



2023 Milwaukee Improvement Districts Report



Prepared by:
Sally Svetic,
Economic Development Specialist



ABOUT THIS REPORT

The 2023 Milwaukee Improvement District Report contains data reported to the Commercial Corridor Team (CCT) from each Business and Neighborhood Improvement District (BID/NID)'s Annual Documents including their Financial Statements, Operating Plans and Annual Reports (most current data available).

This report organizes BIDs and NIDs by assessment revenue, average assessed property value and common area characteristics to illustrate basic comparisons among Milwaukee improvement districts.

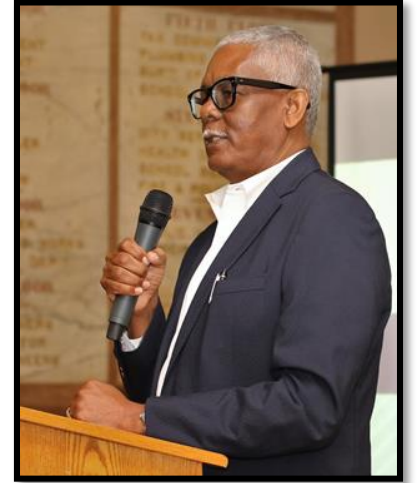


COMMERCIAL CORRIDOR TEAM

The Department of City Development's Commercial Corridor Team (CCT) provides support, technical assistance, and business development resources to commercial and retail businesses, and designated commercial districts such as the BIDs and NIDs.

Additionally, CCT is responsible for the management of the City's Façade, Signage, Storefront Activation, Retail Investment Fund and Foreclosed Commercial Property Renovation Fund Grants.

CCT's work expands to collaborating with City Real Estate and Planning to further support projects that help improve the City's neighborhoods and commercial corridors' quality of life.



Kenneth Little,
Neighborhood Business
Development Manager



Economic Development Specialists:
Sally Svetic, Jessica Sanchez, Terrence Moore Sr.



Matthew Rejc,
Commercial Corridor Manager

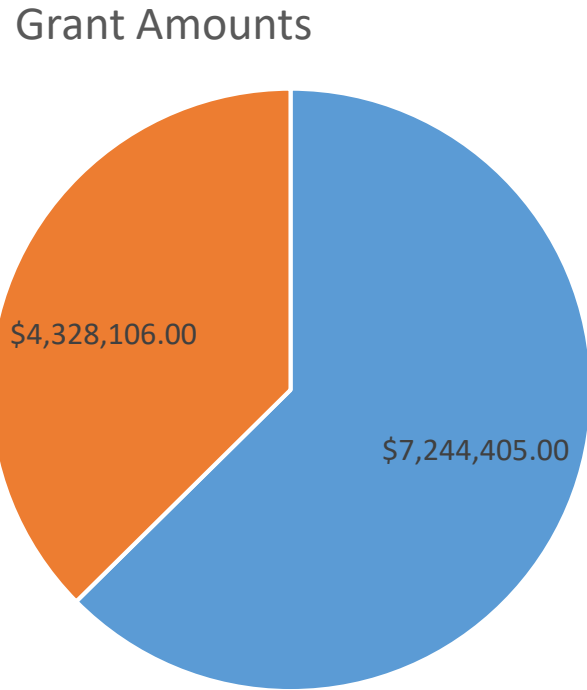
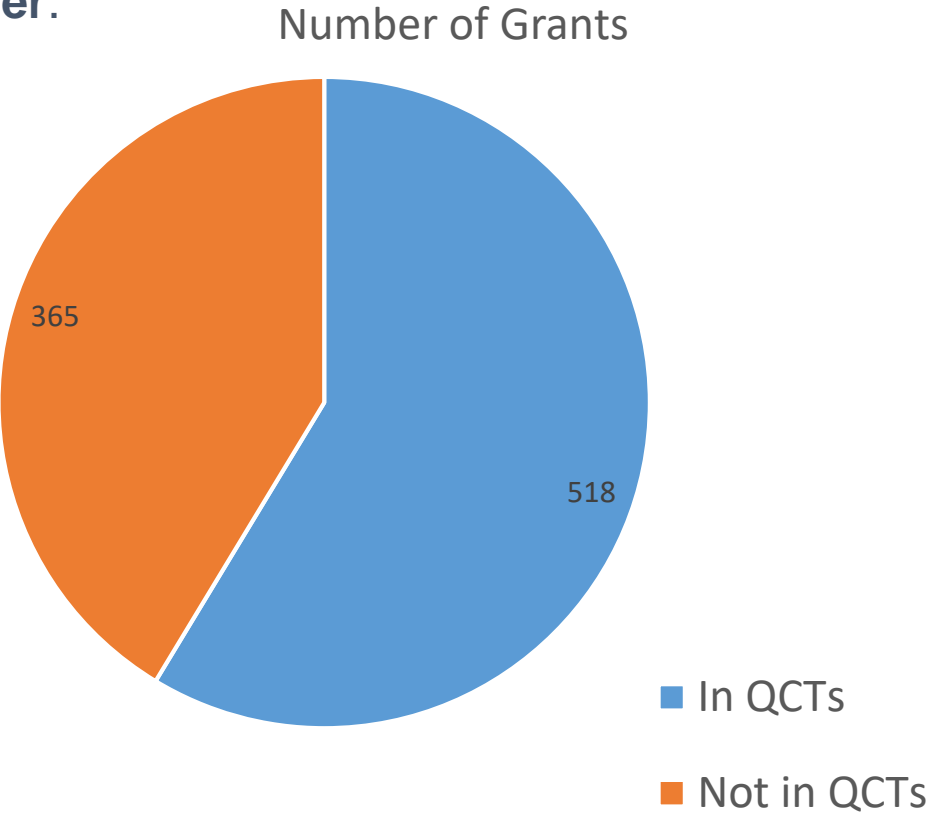
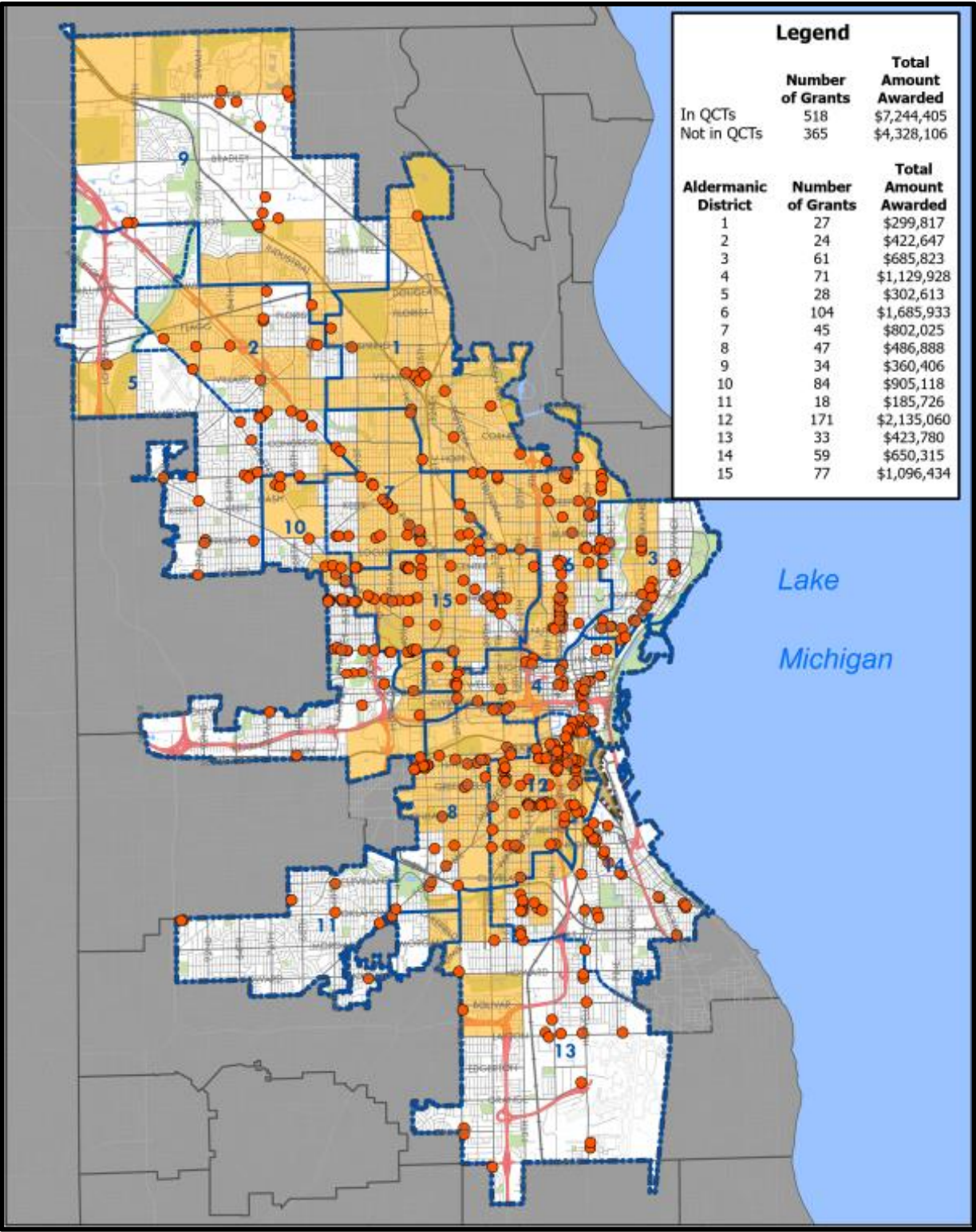
2023 TEAM GRANTMAKING ACTIVITY

To date in 2023, 80 grants have been awarded for a total of \$956,594.96, assisting business and property owners to invest an estimated \$7,211,262.47 in their properties or commercial spaces.



CCT GRANTS WITHIN Qualified Census Tracts*

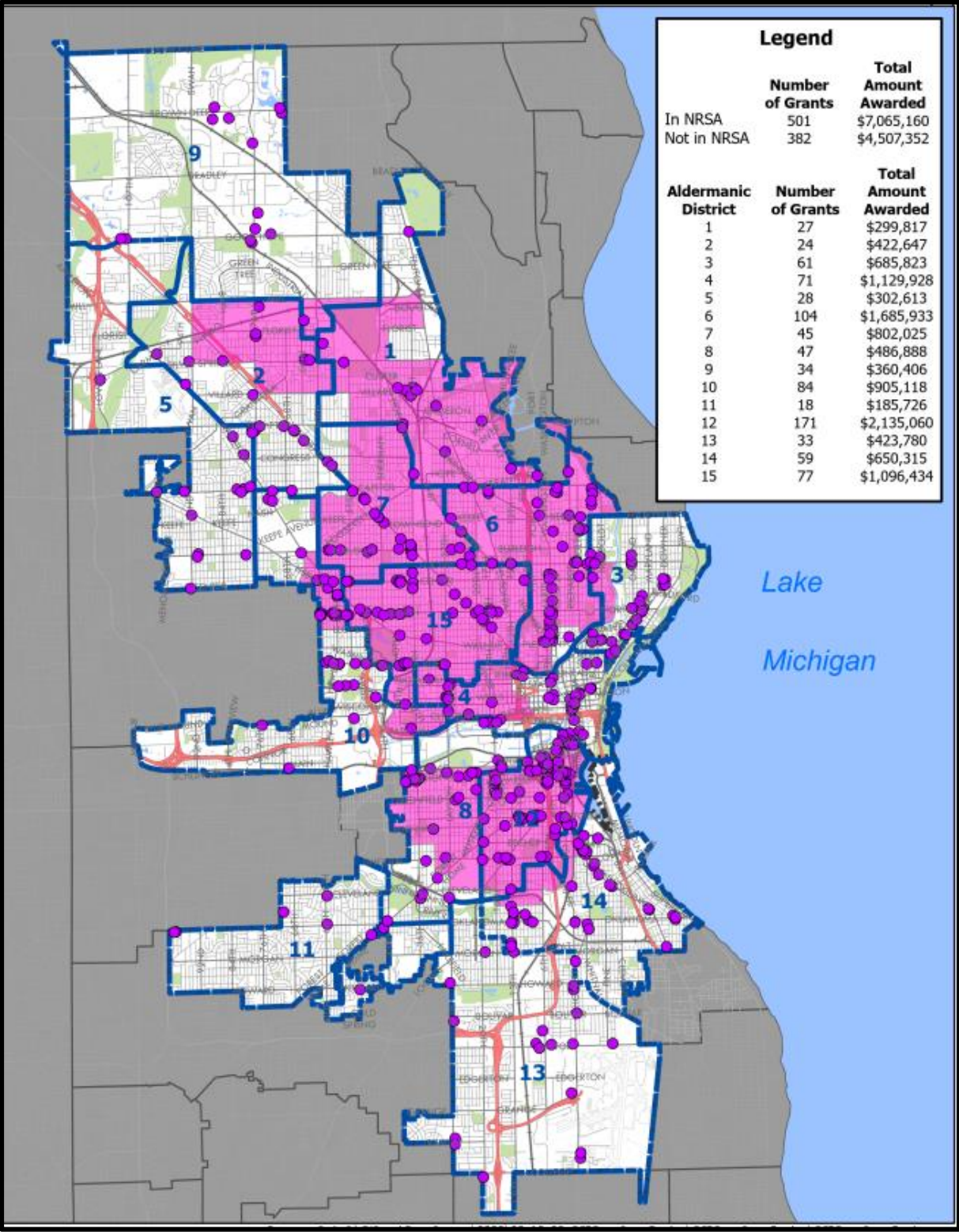
*areas where 50% or more of the households have incomes below 60% of the area median income, or where the poverty rate is 25% or higher.



