th Street Reconstruction	\$1,610,000
Bike Amenities	\$50,000
TOTAL Capital Project Costs	\$1,660,000

Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational, and legal costs.

Financing Costs

Financing costs include estimated gross interest expense on bonds that will be issued to pay for Project Costs. Estimates of bond interest are based on interest rates as set forth in the Economic Feasibility Analysis for this Project attached as **Exhibit 4, “Feasibility Study.”**

TABLE B: Lists of Estimated Project Costs

A	<u>Capital:</u>	\$1,660,000
B	<u>Other:</u> Administrative, professional, organizational and legal	\$25,000
	Total Estimated Project Costs, excluding financing	\$1,685,000
C	<u>Financing:</u> Interest	\$1,729,100

C. “Description of Timing and Methods of Financing.”

All expenditures are expected to be incurred during the period from 2015-2020.

The City may proceed to fund any or all Project Costs using general obligation bonds or notes, or RACM revenue bonds to be issued in amounts which can be supported using tax increments in the District.

D. “Economic Feasibility Study.”

The Economic Feasibility Study for this District is attached to this Project Plan as **Exhibit 4, “Economic Feasibility Study for the 6th and National Tax Incremental District (No. 85).”** The study establishes the dollar value of the Project Costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the District.

Based upon the anticipated tax incremental revenue to be generated by the District, the District is financially feasible and is likely to be retired on or before year 2035, the 21st year of the District. Accordingly, the District is determined to be feasible.

E. “Map Showing Existing Uses and Conditions.”

Please refer to **Map No. 1, “Boundary and Existing Land Use,”** and **Map No. 2, “Structure Conditions”** and **Exhibit 3, “Parcel Owners”** in the Exhibits Section which follows.

F. “Map Showing Proposed Uses and Improvements.”

Please refer to **Map No. 3, “Proposed Uses and Improvements”** in the Exhibits Section which follows.

G. “Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances.”

Please refer to **Map No. 4, “Existing Zoning,”** in the Exhibits Section which follows. The proposed Project Plan is generally consistent with the existing zoning. The proposed Project Plan is in accordance with the existing master plan, map, building codes, and other city ordinances. The Project Plan should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

H. “List of Estimated Non-Project Costs.”

In addition to the funds included in this District for South 5th Street, the City will also be contributing \$242,000 through the Department of Public Works’ paving budget and \$450,000 from a previous amendment to TID #20 (Florida Yards).

I. “Proposed Method for Relocation.”

This Project Plan does not anticipate the acquisition of property by the City that would require relocation of existing tenants. Accordingly, no relocation activities or expenditures for relocation payments or services are provided herein. Should the acquisition of property by condemnation and requiring relocation be necessary, the cost and method of relocation will be included in a redevelopment plan and associated relocation plan prepared in cooperation with the Redevelopment Authority, pursuant to Section 66.1333 and Section 32.05, Wisconsin Statutes. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

J. “Statement Indicating How District Creation Promotes Orderly City Development.”

The creation of the District will provide a means to continue the revitalization of the near south side and the Walker’s Point neighborhood. The District is consistent with the objectives of the Near South Side Plan, approved in 2009, which identified the creation of a Cultural, Arts and Entertainment District at 5th/6th Streets and National Avenue as a catalytic project. The District is also consistent with the objectives of the Walker’s Point Strategic Action Plan, approved in 2015, which identified the development of a creative district or corridor for 5th/6th Streets and National Avenue as a catalytic project and suggested implementing policies and strategies such as: emphasizing sustainable street network principles and complete streets, making Walker’s Point a more walkable and bikable community and improving the aesthetics of Walker’s Point. The District will facilitate the development of property in need of rehabilitation or conservations, creation of tax base, job creation and the continued increase in Walker’s Point residential population.

K. “Opinion of the City Attorney.”

Please refer to **Exhibit 5, “Letter from the City Attorney.”**

EXHIBIT 1
Boundary Description

Beginning at a point at the intersection of the center line of South 6th Street and the south line of West Virginia Street;

Thence, east along the south line of West Virginia Street to the intersection with the west line of South 4th Street;

Thence, south along the west line of South 4th Street to the intersection with the north line of West Bruce Street;

Thence, west along the north line of West Bruce Street to the intersection with the west line of 423 West Bruce Street extended;

Thence, south along the west line of 423 West Bruce Street extended to the intersection with the south line of 423 West Bruce Street;

Thence, east along the south line of 423 West Bruce Street to the intersection with the west line of the north-south alley in the block bounded by West Bruce Street, South 4th Street, West Pierce Street and South 5th Street;

Thence, south along the west line of the north-south alley in the block bounded by West Bruce Street, South 4th Street, West Pierce Street and South 5th Street to the intersection with the south line of West Pierce Street;

Thence, east along the south line of West Pierce Street to the intersection with the west line of South 4th Street;

Thence, south along the west line of South 4th Street to the intersection with the north line of the West National Avenue;

Thence, west along the north line of West National Avenue to the intersection with the west line of 823 South 4th Street extended;

Thence, south along west line of 823 South 4th Street extended to the intersection with the north line of West Walker Street;

Thence, west along the north line of West Walker Street to the intersection with the west line extended of the north-south alley in the block bounded by West Walker Street, South 4th Street, West Mineral Street and South 5th Street;

Thence, south along the west line of the north-south alley in the block bounded by West Walker Street, South 4th Street, West Mineral Street and South 5th Street to the intersection with the south line of West Mineral Street;

Thence, east along the south line of West Mineral Street to the intersection with the west line of 413 West Mineral Street;

Thence, south along the west line of 413 West Mineral Street to the intersection with the south line of 413 West Mineral Street;

Thence, east along the south line of 413 West Mineral Street to the intersection with the west line of 1007 South 4th Street;

Thence, south along the west lines of 1007 South 4th Street, 1015 South 4th Street and 1019 South 4th Street to the intersection with the north line of the east-west alley in the block bounded by West Mineral Street, South 4th Street, West Washington Street and South 5th Street;

Thence, west along the north line of the east-west alley in the block bounded by West Mineral Street, South 4th Street, West Washington Street and South 5th Street to the intersection with the east line of 1024 South 5th Street extended;

Thence, south along the east lines of 1024 South 5th Street and 1032 South 5th Street to the intersection with the south line of West Washington Street;

Thence, west along the south line of West Washington Street to the intersection with the east line of 1100 South 5th Street;

Thence, south along the east lines of 1100 South 5th Street and 1112 South 5th Street to the intersection with the north line of the east-west alley in the block bounded by West Washington Street, South 4th Street, West Scott Street and South 5th Street;

Thence, west along the north line of the east-west alley in the block bounded by West Washington Street, South 4th Street, West Scott Street and South 5th Street to the intersection with the west line of South 5th Street;

Thence, north along the west line of South 5th Street to the intersection with the north line of West Washington Street;

Thence, west along the north line of West Washington Street to the intersection with the east line of 516 West Washington Street;

Thence, north along east line of 516 West Washington Street to the intersection with the south line of the east-west alley in the block bounded by West Mineral Street, South 5th Street, West Washington Street and South 6th Street;

Thence, east along the south line of the east-west alley in the block bounded by West Mineral Street, South 5th Street, West Washington Street and South 6th Street to the intersection with the west line of South 5th Street;

Thence, north along the west line of South 5th Street to the intersection with north line of 1015 South 5th Street;

Thence, west along the north line of 1015 South 5th Street to the intersection with west line of 521 West Mineral Street;

Thence, north along west line of 521 West Mineral Street to the intersection with the center line of West Mineral Street;

Thence, west along the center line of West Mineral Street to the intersection with the center line of South 6th Street;

Thence, north along the center line of South 6th Street to the intersection with the north line of 833 South 6th Street;

Thence, west and northwest along the north line of 833 South 6th Street to the intersection with the north line of 731 West National Avenue;

Thence, west and southwest along the north line of 731 West National Avenue to the intersection with the west line of 707 West National Avenue;

Thence, north along west line of 707 West National Avenue to the intersection with the center line of West National Avenue;

Thence, west along the center line of West National Avenue to the intersection with west line of 704 West National Avenue extended;

Thence, northwest along the west line of 704 West National Avenue extended to the intersection with the south line of West Pierce Street;

Thence, east along the south line of West Pierce Street to the intersection with the center line of South 7th Street;

Thence, south along the center line of South 7th Street to the intersection with south line of 722 South 7th Street extended;

Thence, east along the south line of 722 South 7th Street extended to the intersection with the east line of the north-south alley in the block bounded by West Pierce Street, South 6th Street, West National Avenue and South 7th Street;

Thence, north along the east line of the north-south alley in the block bounded by West Pierce Street, South 6th Street, West National Avenue and South 7th Street to the intersection with the south line of 613 West Pierce Street;

Thence, east along the south line of 613 West Pierce Street to the intersection with east line of 613 West Pierce Street;

Thence, north along east line of 613 West Pierce Street to the intersection with the center line of West Pierce Street;

Thence, west along the center line of West Pierce Street to the intersection with the center line of the north-south alley in the block bounded by West Bruce Street, South 6th Street, West Pierce Street and South 7th Street extended;

Thence, north along the center line of the north-south alley in the block bounded by West Bruce Street, South 6th Street, West Pierce Street and South 7th Street extended to the intersection with the north line of the east-west alley in the block bounded by West Bruce Street, South 6th Street, West Pierce Street and South 7th Street extended;

Thence, west along the north line of the east-west alley in the block bounded by West Bruce Street, South 6th Street, West Pierce Street and South 7th Street extended to the intersection with the west line of 621 West Bruce Street;

Thence, north along the west line of 621 West Bruce Street to the intersection with the center line of West Bruce Street;

Thence, east along the center line of West Bruce Street to the intersection with the center line of South 6th Street;

Thence, north along the center line of South 6th Street to the point of beginning and more particularly depicted in Map 1 of this Project Plan.

EXHIBIT 2
Property Characteristics

Findings substantiating that not less than 50%, by area, of the real property within the proposed district is in need of rehabilitation or conservation within the meaning of Section 66.1105(4)(gm)4.a. Wisconsin Statutes.

Parcel	Taxkey	Owner Name	Land Assessment	Improvement Assessment	Total Assessment	Lot SF	In Need of Rehab or Conservation (SF)	Vacant (SF)	Contaminated by Environmental Pollution (SF)
1	4280394110	CITY OF MILW PARKING %	\$0	\$0	\$0	45,952	45,952	45,952	0
2	4311091000	MILW METRO SEWERAGE DIST	\$0	\$0	\$0	2,569	2,569	2,569	0
3	4311092000	MILWAUKEE METROPOLITAN	\$0	\$0	\$0	2,524	2,524	2,524	0
4	4311093000	DEMETRIOS MOUGOLIAS	\$3,800	\$0	\$3,800	7,000	7,000	7,000	0
5	4311094000	MANUEL P LOPEZ & CATALINA HW	\$2,700	\$46,400	\$49,100	3,500	0	0	0
6	4311095000	NICHOLAS ANTON AKA	\$2,700	\$4,100	\$6,800	3,500	3,500	3,500	0
7	4280991000	5TH WARD PARNTERS LLC	\$116,200	\$239,800	\$356,000	14,531	14,531	0	0
8	4280402110	INDUSTRIAL LAND CORP % EARL	\$344,900	\$506,800	\$851,700	45,952	45,952	0	0
9	4280992000	INDUSTRIAL LAND CORP	\$219,400	\$24,800	\$244,200	27,431	27,431	0	0
10	4280469000	SU REAL EST GROUP LP	\$32,000	\$191,000	\$223,000	4,000	0	0	0
11	4280471000	ZARATE2010 LLC	\$16,000	\$237,200	\$253,200	3,500	3,500	0	0
12	4280468000	JOSE A CHAVEZ	\$36,000	\$416,000	\$452,000	4,500	0	0	0
13	4280473100	SECOND STREET PROPERTIES LLC	\$84,000	\$165,000	\$249,000	10,500	10,500	0	0
14	4280467000	ZARATE NO 1 LLC	\$40,000	\$17,000	\$57,000	5,000	5,000	5,000	0
15	4280477111	ZARATE NO 2 LLC	\$271,000	\$841,000	\$1,112,000	33,880	0	0	0
16	4280465100	SECOND STREET PROPERTIES	\$112,000	\$508,000	\$620,000	14,000	0	0	0
17	4280460111	RELIABLE PLATTING WORKS INC	\$128,800	\$150,200	\$279,000	16,100	16,100	0	0
18	4311104110	SOUTH FIFTH PROPERTIES LLC	\$168,000	\$464,000	\$632,000	21,000	0	0	0
19	4311069000	WALKER'S POINT MANSION INC	\$5,400	\$114,800	\$120,200	7,000	0	0	0
20	4311070000	DAVID L PLUNKETT	\$28,000	\$32,200	\$60,200	3,500	0	0	0
21	4311071000	FIFTH STREET INVESTMENTS	\$28,000	\$172,000	\$200,000	3,500	0	0	0
22	4311072000	PACHEFSKY PROPERTY LLC	\$32,500	\$422,500	\$455,000	4,060	0	0	0
23	4311073000	DIETER WEGNER III	\$26,900	\$216,100	\$243,000	3,360	0	0	0
24	4311102000	JAMES M DUPFERSCHMIDT LIV	\$28,000	\$169,000	\$197,000	3,500	0	0	0
25	4311074000	MOE 2002 REVOCABLE TRUST	\$28,000	\$159,000	\$187,000	3,500	0	0	0
26	4311100100	NICHOLAS ANTON	\$90,000	\$502,000	\$592,000	11,250	0	0	0