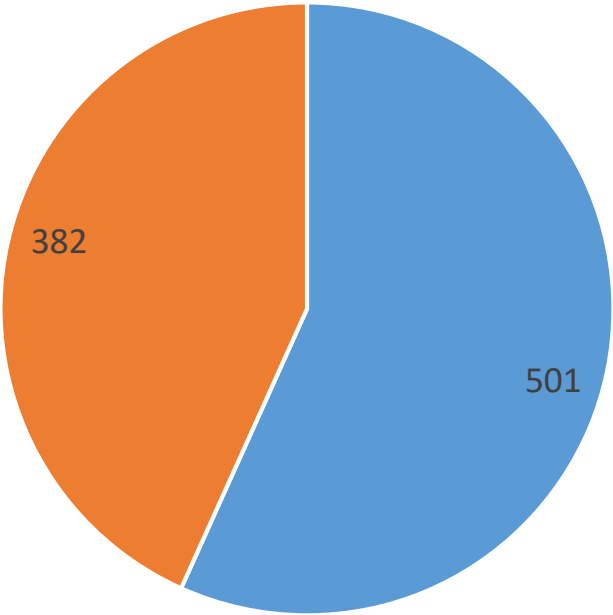
*Data is cumulative from 2015-August 2023

CCT GRANTS WITHIN CDBG NRSA*

*a Neighborhood Revitalization Strategy Area is a neighborhood that is primarily residential and contains a percentage of low- and moderate-income residents that is 70% or equal to the community's "upper quartile percentage"

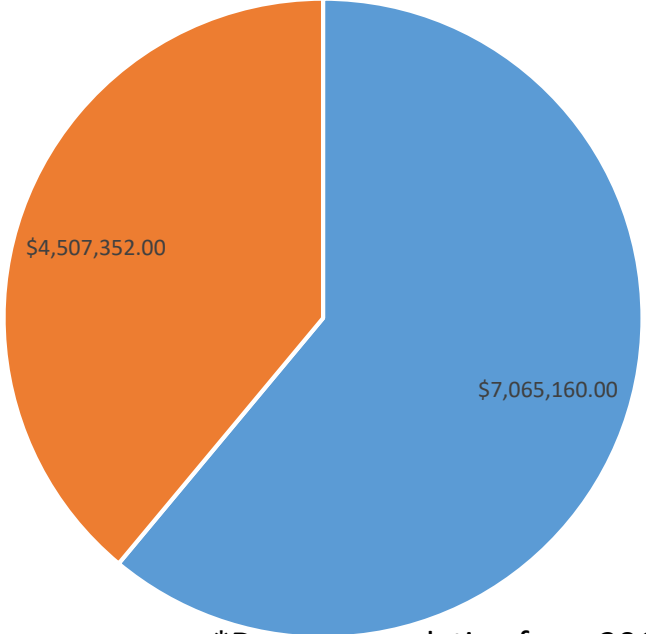


Number of Grants



■ In NRSA
■ Not in NRSA

Grant Amounts



*Data is cumulative from 2015-August 2023

NID OVERVIEW

NIDs in Milwaukee

In 2006, the State of Wisconsin signed into law, the 2005 Wisconsin ACT 186, the legislative declaration that was created to give Wisconsin Municipalities the power to establish one or more Neighborhood Improvement Districts (NID).

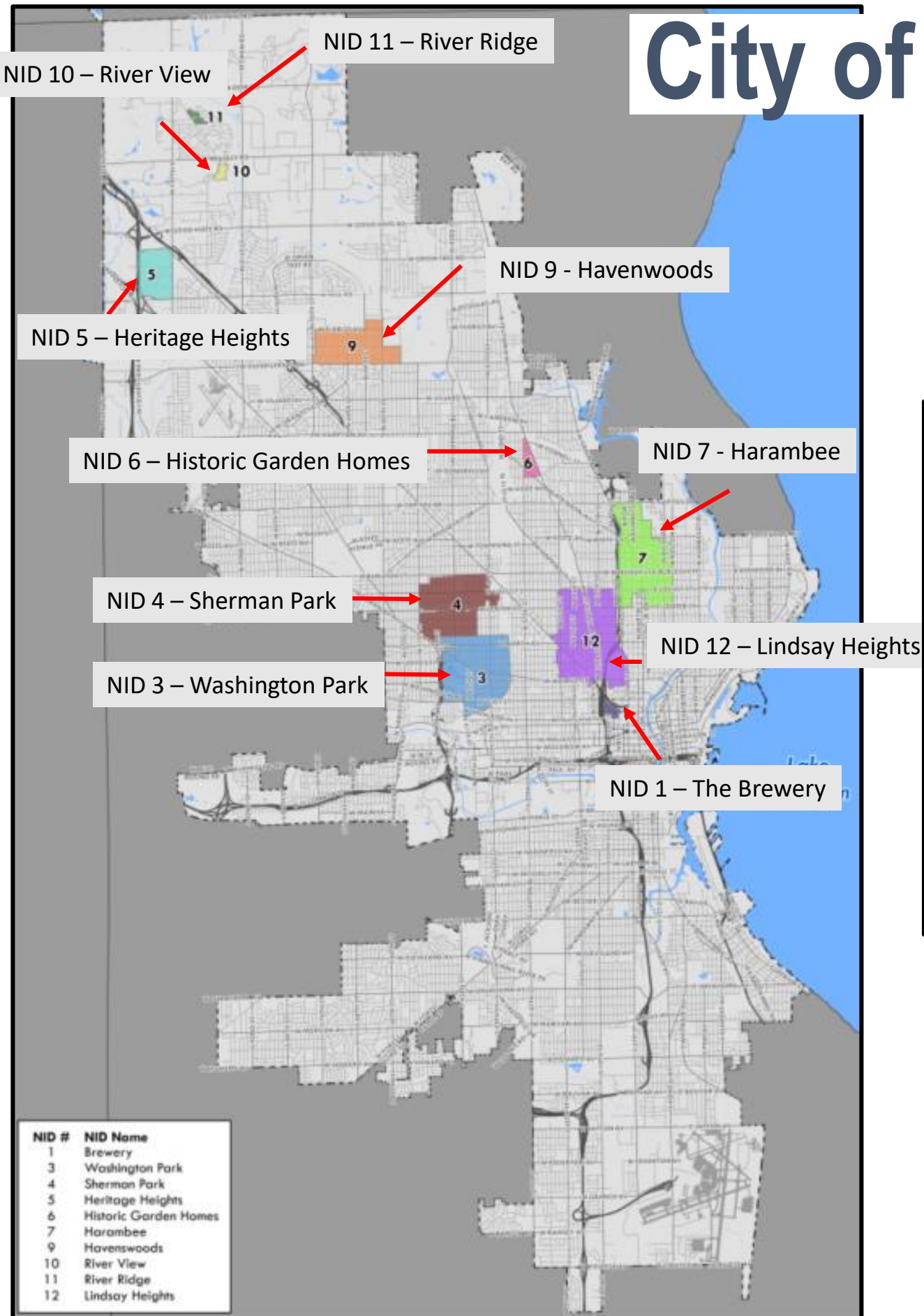
NIDs allow assessable residential and commercial properties within the district boundary to contribute to programs and investments as approved by the NID Board. The NID Board is elected by NID occupants and property owners every year at the NID annual meeting. Any individual who owns or occupies property within the District is eligible to serve on the Board and vote.

NIDs help by...

- Implementing public safety activities
- Offering home improvement and repair resources to support owner occupancy and maintain housing stock
- Improving neighborhood identity and sense of community among neighbors
- Maintaining public areas to create an active and welcoming neighborhood



City of Milwaukee NID Map



*As of September 2023

NID INDEXS

NIDS BY ALDERMANIC DISTRICTS		
Aldermanic District	NID Name	NID #
1	Historic Garden Homes	6
2	Havenwoods	9
4	The Brewery	1
5	Heritage Heights	5
6	Harambee	7
7	Sherman Park	4
9	Havenwoods	9
	Riverview	10
	River Ridge	11
15	Washington Park	3
	Sherman Park	4
	Lindsay Heights	12

*Districts 3, 8, 10, 11, 12, 13, 14 do not have a NID presence

NIDs BY COMMON AREA CHARACTERISTICS		
Mixed Use	Community Focused Residential	Home Owner Association
The Brewery	Washington Park	Heritage Heights
	Sherman Park	Riverview
	Harambee	River Ridge
	Havenwoods	
	Historic Garden Homes	
	Lindsay Heights	

NID Creation

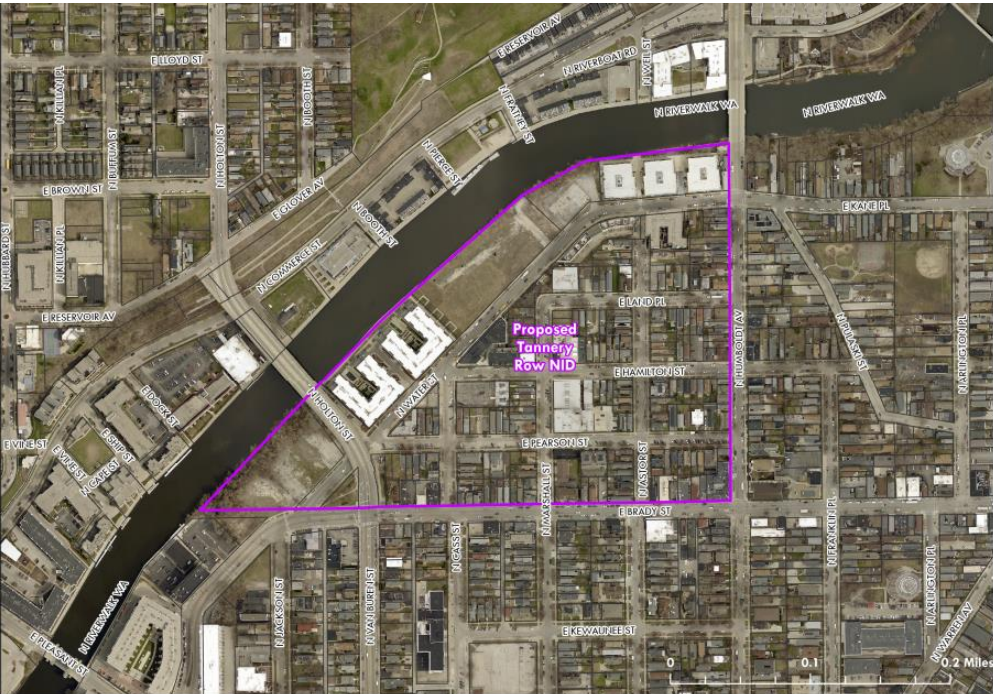


Proposed Midtown NID:

Boundaries are above, organizers are in the process of drafting the proposed initial operating plan and the NID creation process will be scheduled in 2024

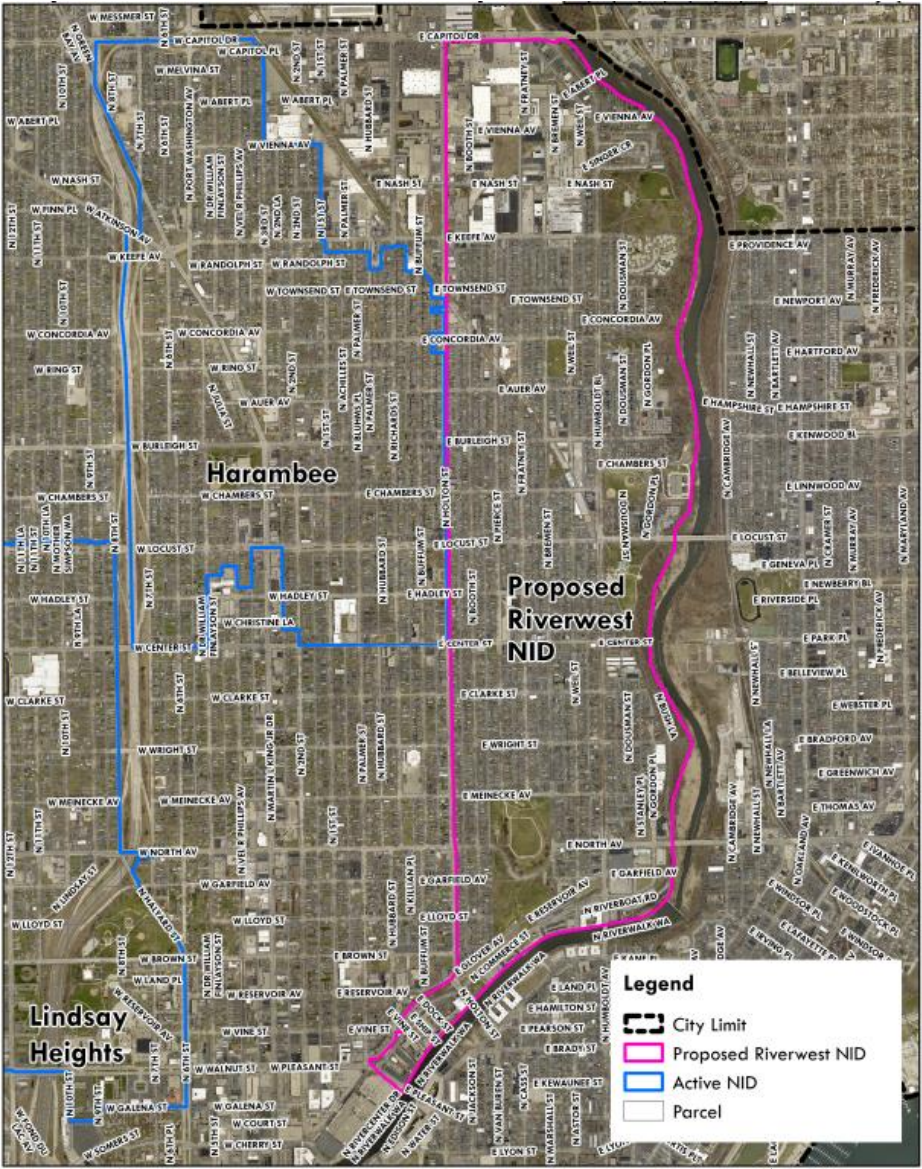
Proposed Tannery Row NID:

Boundaries are below, organizers are in the process of engaging residents and the NID creation process will be scheduled in 2024



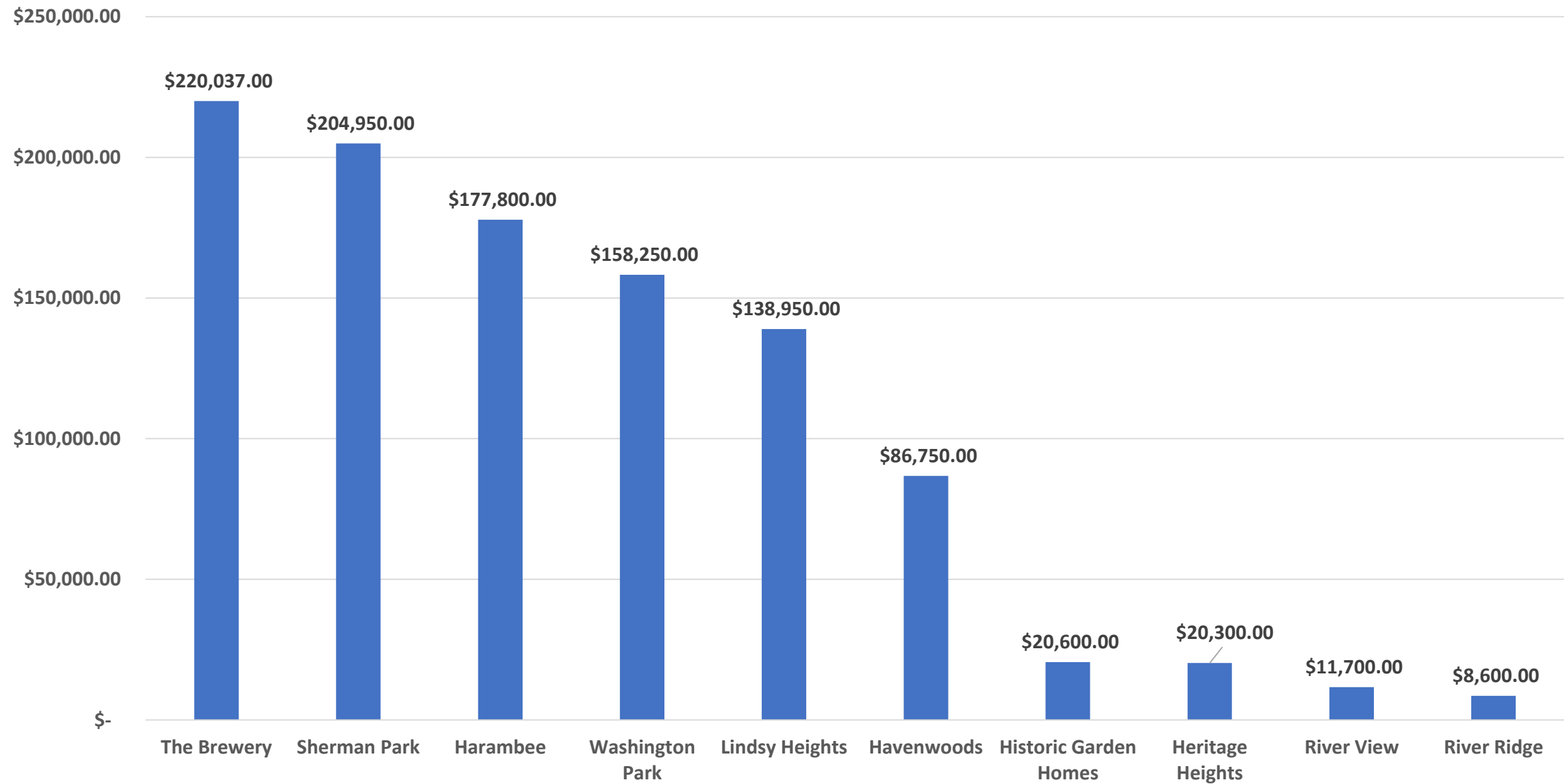
Proposed Riverwest NID:

Boundaries are above, organizers are in the process of engaging residents and the NID creation process will be scheduled in 2024



TOTAL NID ASSESSMENTS COLLECTED

2023 Assessment



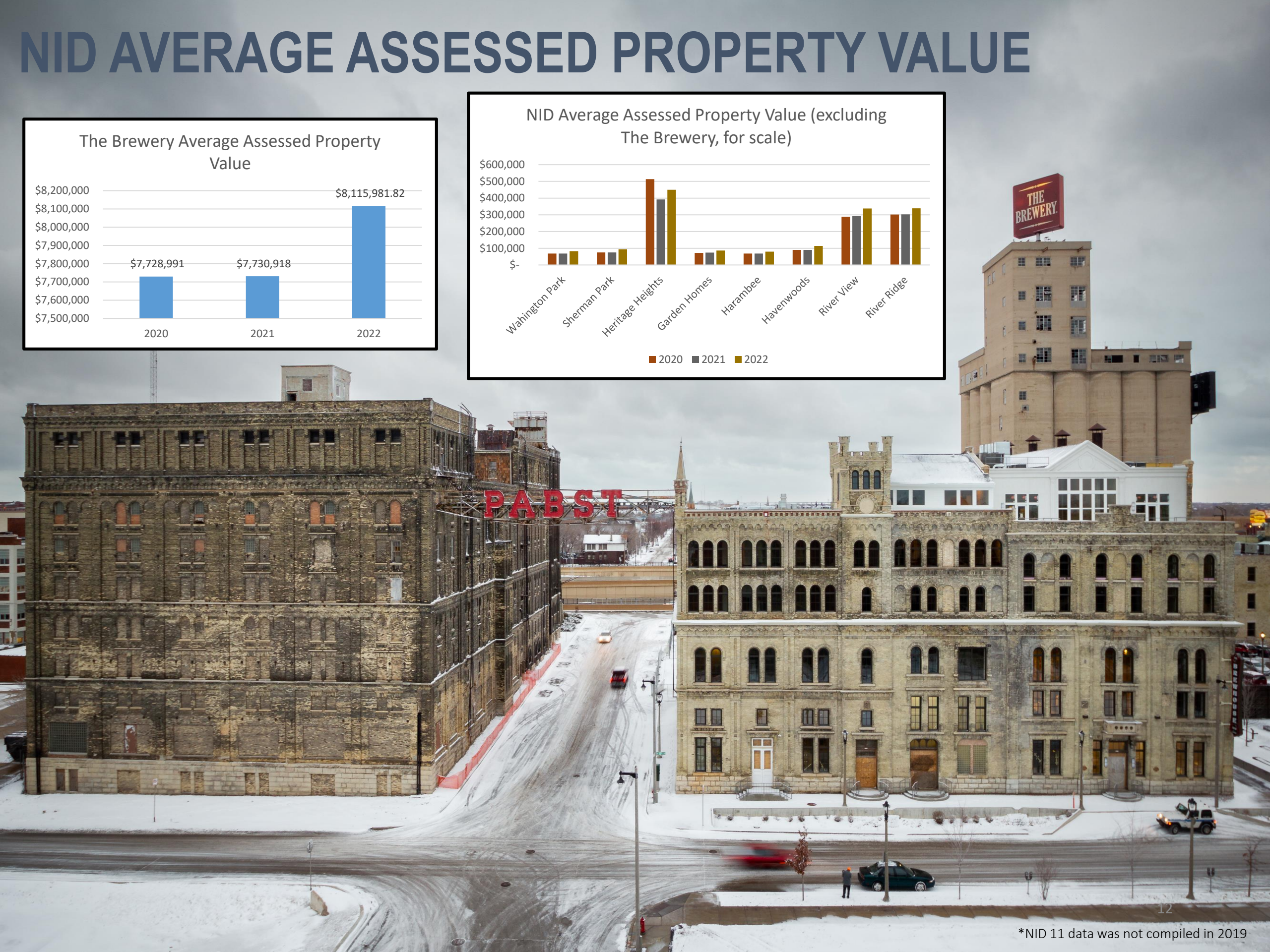
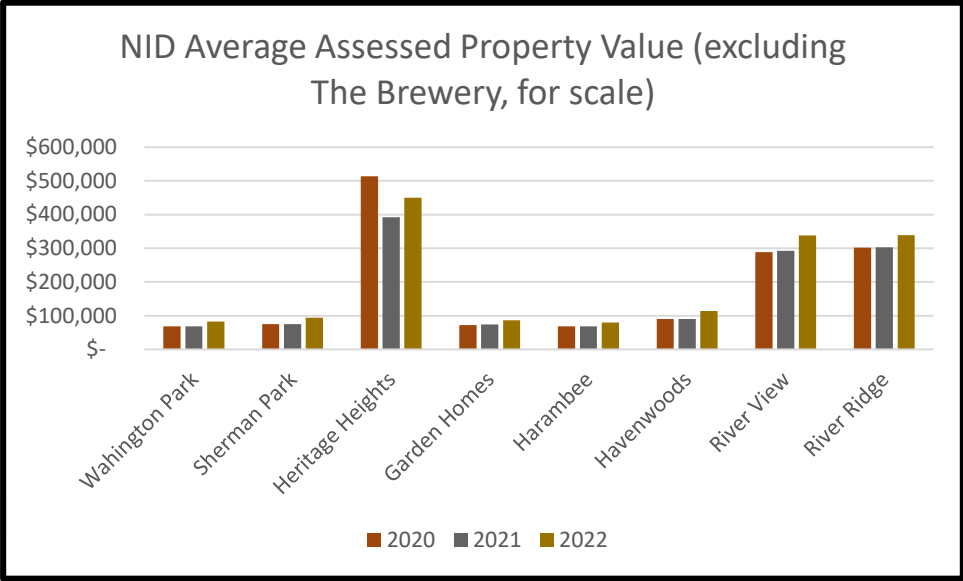
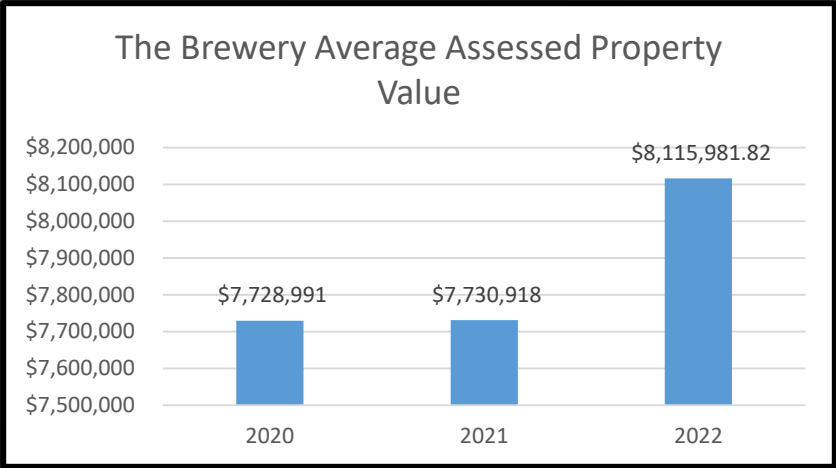
2022: \$899,000.00
in NID Assessments