27	4311099110	LA PERLA REAL ESTATE LLC	\$38,800	\$455,200	\$494,000	4,850	0	0	0
28	4311052000	TODD NOVASIC	\$30,600	\$298,400	\$329,000	3,825	0	0	0
29	4311048000	DAVID A TENNESSEN	\$30,600	\$95,400	\$126,000	3,825	0	0	0
30	4311047000	SOUTH FIFTH PROPERTIES LLC	\$31,200	\$163,800	\$195,000	3,900	0	0	0
31	4311053000	2ND STREET PROPERTIES LLC	\$29,100	\$264,900	\$294,000	3,640	0	0	0
32	4311046100	BOTANAS LLC	\$150,100	\$1,227,900	\$1,378,000	18,762	0	0	0
33	4311054000	MARCO A CARRASQUILLO	\$28,600	\$185,400	\$214,000	3,570	0	0	0
34	4311056100	BOTANAS LLC	\$57,100	\$17,400	\$74,500	7,140	7,140	7,140	0
35	4311057000	RAMQUIST-WITKOWIAK LLC	\$3,800	\$41,900	\$45,700	7,000	7,000	0	0
36	4311042000	CELINE FARRELL TRUST	\$31,600	\$266,400	\$298,000	3,945	0	0	0
37	4311058100	JAMES N WITKOWIAK	\$30,200	\$700	\$30,900	3,780	3,780	3,780	0
38	4311060000	WALKER'S POINT CENTER	\$0	\$0	\$0	3,289	0	0	0
39	4310905000	MANNAT LLC	\$56,000	\$962,000	\$1,018,000	7,000	0	0	0
40	4310904000	PACHEFSKY PROPERTIES, LLC	\$28,000	\$271,000	\$299,000	3,500	0	0	0
41	4310902110	WALKERS POINT COMMONS LLC	\$112,000	\$491,000	\$603,000	14,000	0	0	0
42	4310900000	JARAMILLO CONTRACTORS INC	\$28,000	\$60,600	\$88,600	3,500	0	0	0
43	4310897100	934 SOUTH 5TH ST LLC	\$112,000	\$0	\$112,000	14,000	14,000	14,000	0
44	4310870112	LEADER CARDS, INC	\$165,300	\$1,682,500	\$1,847,800	84,612	0	0	0
45	4310850000	ZBIGNIEW KULIG REV TR	\$81,300	\$179,100	\$260,400	14,675	14,675	0	0
46	4310851000	JAMES BUKOWSKI	\$60,000	\$89,000	\$149,000	7,500	7,500	0	0
47	4310852100	SALWA B TALEB	\$60,000	\$140,000	\$200,000	7,500	0	0	0
48	4310849000	PM REAL ESTATE LLC	\$56,600	\$404,400	\$461,000	7,077	0	0	0
49	4310144000	DANIEL T WILKINS, MATTHEW	\$32,000	\$277,000	\$309,000	4,000	0	0	0
50	4310143000	1024 28 5TH ST LLC	\$49,600	\$529,400	\$579,000	6,201	0	0	0
51	4310145000	CHRIS WEISSMAN	\$33,600	\$78,400	\$112,000	4,200	0	0	0
52	4310142000	SLEEPY CAT PROPERTIES LLC	\$50,400	\$252,600	\$303,000	6,300	0	0	0
53	4310186000	OLEG DRAGUNOV GROUP LLC	\$16,200	\$155,800	\$172,000	5,400	5,400	0	0
54	4310187000	DAVID J PEREZ JR	\$4,800	\$43,000	\$47,800	1,600	1,600	0	0
55	4281031000	FMKE LLC	\$2,000	\$26,300	\$28,300	7,126	7,126	0	0
56	4281032000	FMKE LLC	\$2,000	\$25,000	\$27,000	7,126	0	0	0
57	4281033000	FMKE LLC	\$2,000	\$25,000	\$27,000	7,126	0	0	0
58	4281034000	FMKE LLC	\$2,000	\$26,300	\$28,300	7,126	0	0	0
59	4280388000	ROBINETTE S 6TH ST APTS LLC	\$12,000	\$272,700	\$284,700	7,000	0	0	0
60	4280387000	JOSE GONZALEZ GARZA	\$56,000	\$26,900	\$82,900	7,000	7,000	7,000	0
61	4280491110	PEDRO CASTILLO	\$112,000	\$342,000	\$454,000	14,000	14,000	0	0

62	4270510000	JAMES GAUDYNSKI	\$31,200	\$170,800	\$202,000	3,900	0	0	0
63	4270509100	JAMES GAUDYNSKI	\$79,400	\$330,600	\$410,000	9,927	0	0	0
64	4280489000	LEOPOLDO GARCIA	\$2,700	\$46,600	\$49,300	3,500	0	0	0
65	4270508000	HUSEYIN MACAR	\$2,800	\$0	\$2,800	3,894	3,894	3,894	0
66	4280488000	ANTHONY A LA CROIX	\$2,700	\$42,500	\$45,200	3,500	0	0	0
67	4280487000	ANTHONY A LA CROIX	\$26,900	\$4,100	\$31,000	3,360	3,360	3,360	0
68	4270507000	HUSEYIN MACAR	\$23,600	\$0	\$23,600	2,950	2,950	2,950	0
69	4280486000	ANTHONY A LA CROIX	\$29,100	\$4,200	\$33,300	3,640	3,640	3,640	0
70	4270506000	RALPH H FLEEGE	\$23,600	\$183,400	\$207,000	2,950	0	0	0
71	4270505000	CITY OF MILW	\$0	\$0	\$0	2,834	2,834	2,834	0
72	4280485000	ANTHONY A LA CROIX	\$56,000	\$5,400	\$61,400	7,000	7,000	7,000	0
73	4270504100	DOLORES CAMACHO REVOC TR	\$45,700	\$190,300	\$236,000	5,718	0	0	0
74	4280484000	ANTHONY A LA CROIX	\$56,000	\$189,000	\$245,000	7,000	0	0	0
75	4280483000	ANTHONY A LA CROIX	\$30,200	\$400	\$30,600	3,780	0	0	0
76	4270502200	MANUEL DE JESUS MOTA	\$26,900	\$127,100	\$154,000	3,360	3,360	0	0
77	4311087000	RAUL R LOPEZ	\$2,500	\$38,700	\$41,200	3,102	0	0	0
78	4311086000	GEORGE C HOLTZ	\$2,500	\$36,800	\$39,300	3,102	0	0	0
79	4311085100	PACHEFSKY PROPERTY LLC	\$66,100	\$15,800	\$81,900	8,260	8,260	8,260	0
80	4321028110	SELAHATTIN S KURTER	\$142,500	\$0	\$142,500	17,808	17,808	17,808	0
81	4311082100	BRENDA LEE LARONGE	\$3,800	\$57,100	\$60,900	7,000	0	0	0
82	4311080000	CRE 2011 REO WI-MIXED LLC	\$40,000	\$353,000	\$393,000	5,000	5,000	0	0
83	4311063000	IGLESIA PENTECOSTAL ABRIGO	\$0	\$0	\$0	7,092	0	0	0
84	4310881000	BALHAIR S DULAI	\$44,000	\$82,700	\$126,700	1,875	1,875	0	0
85	4310880000	MARIA L CASTILLO-URIBE	\$1,900	\$45,300	\$47,200	1,875	0	0	0
86	4280385000	RLY PROPERTY 1922 LLC	\$2,700	\$40,300	\$43,000	3,500	0	0	0
87	4280386000	ROBERT BERONJA	\$2,700	\$33,600	\$36,300	3,500	0	0	0
88	4270316000	JAMES GAUDYNSKI	\$58,900	\$3,100	\$62,000	7,360	7,360	7,360	0
89	4310841000	ZBIGNIEW KULIG REV TRUST	\$36,700	\$600	\$37,300	6,930	6,930	6,930	0
90	4310863000	RONALD G SZEWCZYK	\$40,000	\$49,600	\$89,600	5,000	5,000	0	0
91	4311096100	BMO HARRIS BANK NA	\$196,200	\$340,800	\$537,000	21,000	0	0	0
92	4311050000	ELITE BUILDERS GROUP LLC	\$8,800	\$138,200	\$147,000	1,097	0	0	0
93	4311098000	THOMAS R BAMBERGER	\$2,100	\$59,700	\$61,800	2,150	0	0	0
94	4311049000	ARTEAGA/GC NAT'L LLC	\$52,400	\$245,600	\$298,000	6,550	6,550	0	0
95	4311076100	MILWAUKEE BALLET CO INC	\$0	\$0	\$0	14,477	0	0	0
96	4311051000	AAP PROPERTY MANAGEMENT LLC	\$83,600	\$223,400	\$307,000	10,455	10,455	0	0

97	4311077000	JOHN D FULLER TRUST D11-17-6	\$20,000	\$204,000	\$224,000	2,500	0	0	0
98	4311078100	THE MAENATE CO	\$80,000	\$467,000	\$547,000	10,000	10,000	0	0
99	4311067110	AAP PROPERTY MGMT LLC	\$227,400	\$337,600	\$565,000	28,420	28,420	0	0
100	4311079000	AMERICAN SUB, INC.	\$20,000	\$111,000	\$131,000	2,500	0	0	0
101	4321036100	COUNCIL FOR THE SPANISH	\$56,600	\$51,400	\$108,000	7,079	7,079	0	0
102	4321035100	COUNCIL FOR THE SPANISH	\$0	\$0	\$0	14,758	0	0	0
103	4320781111	CITY OF MILW	\$19,900	\$1,971,100	\$1,991,000	21,056	21,056	0	0
104	4321034000	FRANCISCO SALAZAR	\$20,000	\$321,000	\$341,000	2,500	0	0	0
105	4320779100	SEAWAY BANK AND TRUST COMPAN	\$28,000	\$321,000	\$349,000	3,500	3,500	0	0
106	4321033000	CHRISTINA SANCHEZ	\$24,000	\$45,100	\$69,100	3,000	3,000	0	0
107	4321031100	WALDEMAR RIVERA	\$68,000	\$105,500	\$173,500	8,500	0	0	0
108	4320778000	LN PROPERTIES LLC	\$28,000	\$352,000	\$380,000	3,500	0	0	0
109	4320807100	OTILIO FERNANDEZ	\$12,500	\$185,500	\$198,000	4,158	0	0	0
110	4321012111	EL REY ENTERPRISES LLP	\$235,500	\$533,900	\$769,400	76,054	76,054	0	0
111	4320803110	EL REY ENTERPRISES LLP	\$38,200	\$15,300	\$53,500	11,260	11,260	11,260	0
112	4311090000	DEMETRIOS S MOUGOLIAS	\$2,000	\$44,100	\$46,100	2,000	0	0	0
113	4311088000	PACHEFSKY PROPERTY LLC	\$24,600	\$0	\$24,600	3,069	3,069	3,069	0
114	4280482000	MANUEL MARTINEZ & MARIA HW	\$2,100	\$42,100	\$44,200	2,100	0	0	0
115	4270502110	CITY OF MILWAUKEE	\$0	\$0	\$0	3,663	3,663	3,663	0
116	4280393000	FITZ BALLERING LLC	\$3,300	\$38,600	\$41,900	5,400	0	0	0
117	4280392000	FOUR JOKERS LLC	\$2,400	\$48,800	\$51,200	2,800	0	0	0
118	4280390100	JOSE GONZALEZ GARZA	\$46,400	\$572,600	\$619,000	5,800	0	0	0
119	4311041000	MANNAT LLC	\$61,200	\$10,200	\$71,400	7,650	0	0	0
120	4311061100	LA CAUSA INC	\$0	\$0	\$0	7,088	0	0	0
121	4310146000	SG PROPERTY MANAGEMENT LLC	\$33,600	\$360,400	\$394,000	4,200	0	0	0

Total:	\$5,717,700	\$24,173,200	\$29,890,900	1,045,827	537,157	180,493	0
Percentage:					51.36%	17.26%	0.00%

EXHIBIT 3
Parcel Owners

Parcel	Taxkey	Address	Owner Name
1	4280394110	503 S 4TH ST	CITY OF MILW PARKING %
2	4311091000	701 S 4TH ST	MILW METRO SEWERAGE DIST
3	4311092000	705 S 4TH ST	MILWAUKEE METROPOLITAN
4	4311093000	707 S 4TH ST	DEMETRIOS MOUGOLIAS
5	4311094000	713 S 4TH ST	MANUEL P LOPEZ & CATALINA HW
6	4311095000	717 S 4TH ST	NICHOLAS ANTON AKA
7	4280991000	505 S 5TH ST	5TH WARD PARNTERS LLC
8	4280402110	530 S 5TH ST	INDUSTRIAL LAND CORP % EARL
9	4280992000	539 S 5TH ST	INDUSTRIAL LAND CORP
10	4280469000	600 S 5TH ST	SU REAL EST GROUP LP
11	4280471000	603 S 5TH ST	ZARATE2010 LLC
12	4280468000	606 S 5TH ST	JOSE A CHAVEZ
13	4280473100	607 S 5TH ST	SECOND STREET PROPERTIES LLC
14	4280467000	612 S 5TH ST	ZARATE NO 1 LLC
15	4280477111	625 S 5TH ST	ZARATE NO 2 LLC
16	4280465100	626 S 5TH ST	SECOND STREET PROPERTIES
17	4280460111	644 S 5TH ST	RELIABLE PLATTING WORKS INC
18	4311104110	700 S 5TH ST	SOUTH FIFTH PROPERTIES LLC
19	4311069000	703 S 5TH ST	WALKER'S POINT MANSION INC
20	4311070000	707 S 5TH ST	DAVID L PLUNKETT
21	4311071000	711 S 5TH ST	FIFTH STREET INVESTMENTS
22	4311072000	715 S 5TH ST	PACHEFSKY PROPERTY LLC
23	4311073000	719 S 5TH ST	DIETER WEGNER III
24	4311102000	720 S 5TH ST	JAMES M DUPFERSCHMIDT LIV
25	4311074000	723 S 5TH ST	MOE 2002 REVOCABLE TRUST
26	4311100100	730 S 5TH ST	NICHOLAS ANTON
27	4311099110	734 S 5TH ST	LA PERLA REAL ESTATE LLC
28	4311052000	807 S 5TH ST	TODD NOVASIC
29	4311048000	808 S 5TH ST	DAVID A TENNESSEN
30	4311047000	810 S 5TH ST	SOUTH FIFTH PROPERTIES LLC
31	4311053000	813 S 5TH ST	2ND STREET PROPERTIES LLC
32	4311046100	814 S 5TH ST	BOTANAS LLC
33	4311054000	817 S 5TH ST	MARCO A CARRASQUILLO
34	4311056100	825 S 5TH ST	BOTANAS LLC
35	4311057000	827 S 5TH ST	RAMQUIST-WITKOWIAK LLC
36	4311042000	830 S 5TH ST	CELINE FARRELL TRUST
37	4311058100	835 S 5TH ST	JAMES N WITKOWIAK
38	4311060000	839 S 5TH ST	WALKER'S POINT CENTER
39	4310905000	900 S 5TH ST	MANNAT LLC
40	4310904000	906 S 5TH ST	PACHEFSKY PROPERTIES, LLC
41	4310902110	914 S 5TH ST	WALKERS POINT COMMONS LLC
42	4310900000	924 S 5TH ST	JARAMILLO CONTRACTORS INC
43	4310897100	934 S 5TH ST	934 SOUTH 5TH ST LLC
44	4310870112	935 S 5TH ST	LEADER CARDS, INC
45	4310850000	1000 S 5TH ST	ZBIGNIEW KULIG REV TR