2023: \$1,060,587.00
in NID Assessments*

2024: \$1,093,700.00
in NID Assessments*

*Includes Lindsay Heights NID assessment.

NID AVERAGE ASSESSED PROPERTY VALUE



BID OVERVIEW

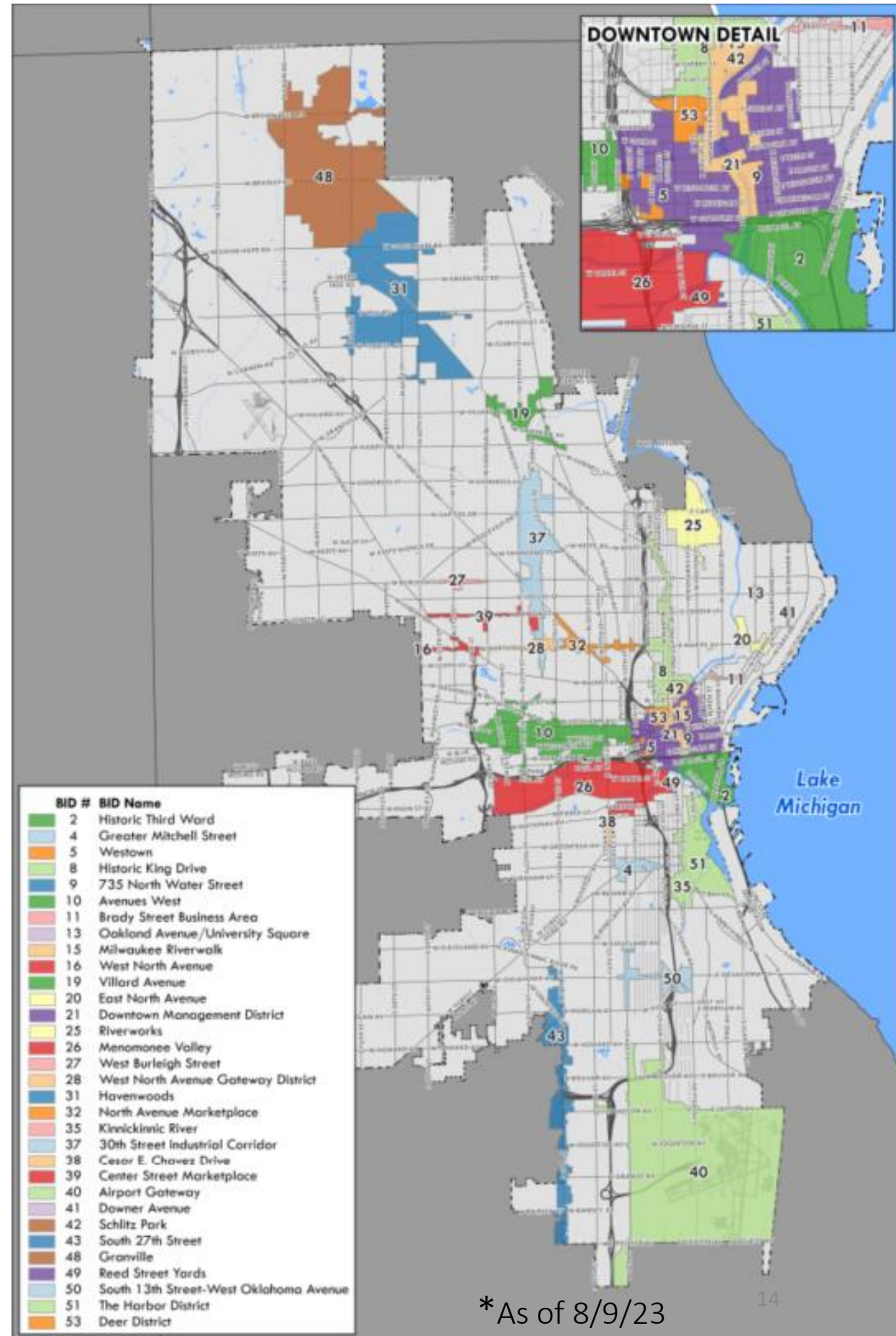
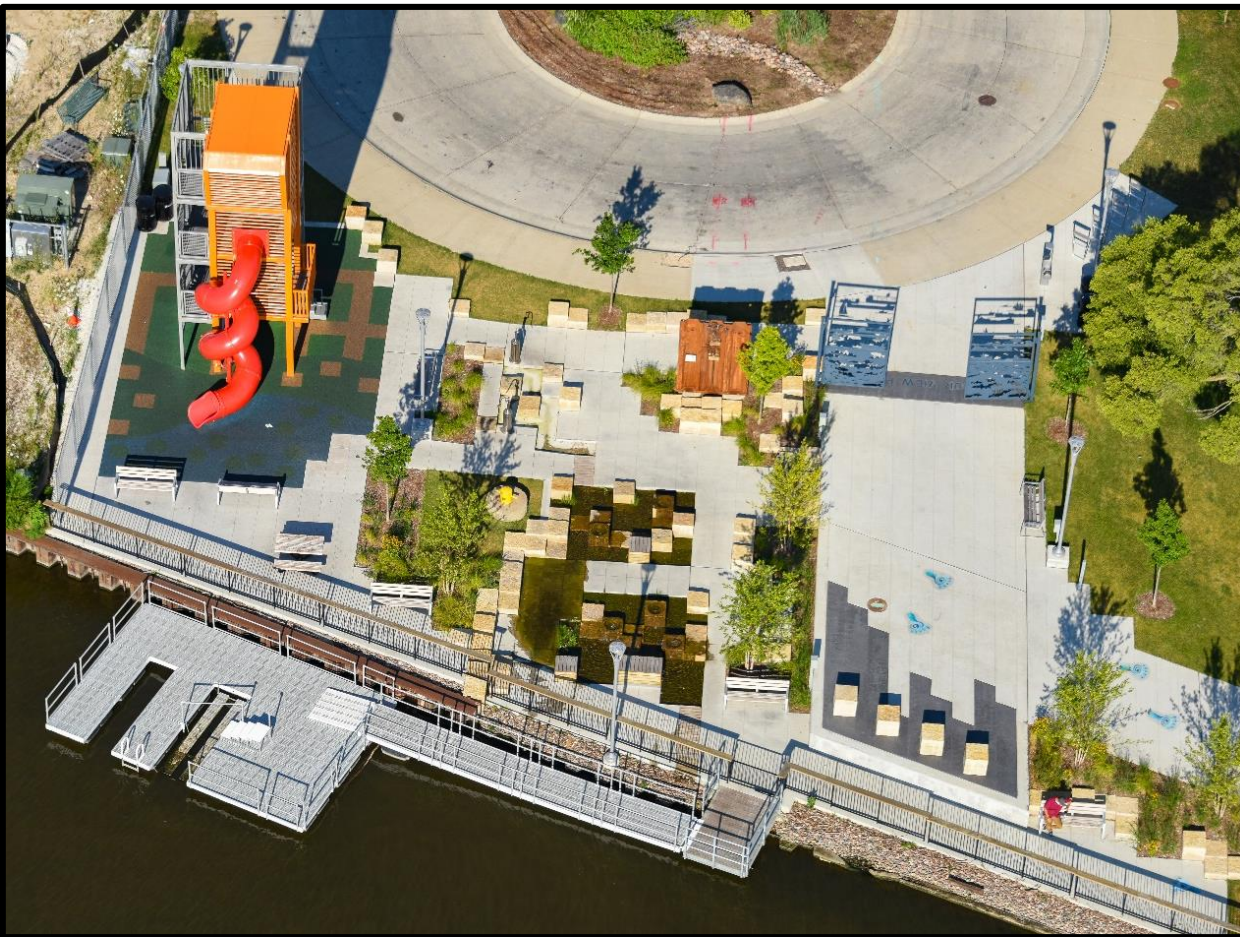
31 active BIDs

In 1984, the Wisconsin State legislature created the statute enabling cities to establish BIDs. **Milwaukee has been a model** for all of Wisconsin on how BIDs enliven, grow, and sustain quality business environments. More **\$11 million** pass through BIDs each year to the communities they serve. Each BID determines how to best allocate it's funds and directly impact property and business owners.

Business Improvement Districts (BIDs) are quasi-public organizations comprised of private sector property owners, residents, and business operators tasked with the maintenance, business development and marketing of their district.