46	4310851000	1001 S 5TH ST	JAMES BUKOWSKI
47	4310852100	1011 S 5TH ST	SALWA B TALEB
48	4310849000	1014 S 5TH ST	PM REAL ESTATE LLC
49	4310144000	1023 S 5TH ST	DANIEL T WILKINS, MATTHEW
50	4310143000	1024 S 5TH ST	1024 28 5TH ST LLC
51	4310145000	1031 S 5TH ST	CHRIS WEISSMAN
52	4310142000	1032 S 5TH ST	SLEEPY CAT PROPERTIES LLC
53	4310186000	1100 S 5TH ST	OLEG DRAGUNOV GROUP LLC
54	4310187000	1112 S 5TH ST	DAVID J PEREZ JR
55	4281031000	514 S 6TH ST	FMKE LLC
56	4281032000	516 S 6TH ST	FMKE LLC
57	4281033000	518 S 6TH ST	FMKE LLC
58	4281034000	520 S 6TH ST	FMKE LLC
59	4280388000	522 S 6TH ST	ROBINETTE S 6TH ST APTS LLC
60	4280387000	526 S 6TH ST	JOSE GONZALEZ GARZA
61	4280491110	600 S 6TH ST	PEDRO CASTILLO
62	4270510000	601 S 6TH ST	JAMES GAUDYNSKI
63	4270509100	607 S 6TH ST	JAMES GAUDYNSKI
64	4280489000	614 S 6TH ST	LEOPOLDO GARCIA
65	4270508000	617 S 6TH ST	HUSEYIN MACAR
66	4280488000	618 S 6TH ST	ANTHONY A LA CROIX
67	4280487000	620 S 6TH ST	ANTHONY A LA CROIX
68	4270507000	621 S 6TH ST	HUSEYIN MACAR
69	4280486000	622 S 6TH ST	ANTHONY A LA CROIX
70	4270506000	625 S 6TH ST	RALPH H FLEEGE
71	4270505000	627 S 6TH ST	CITY OF MILW
72	4280485000	628 S 6TH ST	ANTHONY A LA CROIX
73	4270504100	631 S 6TH ST	DOLORES CAMACHO REVOC TR
74	4280484000	636 S 6TH ST	ANTHONY A LA CROIX
75	4280483000	640 S 6TH ST	ANTHONY A LA CROIX
76	4270502200	645 S 6TH ST	MANUEL DE JESUS MOTA
77	4311087000	702 S 6TH ST	RAUL R LOPEZ
78	4311086000	704 S 6TH ST	GEORGE C HOLTZ
79	4311085100	710 S 6TH ST	PACHEFSKY PROPERTY LLC
80	4321028110	717 S 6TH ST	SELAHATTIN S KURTER
81	4311082100	720 S 6TH ST	BRENDA LEE LARONGE
82	4311080000	726 S 6TH ST	CRE 2011 REO WI-MIXED LLC
83	4311063000	830 S 6TH ST	IGLESIA PENTECOSTAL ABRIGO
84	4310881000	900 S 6TH ST	BALHAIR S DULAI
85	4310880000	904 S 6TH ST	MARIA L CASTILLO-URIBE
86	4280385000	522 W BRUCE ST	RLY PROPERTY 1922 LLC
87	4280386000	528 W BRUCE ST	ROBERT BERONJA
88	4270316000	621 W BRUCE ST	JAMES GAUDYNSKI
89	4310841000	417 W MINERAL ST	ZBIGNIEW KULIG REV TRUST
90	4310863000	521 W MINERAL ST	RONALD G SZEWCZYK
91	4311096100	414 W NATIONAL AV	BMO HARRIS BANK NA
92	4311050000	421 W NATIONAL AV	ELITE BUILDERS GROUP LLC
93	4311098000	422 W NATIONAL AV	THOMAS R BAMBERGER

94	4311049000	425 W NATIONAL AV	ARTEAGA/GC NAT'L LLC
95	4311076100	504 W NATIONAL AV	MILWAUKEE BALLET CO INC
96	4311051000	511 W NATIONAL AV	AAP PROPERTY MANAGEMENT LLC
97	4311077000	516 W NATIONAL AV	JOHN D FULLER TRUST D11-17-6
98	4311078100	522 W NATIONAL AV	THE MAENATE CO
99	4311067110	523 W NATIONAL AV	AAP PROPERTY MGMT LLC
100	4311079000	530 W NATIONAL AV	AMERICAN SUB, INC.
101	4321036100	600 W NATIONAL AV	COUNCIL FOR THE SPANISH
102	4321035100	610 W NATIONAL AV	COUNCIL FOR THE SPANISH
103	4320781111	611 W NATIONAL AV	CITY OF MILW
104	4321034000	624 W NATIONAL AV	FRANCISCO SALAZAR
105	4320779100	625 W NATIONAL AV	SEAWAY BANK AND TRUST COMPAN
106	4321033000	626 W NATIONAL AV	CHRISTINA SANCHEZ
107	4321031100	630 W NATIONAL AV	WALDEMAR RIVERA
108	4320778000	639 W NATIONAL AV	LN PROPERTIES LLC
109	4320807100	701 W NATIONAL AV	OTILIO FERNANDEZ
110	4321012111	704 W NATIONAL AV	EL REY ENTERPRISES LLP
111	4320803110	707 W NATIONAL AV	EL REY ENTERPRISES LLP
112	4311090000	415 W PIERCE ST	DEMETRIOS S MOUGOLIAS
113	4311088000	523 W PIERCE ST	PACHEFSKY PROPERTY LLC
114	4280482000	524 W PIERCE ST	MANUEL MARTINEZ & MARIA HW
115	4270502110	612 W PIERCE ST	CITY OF MILWAUKEE
116	4280393000	523 W VIRGINIA ST	FITZ BALLERING LLC
117	4280392000	531 W VIRGINIA ST	FOUR JOKERS LLC
118	4280390100	539 W VIRGINIA ST	JOSE GONZALEZ GARZA
119	4311041000	434 W WALKER ST	MANNAT LLC
120	4311061100	522 W WALKER ST	LA CAUSA INC
121	4310146000	508 W WASHINGTON ST	SG PROPERTY MANAGEMENT LLC

EXHIBIT 4

ECONOMIC FEASIBILITY STUDY FOR THE 6th AND NATIONAL TAX INCREMENTAL DISTRICT (NO. 85)

Background:

The City of Milwaukee is proposing to create the 6th and National Tax Incremental District No. 85 (the “District”) to pay for public improvements in the District boundary totaling \$1,685,000 (the “Project Costs”). The primary use of the funds will be for the reconstruction of South 5th Street between West Virginia Street and West Scott Street. Recent investments in Walker’s Point along South 1st and South 2nd Streets, as well as at the Reed Street Yards to the north, are bringing new momentum to the area surrounding 6th and National. The reconstruction of the South 5th Street will support a number of recent and planned investments in that corridor.

Current Property Valuation:

The total assessment of the properties in the District as of 1/1/2015 was: \$29,890,900.

This is the estimated base value of the proposed District.

Anticipated Future Value of the District and District Cash Flow:

The property values in the District are anticipated to appreciate at an average annual rate of 2%. From 2014 to 2015, total values in the District increased from \$29,322,700 to \$29,890,900, an increase of 1.9%.

It is anticipated that the reconstruction of South 5th Street will lead to even greater increases in property values and new investment. For instance, when nearby South 2nd Street was reconstructed, property values increased from \$38,691,375 in 2011 to \$46,267,075 in 2014, a 19.6% increase.

This feasibility analysis does not take into account a number of projects that are in the predevelopment phase, but are likely to move forward in the next year, providing additional incremental value, such as:

- The conversion of the former Esperanza Unida building at 611 West National into 36 apartments
- The conversion of the Reliable Plating building at 644 South 5th Street into office and retail use
- The conversion of 600 South 6th Street into a restaurant and small hotel

Attached as Table 1 is a cash flow forecast for the proposed District. Basic parameters of this forecast are:

- Base Value: \$29,890,900
- Tax Rate: 3.00% in 2015, dropping to 2.5% in 2020
- Interest Rate: 4.5%
- Annual Appreciation: 2.00%
- Issuance Costs: 1.00% = \$16,850
- Capitalized Interest: 10.00% = \$189,094
- Total Issuance Cost: \$1,890,944 (\$1,685,000 + \$16,850 + \$189,094)

As shown in the forecast, the District is able to amortize the Total Issuance Cost of \$1,890,944 in an estimated 21 years. Given this estimate, the proposed District is determined to be feasible and capable of amortizing the Project Costs within the statutory life of the proposed District.

Table 1 Economic Feasibility Study for the 6th/National TID

TID Year	Year	Projected Assessment	Base Value	Incremental Value	Tax Rate	Incremental Revenue	Discount Rate:	4.50%
1	2015	\$29,890,900	\$29,890,900	\$0	3.00%	\$0	Annual Value Increase:	2.00%
2	2016	\$30,488,718	\$29,890,900	\$597,818	2.90%	\$17,337		
3	2017	\$31,098,492	\$29,890,900	\$1,207,592	2.80%	\$33,813		
4	2018	\$31,720,462	\$29,890,900	\$1,829,562	2.70%	\$49,398		
5	2019	\$32,354,871	\$29,890,900	\$2,463,971	2.60%	\$64,063		
6	2020	\$33,001,969	\$29,890,900	\$3,111,069	2.50%	\$77,777		
7	2021	\$33,662,008	\$29,890,900	\$3,771,108	2.50%	\$94,278		
8	2022	\$34,335,248	\$29,890,900	\$4,444,348	2.50%	\$111,109		
9	2023	\$35,021,953	\$29,890,900	\$5,131,053	2.50%	\$128,276		
10	2024	\$35,722,392	\$29,890,900	\$5,831,492	2.50%	\$145,787		
11	2025	\$36,436,840	\$29,890,900	\$6,545,940	2.50%	\$163,649		
12	2026	\$37,165,577	\$29,890,900	\$7,274,677	2.50%	\$181,867		
13	2027	\$37,908,889	\$29,890,900	\$8,017,989	2.50%	\$200,450		
14	2028	\$38,667,066	\$29,890,900	\$8,776,166	2.50%	\$219,404		
15	2029	\$39,440,408	\$29,890,900	\$9,549,508	2.50%	\$238,738		
16	2030	\$40,229,216	\$29,890,900	\$10,338,316	2.50%	\$258,458	NPV of Incremental Revenue	
17	2031	\$41,033,800	\$29,890,900	\$11,142,900	2.50%	\$278,573	15 years	\$1,088,685
18	2032	\$41,854,476	\$29,890,900	\$11,963,576	2.50%	\$299,089	18 years	\$1,483,726
19	2033	\$42,691,566	\$29,890,900	\$12,800,666	2.50%	\$320,017	19 years	\$1,622,390
20	2034	\$43,545,397	\$29,890,900	\$13,654,497	2.50%	\$341,362	20 years	\$1,763,933
21	2035	\$44,416,305	\$29,890,900	\$14,525,405	2.50%	\$363,135	21 years	\$1,908,021
22	2036	\$45,304,631	\$29,890,900	\$15,413,731	2.50%	\$385,343	22 years	\$2,054,336
23	2037	\$46,210,724	\$29,890,900	\$16,319,824	2.50%	\$407,996		
24	2038	\$47,134,938	\$29,890,900	\$17,244,038	2.50%	\$431,101		
25	2039	\$48,077,637	\$29,890,900	\$18,186,737	2.50%	\$454,668		

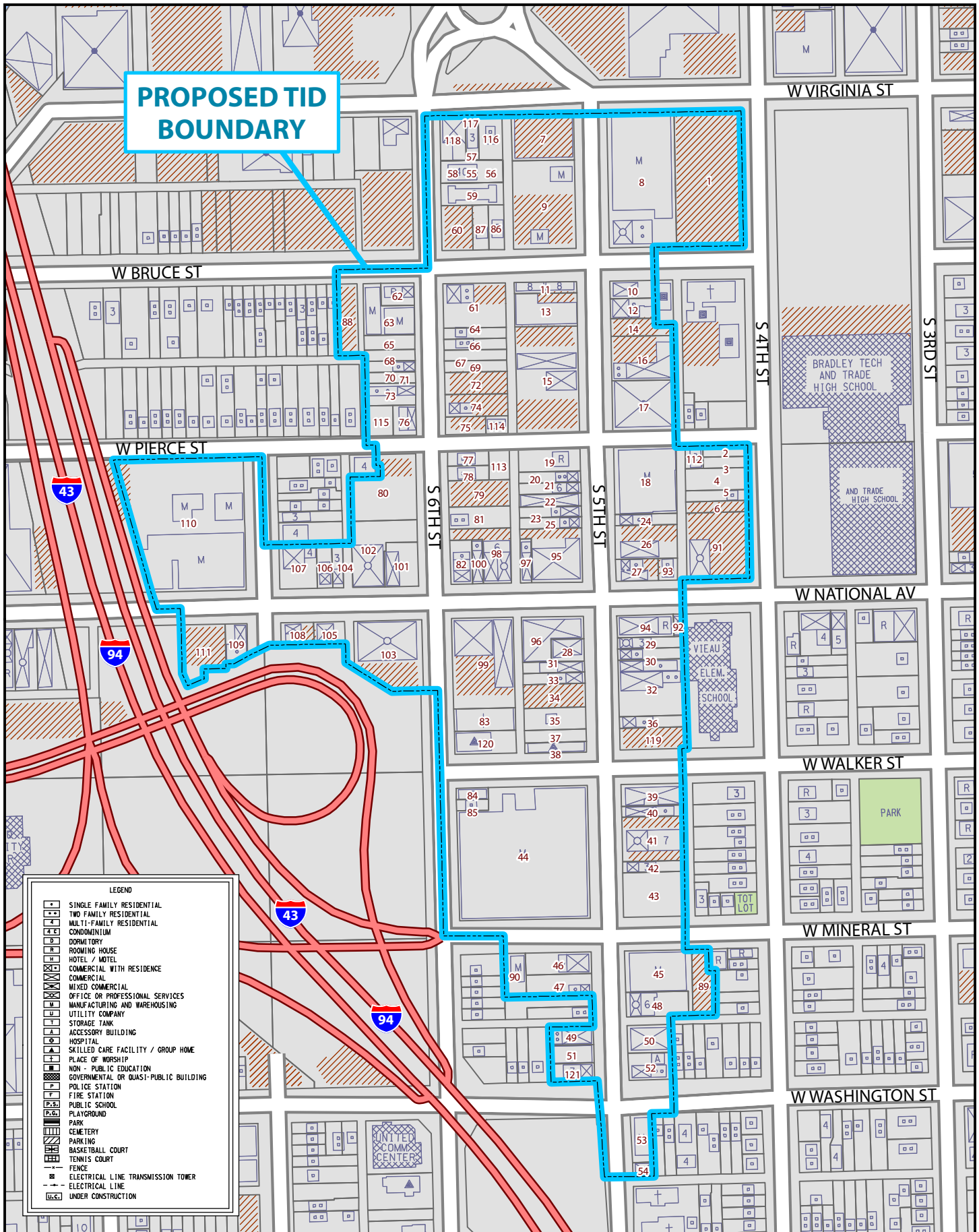
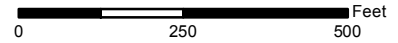
EXHIBIT 5
Letter from the City Attorney