- Two-thirds of BID funds come from property assessments on commercial properties
- BIDs are governed by their boards which are made up of commercial property owners & representatives of businesses and residents
- The Commercial Corridor Team (CCT) oversees BID compliance with the state statute

City of Milwaukee BID Map



INDEX OF BIDs BY ALDERMANIC DISTRICTS

Aldermanic District	BID Name	BID #
1	Villard Avenue	19
	30th Street Corridor	37
2	Havenwoods	31
3	Brady Street	11
	Oakland Avenue	13
	East North Avenue	20
	Riverworks	25
	Downer Avenue	41
	Downtown	21
4	Historic Third Ward	2
	Westown	5
	Near West Side	10
	Milwaukee Riverwalk	15
	Downtown	21
	Schlitz River Center	42
	Menomonee Valley	26
	City Center Building	9
	Deer District	53
6	Historic King Drive	8
	Riverworks	25
	Schlitz River Center	42
	Milwaukee Riverwalk	15
	Downtown	21
7	Burleigh Street	27
	30th Street Corridor	37
	Center Street Marketplace	39
	Fond Du Lac	54

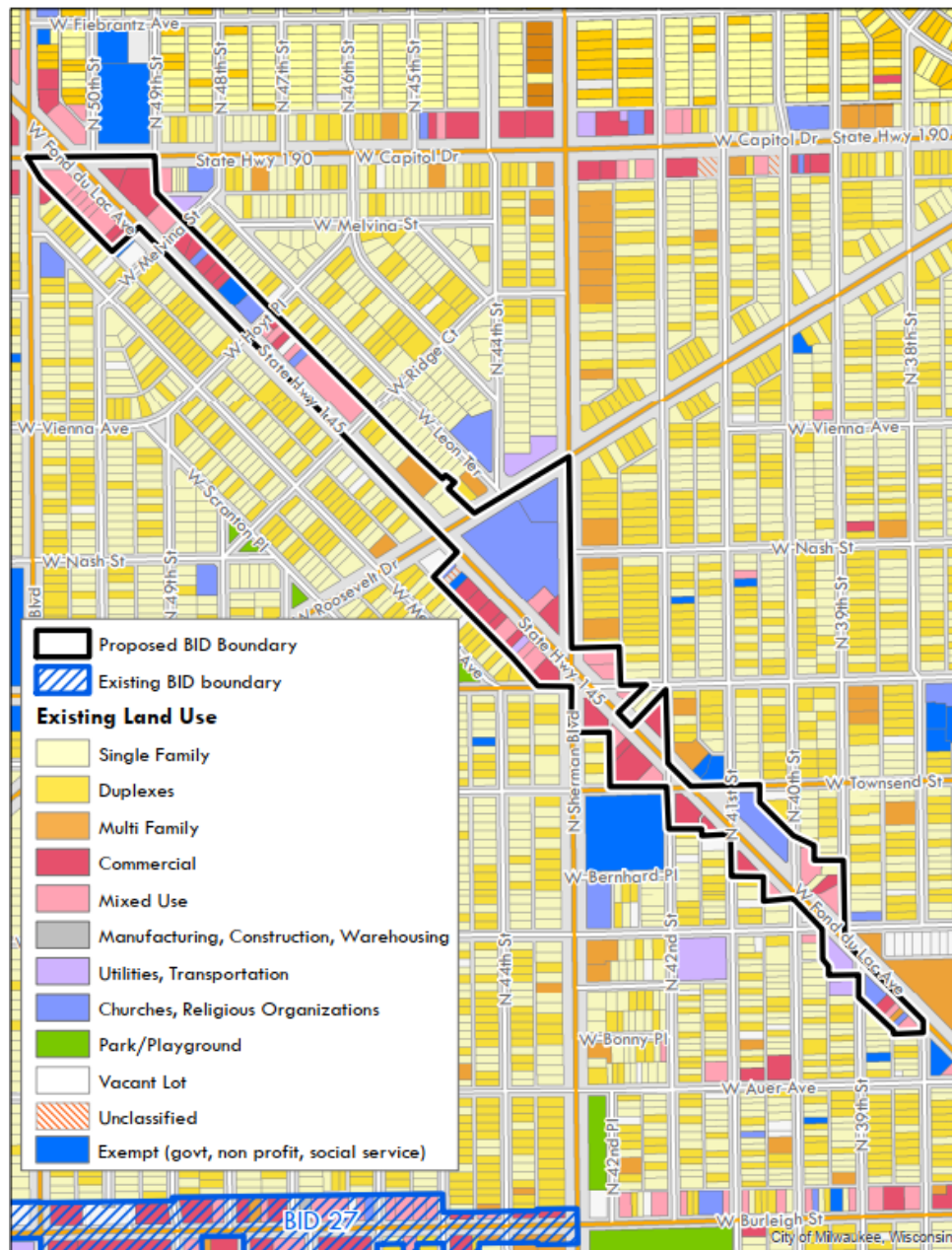
Aldermanic District	BID Name	BID #
8	Menomonee Valley	26
9	Havenwoods	31
	Granville	48
10	Near West Side	10
	Uptown Crossings	16
	Burleigh Street	27
	Center Street Marketplace	39
11	South 27th Street	43
12	Greater Mitchell Street	4
	Menomonee Valley	26
	Cesar Chavez Avenue	38
	Reed Street Yards	49
	Harbor District	51
	Kinnickinnic River	35
13	Airport Gateway	40
	South 27th Street	43
	Crisol Corridor	50
14	Kinnickinnic River	35
	Harbor District	51
15	Near West Side	10
	North Avenue Gateway	28
	North Avenue Marketplace	32
	30th Street Corridor	37
	Center Street Marketplace	39
	Uptown Crossings	16

*District 5 does not have a BID presence

BIDs BY COMMON AREA CHARACTERISTICS

Retail & Mainstreet	Industrial	Special Project	Downtown
Historic Mitchell Street	Riverworks	Milwaukee Riverwalk	Historic Third Ward
Historic King Drive	Menomonee Valley	Kinnickinnic River	Westtown
Near West Side	Havenwoods		Downtown
Brady Street	30th Street Corridor		The Brewery (NID 1)
Oakland Avenue	Airport Gateway		
Uptown Crossings	Granville	*City Center Building - Inactive	
Villard Avenue	Reed Street Yards		
East Side	Harbor District		
West Burleigh Street			
North Avenue Gateway			
North Avenue Marketplace			
Cesar Chavez Drive			
Center Street Marketplace			
South 27th Street			
Crisol Corridor			
Downer Avenue			
Fond Du Lac Avenue			

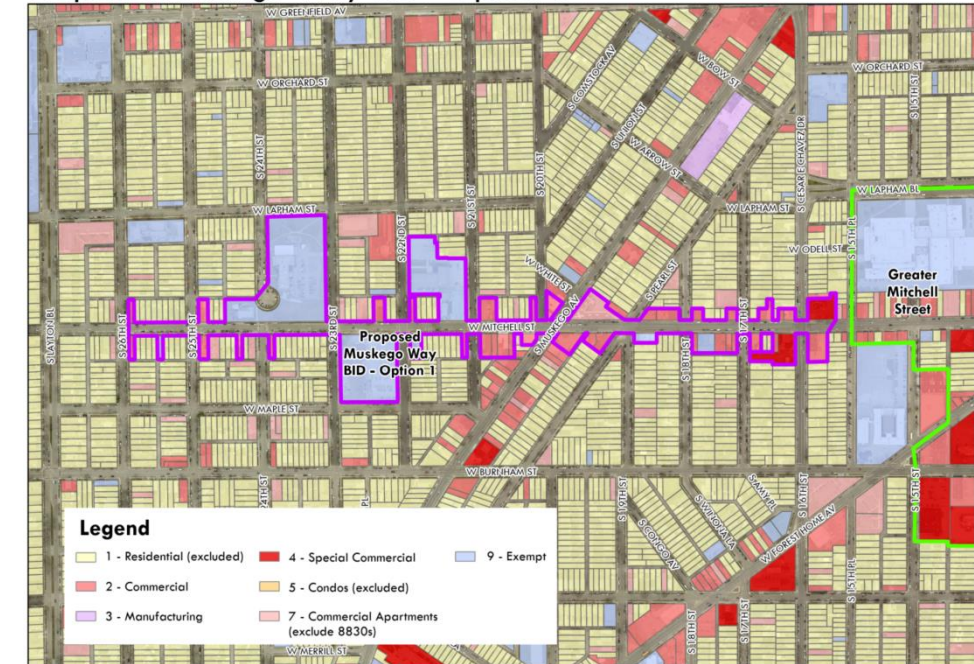
BID Creation, Expansion And Termination



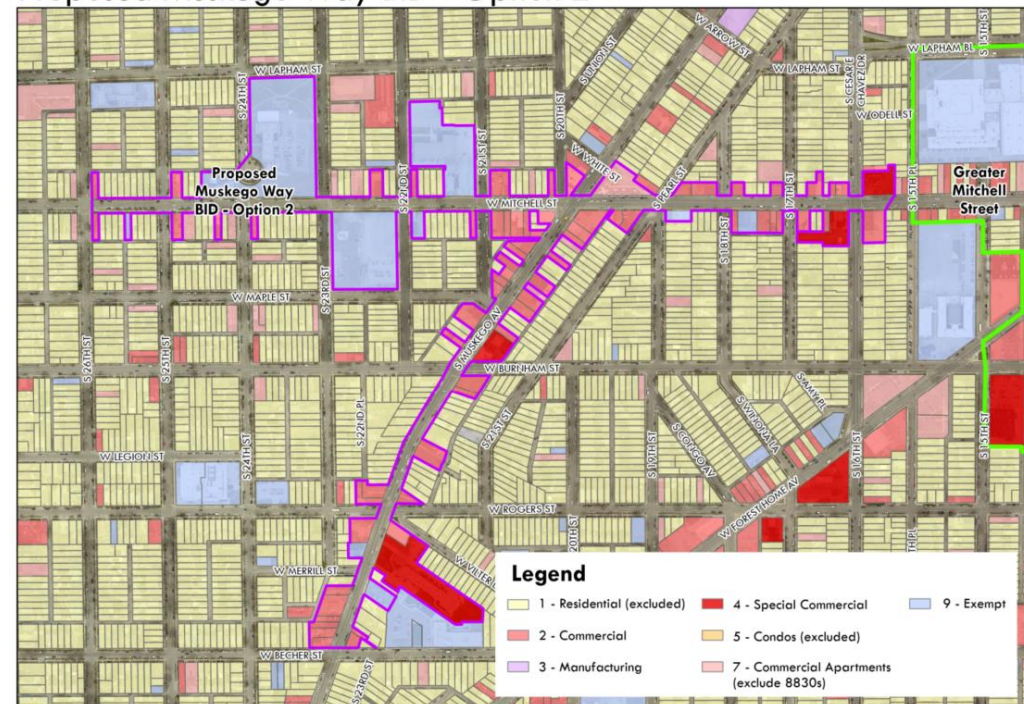
Proposed Muskego Way BID:

Two boundary options are below, organizers are in the process of engaging residents and the BID creation process will be scheduled in 2024