(see next page)

TID 85: 6TH STREET AND NATIONAL AVENUE

Prepared by the Department of City Development Planning Division, 16 July 2015
 Source: City of Milwaukee Information & Technology Management Division

MAP 1: BOUNDARY AND EXISTING LAND USE

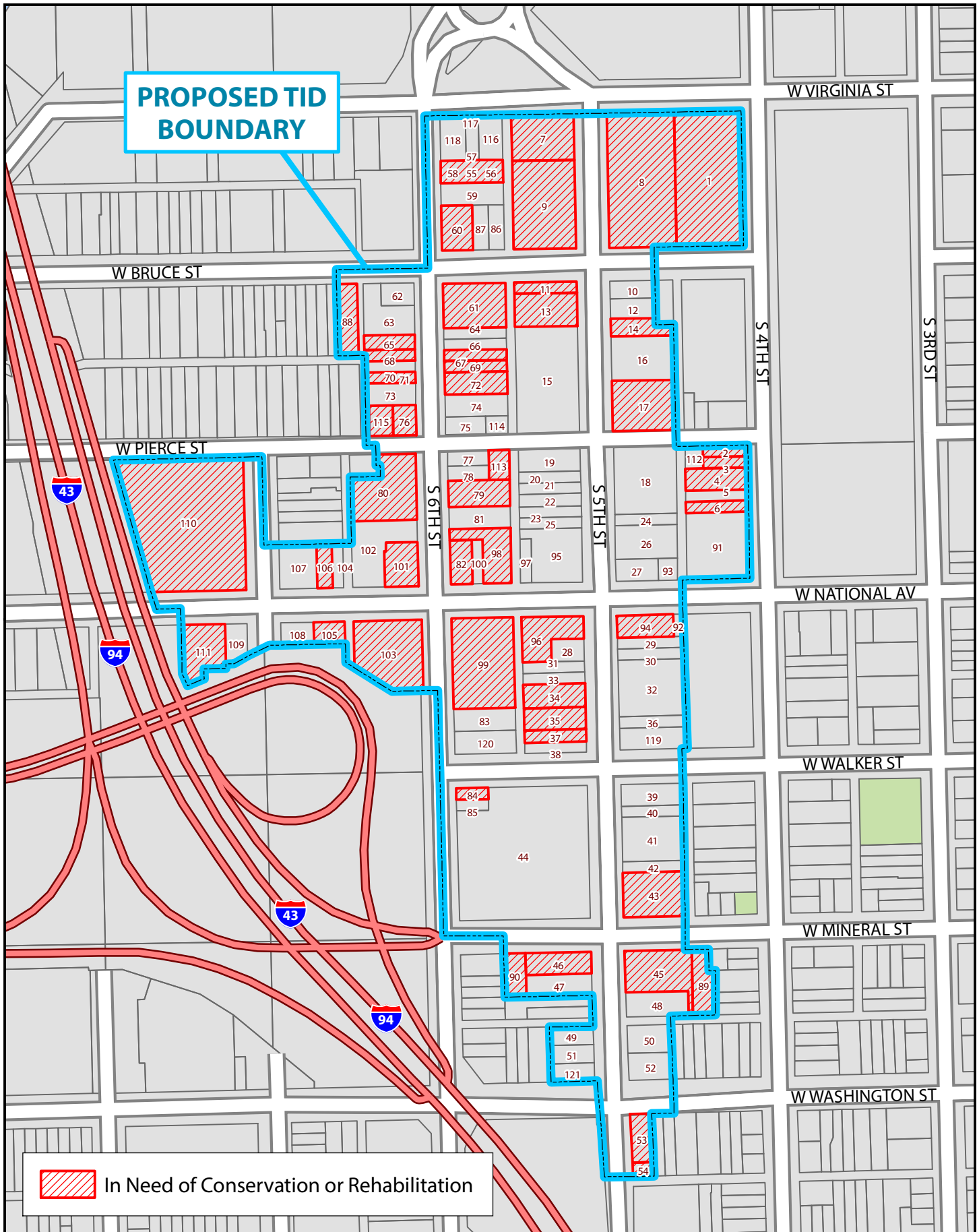
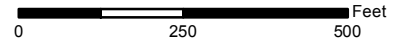


LEGEND	
[Symbol]	SINGLE FAMILY RESIDENTIAL
[Symbol]	TWO FAMILY RESIDENTIAL
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	CONDOMINIUM
[Symbol]	DORMITORY
[Symbol]	ROOMING HOUSE
[Symbol]	HOTEL / MOTEL
[Symbol]	COMMERCIAL WITH RESIDENCE
[Symbol]	COMMERCIAL
[Symbol]	MIXED COMMERCIAL
[Symbol]	OFFICE OR PROFESSIONAL SERVICES
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	UTILITY COMPANY
[Symbol]	STORAGE TANK
[Symbol]	ACCESSORY BUILDING
[Symbol]	HOSPITAL
[Symbol]	SKILLED CARE FACILITY / GROUP HOME
[Symbol]	PLACE OF WORSHIP
[Symbol]	NON - PUBLIC EDUCATION
[Symbol]	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
[Symbol]	POLICE STATION
[Symbol]	FIRE STATION
[Symbol]	PUBLIC SCHOOL
[Symbol]	PLAYGROUND
[Symbol]	PARK
[Symbol]	CEMETERY
[Symbol]	PARKING
[Symbol]	BASKETBALL COURT
[Symbol]	TENNIS COURT
[Symbol]	FENCE
[Symbol]	ELECTRICAL LINE TRANSMISSION TOWER
[Symbol]	ELECTRICAL LINE
[Symbol]	UNDER CONSTRUCTION

TID 85: 6TH STREET AND NATIONAL AVENUE

Prepared by the Department of City Development Planning Division, 16 July 2015
Source: City of Milwaukee Information & Technology Management Division