Proposed Muskego Way BID - Option 1



Proposed Muskego Way BID - Option 2



TOTAL 2023 BID ASSESSMENTS COLLECTED

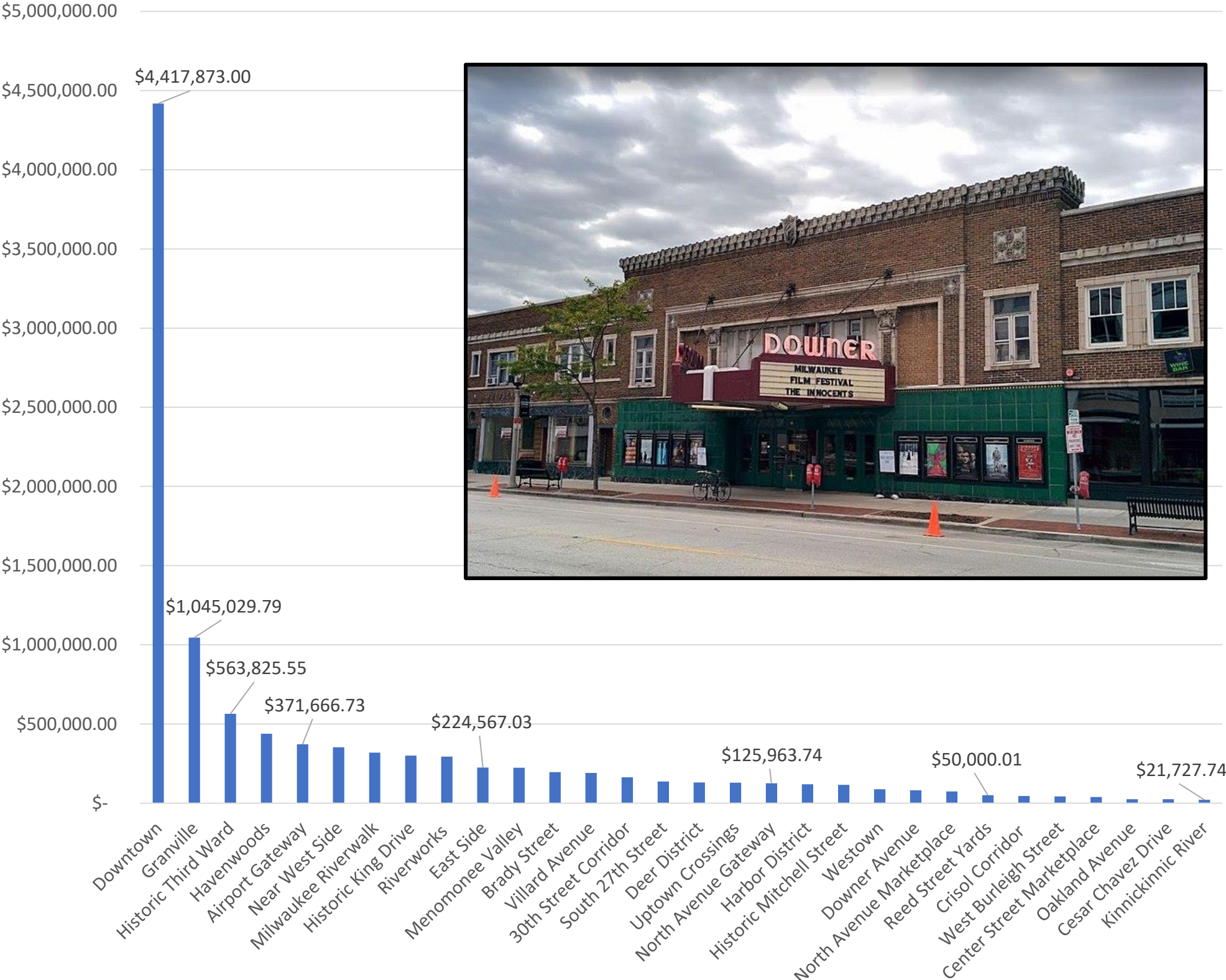
2021 BID
Assessment Total:
\$9,377,904.19

2022 BID
Assessment Total:
\$9,653,018.03

2023 BID
Assessment Total:
\$10,272,097.24*

2024 BID
Assessment Total:
\$10,962,147.15*

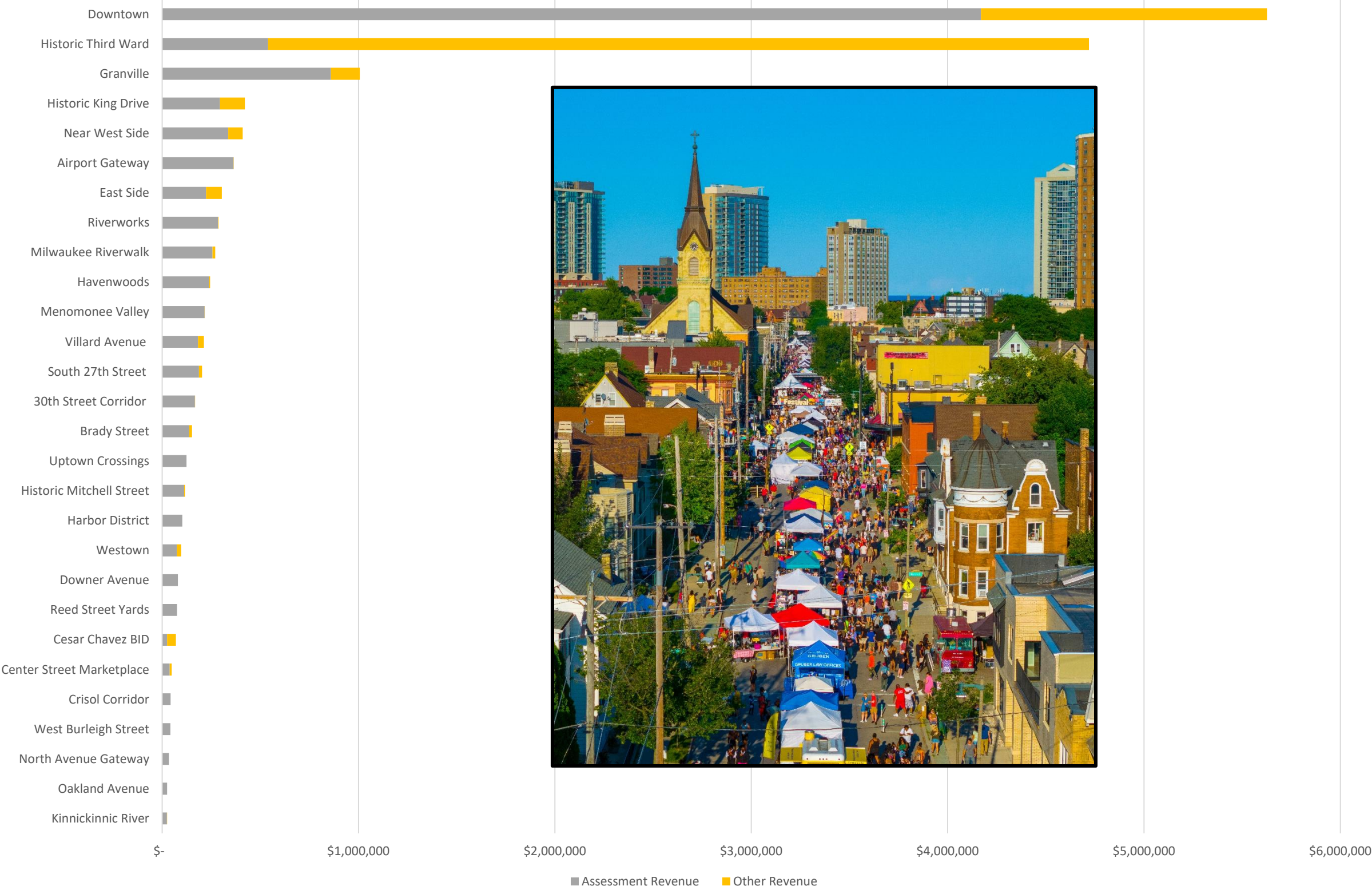
*Includes Deer District BID assessment.



2023 Average Assessment Revenue (Excluding Downtown): \$204,566.02
2023 Average Assessment Revenue: \$345,009.59

COMPARISON OF BID REVENUE SOURCES

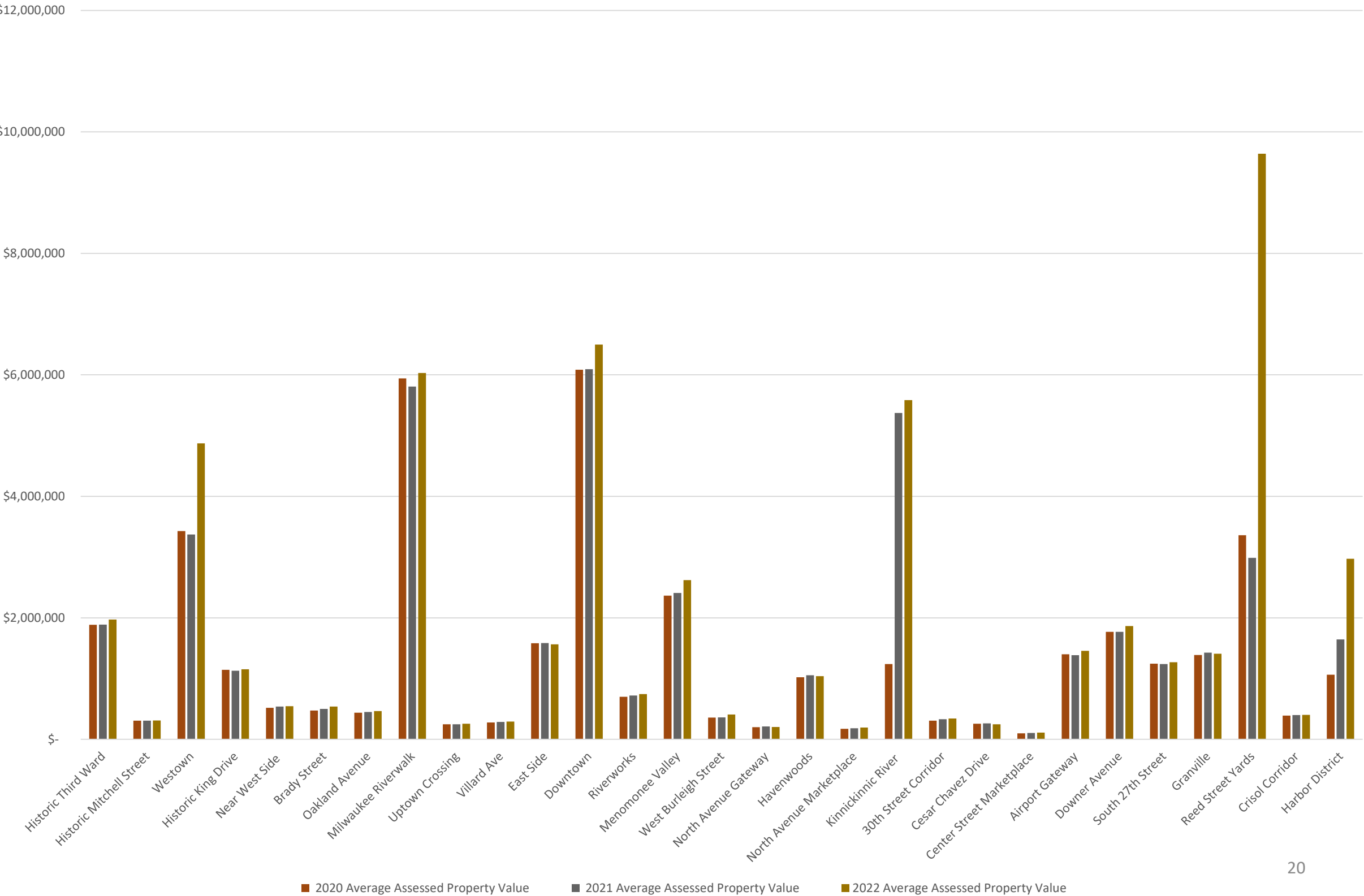
2021 BID Revenue



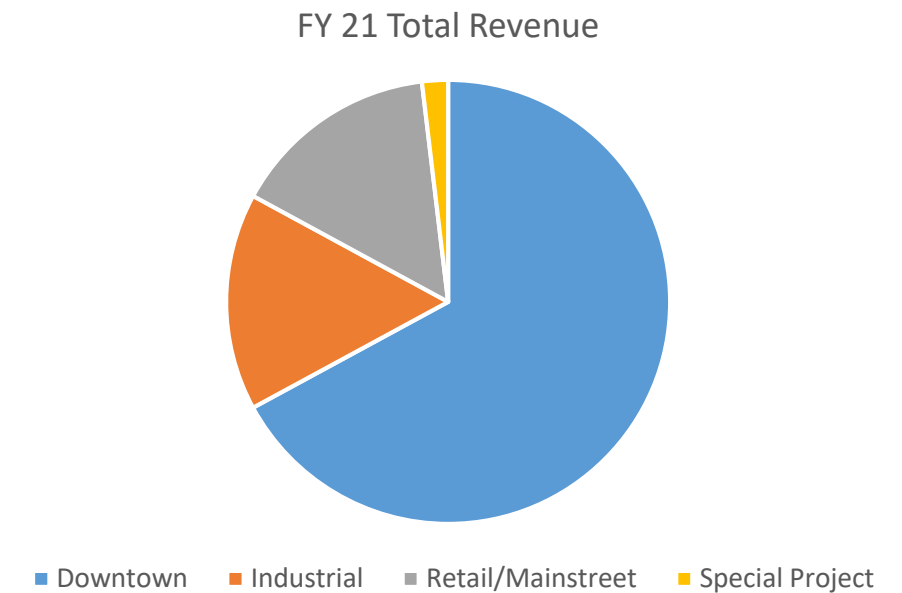
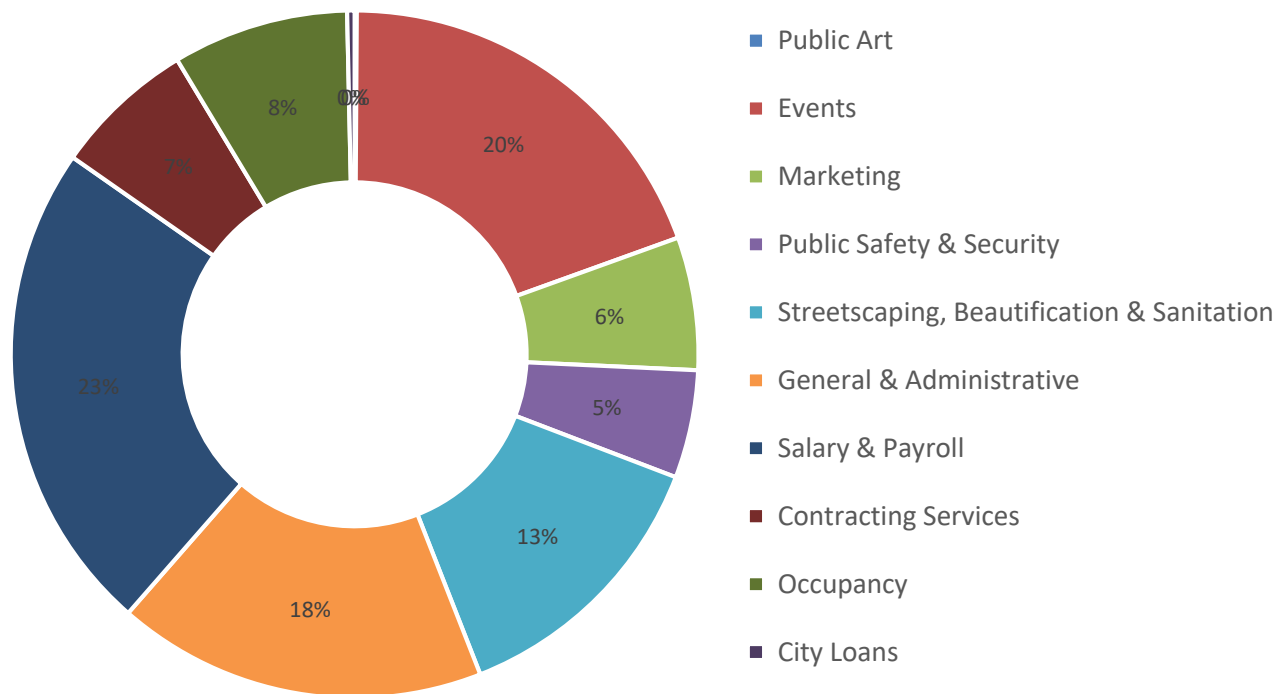
*Data as of 2021

BID AVERAGE ASSESSED PROPERTY VALUE

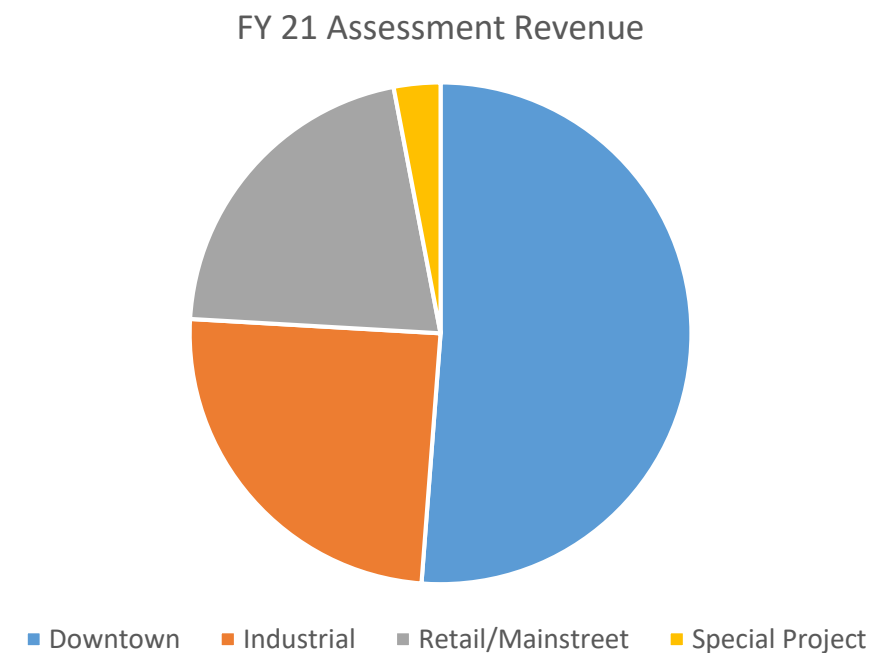
*The average value of assessable properties in the district



SUMMARY OF ALL BID EXPENSES



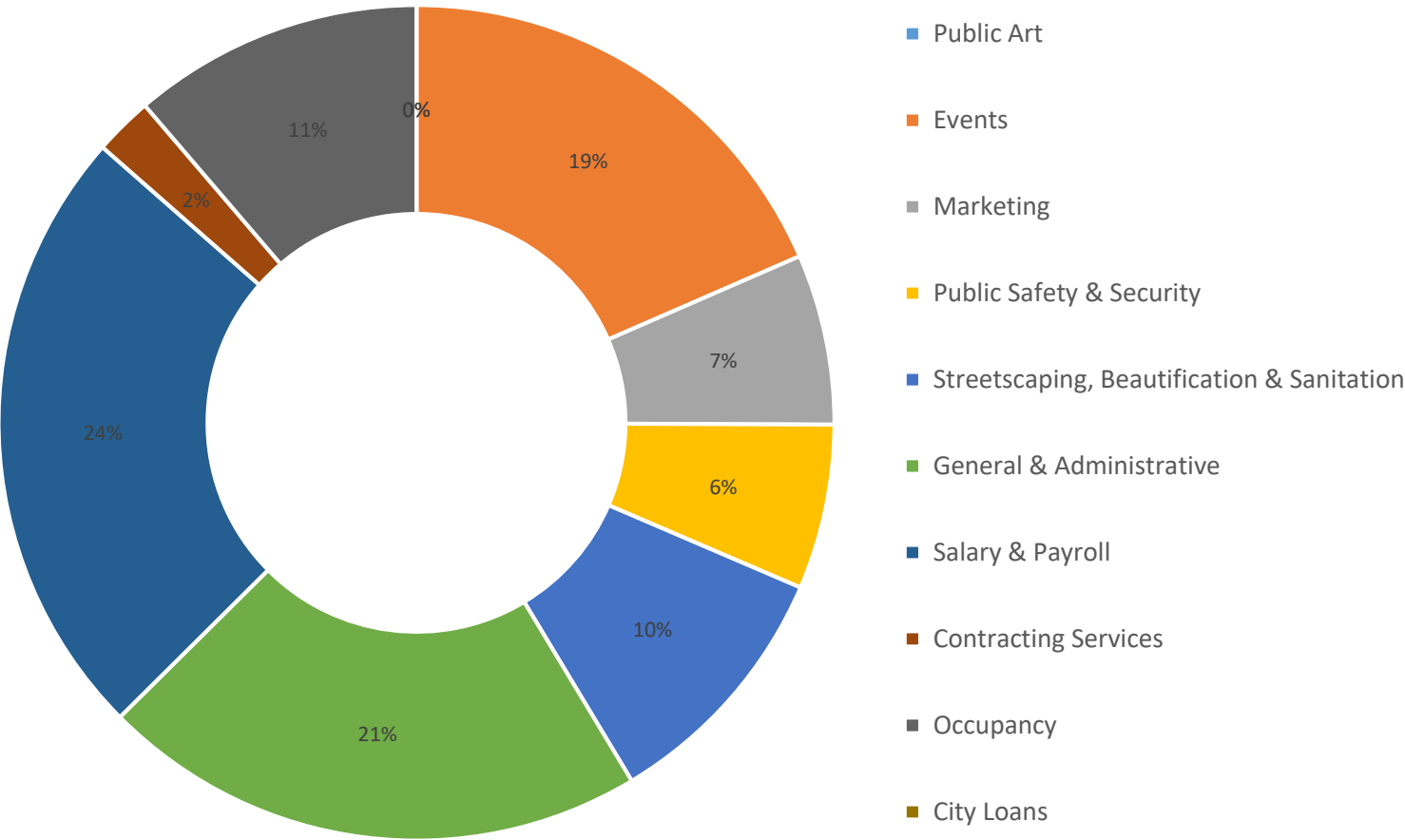
Category	Total Expense	Percentage
Public Art	\$ 15,210.00	0%
Events	\$ 2,916,542.00	19%
Marketing	\$ 939,788.00	6%
Public Safety & Security	\$ 763,730.00	5%
Streetscaping, Beautification & Sanitation	\$ 1,989,749.00	13%
General & Administrative	\$ 2,616,775.00	17%
Salary & Payroll	\$ 3,499,594.00	23%
Contracting Services	\$ 1,001,964.00	7%
Occupancy	\$ 1,245,571.00	8%
City Loans	\$ 52,568.00	0%
Total	\$ 15,041,491.00	100%



*Data from 2021 financial statements

*Does not include data from two BIDs

DOWNTOWN BID EXPENSES



BID 2 - Historic Third Ward

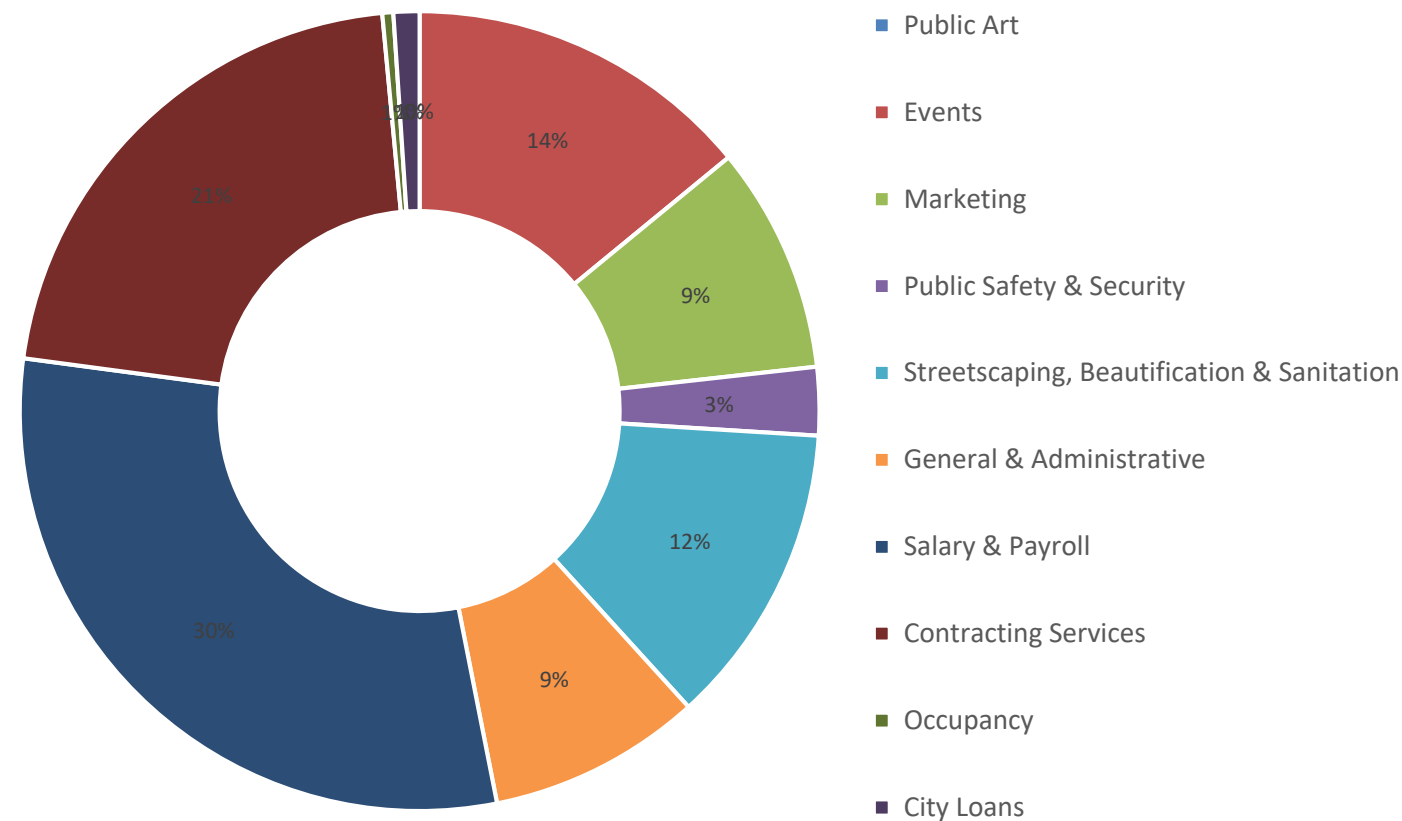
BID 5 - Westtown

BID 21 - Downtown

Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 1,916,915.00	18%
Marketing	\$ 685,008.00	7%
Public Safety & Security	\$ 662,526.00	6%
Streetscaping, Beautification & Sanitation	\$ 1,031,165.00	10%
General & Administrative	\$ 2,197,679.00	21%
Salary & Payroll	\$ 2,481,576.00	24%
Contracting Services	\$ 235,484.00	2%
Occupancy	\$ 1,168,958.00	11%
City Loans	\$ -	0%
Total	\$ 10,379,311.00	100%