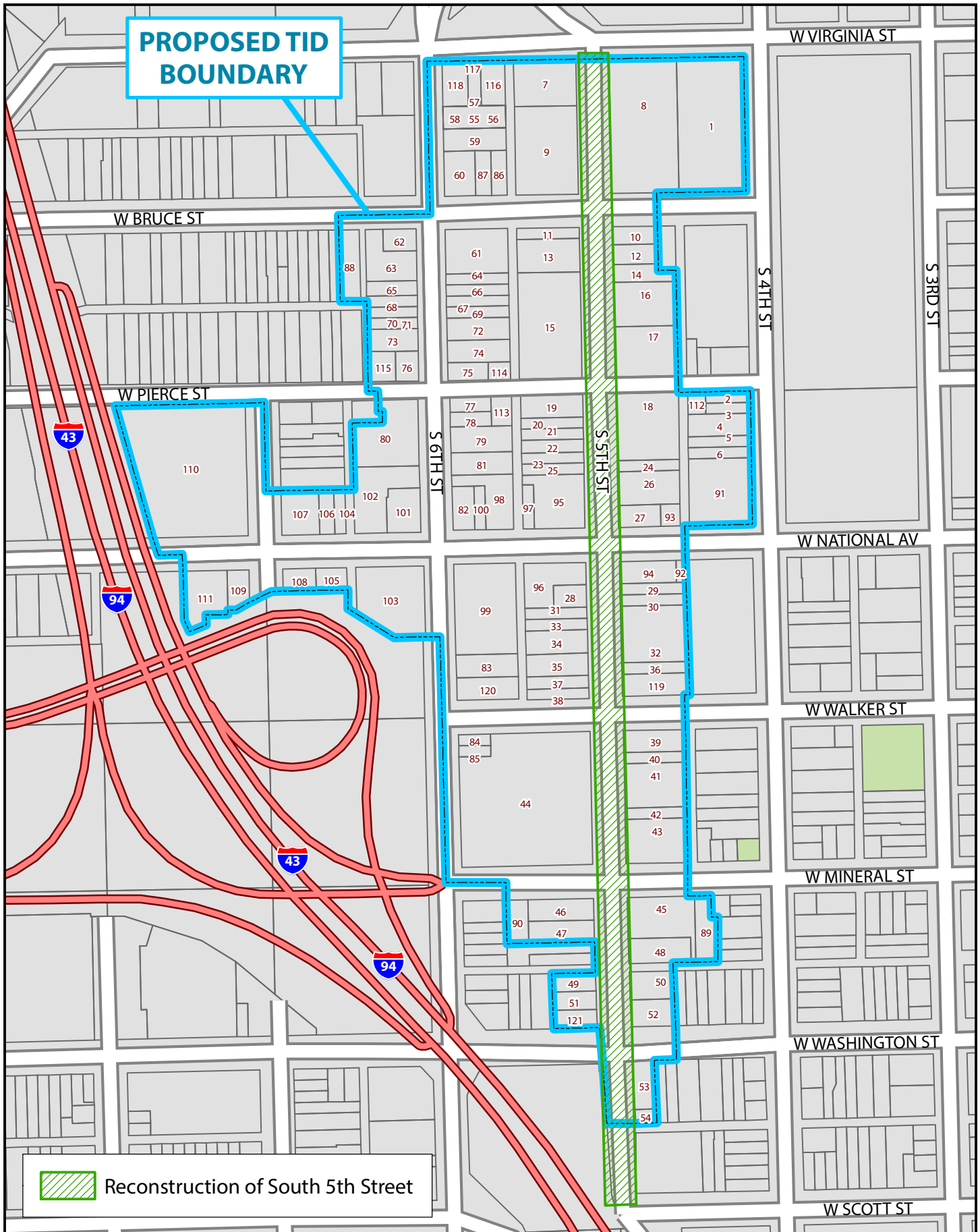
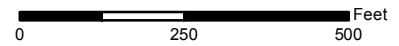
MAP 2: STRUCTURE CONDITIONS




TID 85: 6TH STREET AND NATIONAL AVENUE

MAP 3: PROPOSED USES AND IMPROVEMENTS

Prepared by the Department of City Development Planning Division, 16 July 2015
 Source: City of Milwaukee Information & Technology Management Division



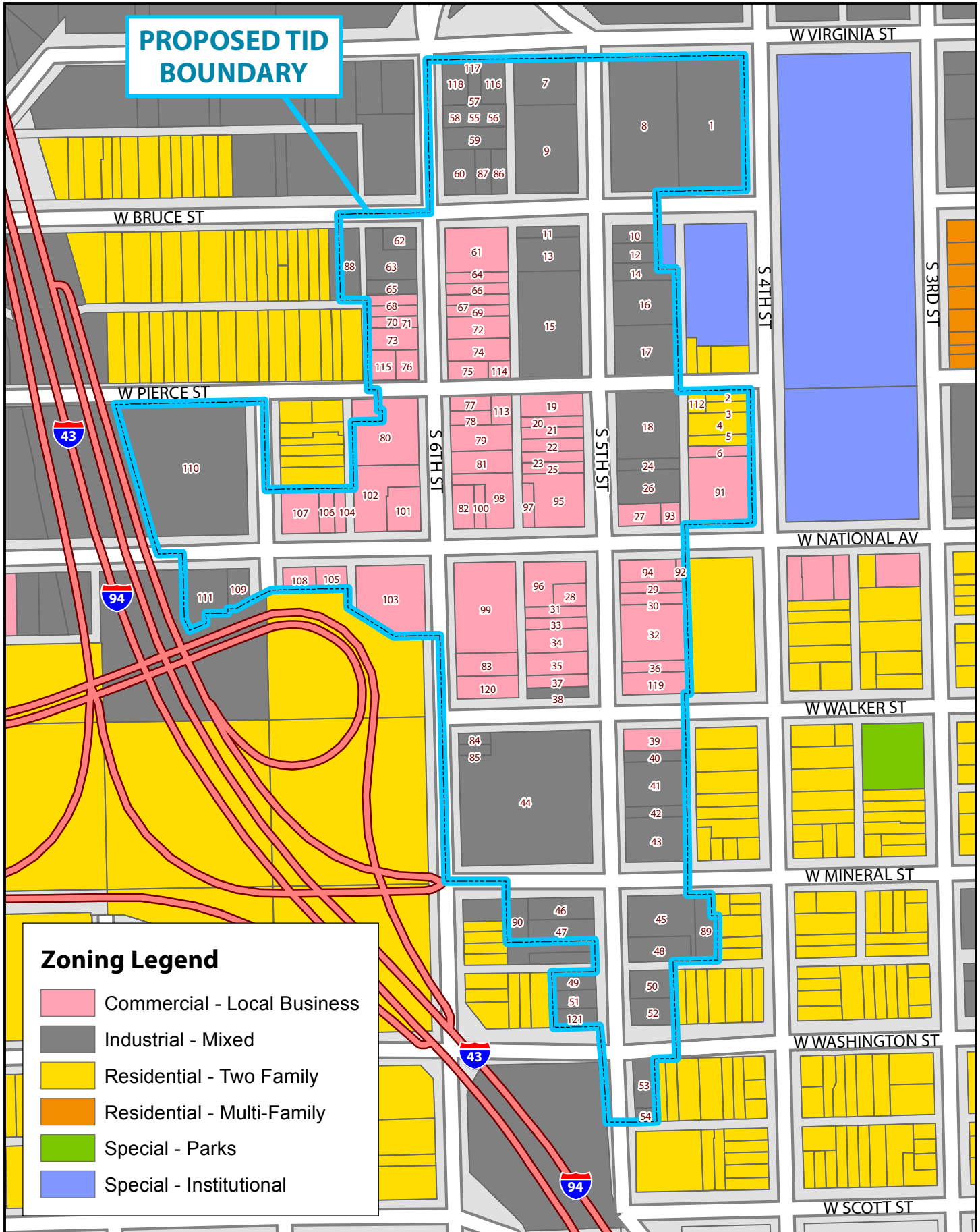
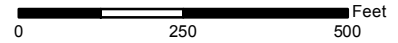
PROPOSED TID BOUNDARY

 Reconstruction of South 5th Street

TID 85: 6TH STREET AND NATIONAL AVENUE

Prepared by the Department of City Development Planning Division, 16 July 2015
 Source: City of Milwaukee Information & Technology Management Division

MAP 4: EXISTING ZONING



PROPOSED TID BOUNDARY

Zoning Legend

- Commercial - Local Business
- Industrial - Mixed
- Residential - Two Family
- Residential - Multi-Family
- Special - Parks
- Special - Institutional