*Data from 2021 financial statements

INDUSTRIAL BID EXPENSES

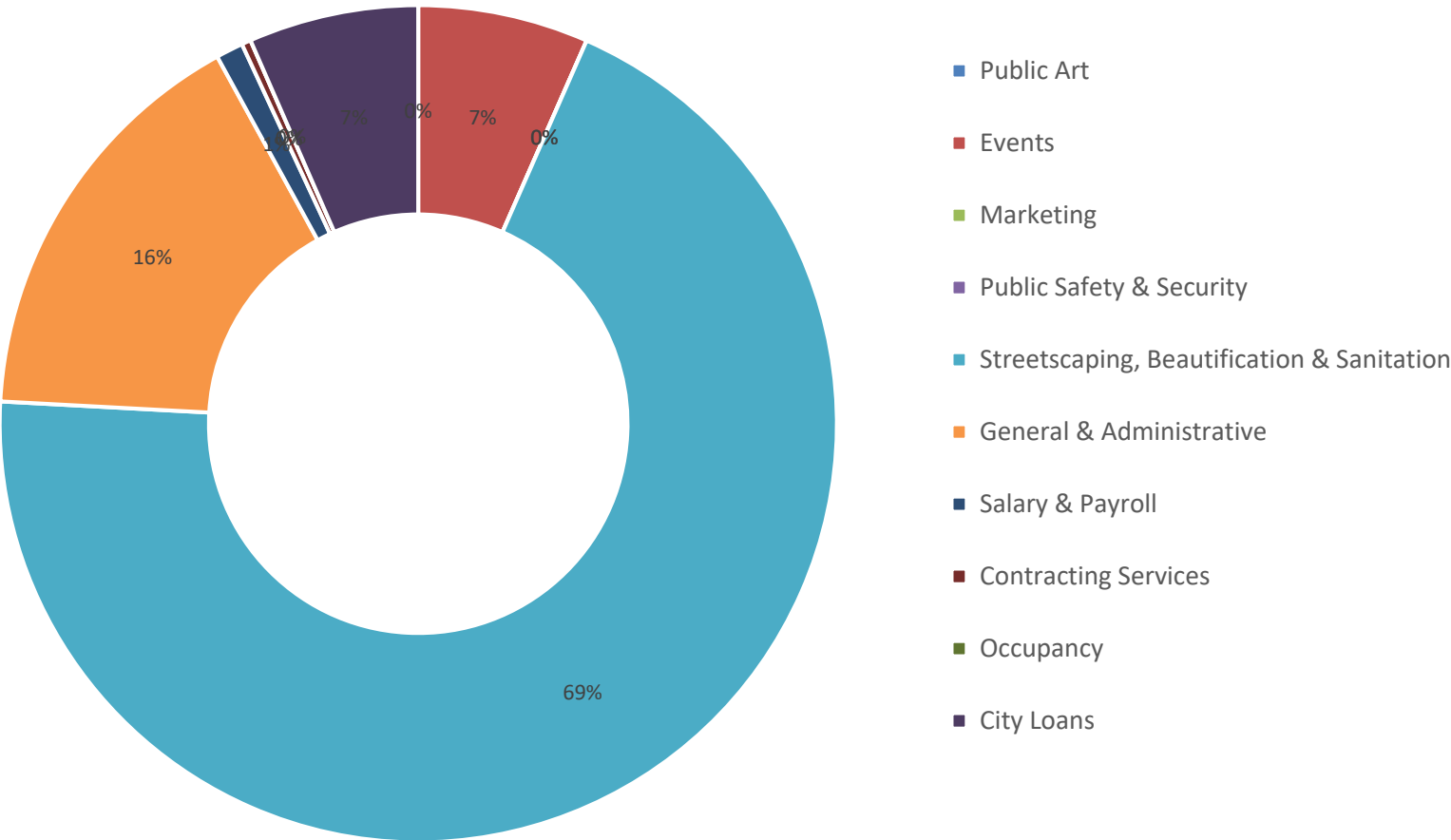


BID 25 - Riverworks
BID 26 - Menomonee Valley
BID 31 - Havenwoods
BID 37 - 30th Street Corridor
BID 40 - Airport Gateway
BID 48 - Granville
BID 49 - Reed Street Yards
BID 51 - Harbor District

Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 297,111.00	14%
Marketing	\$ 193,785.00	9%
Public Safety & Security	\$ 58,234.00	3%
Streetscaping, Beautification & Sanitation	\$ 259,434.00	12%
General & Administrative	\$ 182,557.00	9%
Salary & Payroll	\$ 638,628.00	30%
Contracting Services	\$ 452,193.00	21%
Occupancy	\$ 9,353.00	0%
City Loans	\$ 22,180.00	1%
Total	\$ 2,113,475.00	100%

*Data from 2021
financial statements

SPECIAL PROJECT BID EXPENSES



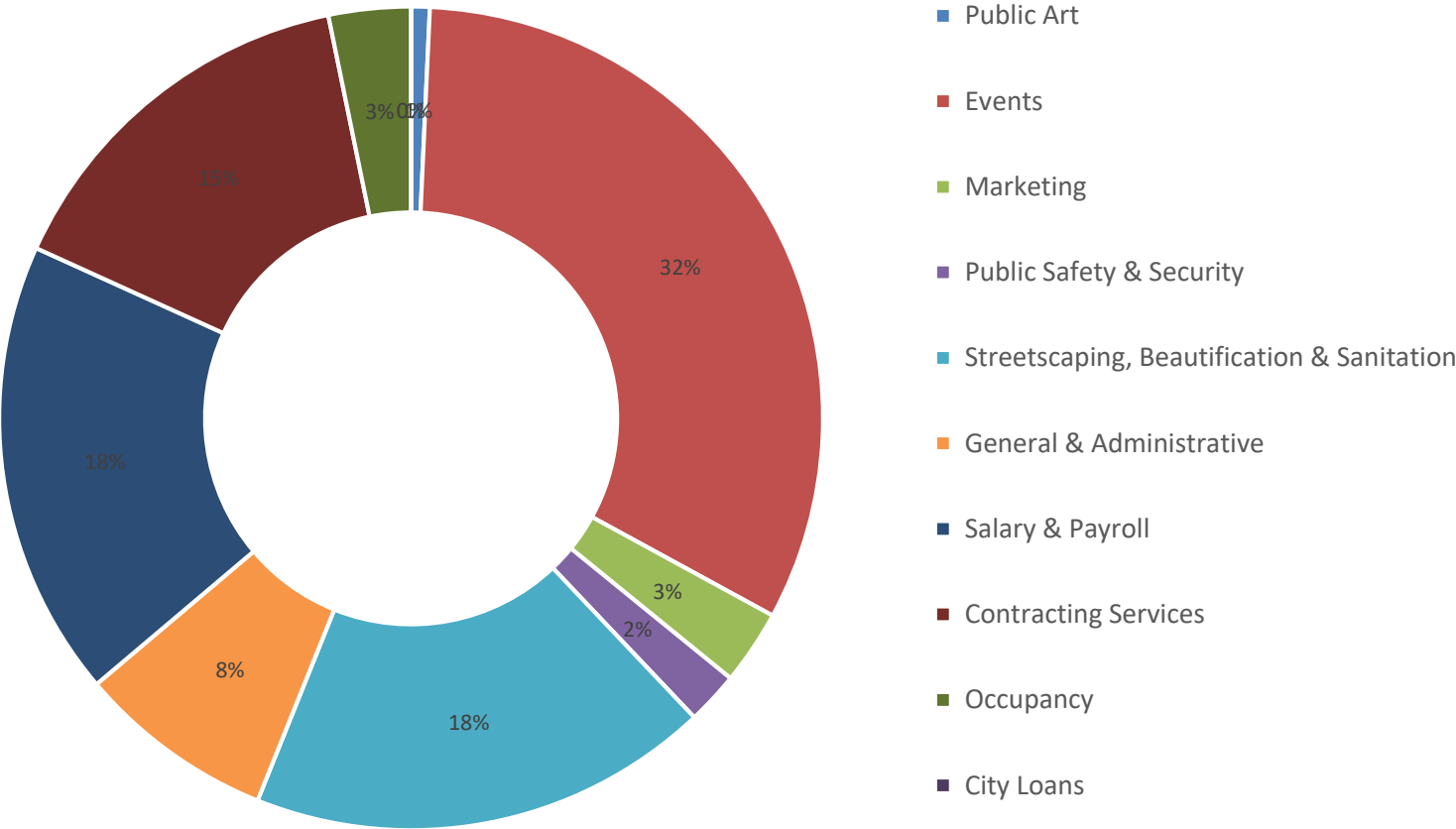
BID 15 - Milwaukee Riverwalk

BID 35 - Kinnickinnic River

Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 30,521.00	7%
Marketing	\$ -	0%
Public Safety & Security	\$ -	0%
Streetscaping, Beautification & Sanitation	\$ 320,622.00	69%
General & Administrative	\$ 74,885.00	16%
Salary & Payroll	\$ 4,875.00	1%
Contracting Services	\$ 1,650.00	0%
Occupancy	\$ -	0%
City Loans	\$ 30,388.00	7%
Total	\$ 462,941.00	100%

*Data from 2021
financial statements

RETAIL & MAINSTREET BID EXPENSES



Category	Total Expense	Percentage
Public Art	\$ 15,210.00	1%
Events	\$ 671,995.00	32%
Marketing	\$ 60,995.00	3%
Public Safety & Security	\$ 42,970.00	2%
Streetscaping, Beautification & Sanitation	\$ 378,528.00	18%
General & Administrative	\$ 161,654.00	8%
Salary & Payroll	\$ 374,515.00	18%
Contracting Services	\$ 312,637.00	15%
Occupancy	\$ 67,260.00	3%
City Loans	\$ -	0%
Total	\$ 2,085,764.00	100%

- BID 4 - Historic Mitchell Street
- BID 8 - Historic King Drive
- BID 10 - Near West Side
- BID 11 - Brady Street
- BID 13 - Oakland Avenue
- BID 16 - Uptown Crossings
- BID 19 - Villard Avenue
- BID 20 - East Side
- BID 27 - West Burleigh Street
- BID 28 - North Avenue Gateway
- BID 32 - North Avenue Marketplace
- BID 38 - Cesar Chavez Drive
- BID 39 - Center Street Marketplace
- BID 41 - Downer Avenue
- BID 43 - South 27th Street
- BID 50 - Crisol Corridor

*Data from 2021 financial statements
*Does not include data from two BIDs



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Slide 28 - Nate Vomhof, <http://natevomhof.com/>, 2023



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