



HOMEOWNERS ASSOCIATION
MILWAUKEE, WI 53224

Neighborhood Improvement District #11

River Ridge

Operating Plan 2026

September, 2025

Table of Contents

- I. Introduction**
 - a. Background
- II. District Boundaries**
- III. Operating Plan**
 - a. Plan Objectives
 - b. Activities – 2026
 - c. Expenditures
 - d. Financing Method
 - e. Organization of NID Board
 - f. Relationship to RR HOA
 - g. NID Property ownership statement
- IV. Method of Assessment**
 - a. Assessment Rate and Method
- V. Plan and Orderly Development of the City**
 - a. City Plan
 - b. City Roles in District Operations
- VI. Plan Approval Process**
 - a. Public Review Process
 - b. Petition against creation of the NID
- VII. Future Year Operating Plan**
 - a. Phased Development
 - b. Amendment, Severability, and Expansion
- VIII. Appendix**
 - a. NID Aerial Map (reference on page 3)
 - b. 2025 Assessment Methodology and property exceptions (referenced on page 5)
 - c. City Attorney Opinion Letter

I. INTRODUCTION

a. Background

In 2006, the state of Wisconsin enacted Wis. Stat. 66.1110, a legislative declaration created to give Wisconsin municipalities the power to establish one or more neighborhood improvement districts (NIDs) within their communities. An assessment methodology was developed to allow the assessable residential and commercial properties within the geographical area to contribute to programs aimed at the neighborhood lighting, distinctive signage, and pocket parks enhanced public green spaces and other activities as approved by the NID Board.

The River Ridge Neighborhood Improvement District will be created in 2020, for the purposes of maintaining and improving common areas owned by the River Ridge Homeowner's Association, Inc. As well as revitalizing and improving the neighborhood areas on Milwaukee's Northwest side (see appendix A). This document is the operating plan for the River Ridge District. The NID proponents prepared the plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

Boundaries for the River Ridge NID include the following:

- Properties that front W. River Ridge Dr. in the River Ridge HOA (10240, 10302, 10310).
- All properties that front N. 103rd St in the River Ridge HOA (8460, 8463, 8455, 8451, 8452, 8443, 8433, 8430, 8436).
- All properties that front W. Wabash Ave in the River Ridge HOA (10218, 10120, 10219, 10110, 10213, 10040, 10031, 10303).
- All properties that front W. Dean Rd in the River Ridge HOA (9813, 9851, 9903, 9921, 9951, 10003, 10011, 10109, 10121, 10215).
- All properties that front N. 102nd Ct in the River Ridge HOA (8411, 8410, 8414, 8415, 8420, 8421, 8426).
- All properties that front N. 100th St in the River Ridge HOA (8410, 8411, 8414, 8415, 8420, 8421).

This configuration accounts for 43 individual lots that make up the River Ridge NID.

III. OPERATING PLAN

a. Plan Objectives

The objective of the River Ridge NID is to do the following:

- 1) To provide lawn care for common areas owned by the River Ridge HOA;
- 2) To maintain 2 common “River Ridge” entrance signs and provide electricity to the same.
- 3) To maintain insurance policy for common areas owned by the River Ridge HOA (e.g. pond in common area as well as D&O insurance for board);
- 4) To enhance the appeal of the neighborhood and continue improvements (e.g. removal of dead trees in common areas and replacement);
- 5) To assist with planning and funding of an annual block party, neighborhood socials, and special events.

Principal activities that will be engaged in by the NID during the 2026 year of operation will include:

- 1) Hire lawn care service for common areas owned by the River Ridge HOA; electricity to the signs.
- 2) Provide office supplies for regular mailings to announce meetings and other events;
- 3) Fund insurance policy for common areas owned by the River Ridge HOA;
- 4) Landscape on the north end of subdivision add fill around existing pine trees and mulch so lawn service can keep weeds down. Plant new trees.
- 5) Expand on our block party to get the neighborhood more involved.
- 6) Hold elections for board members, hope for more involvement.

b. Expenditures – 2026

The following represents the 2026 budget for the River Ridge NID.

Income (43 properties x \$200 = \$8,600)

Lawn Care for common areas	\$4300
Tree Removal and planting	\$1000
Electricity	\$500
Administrative Fees	\$500
Block Party	\$1500
D & O Insurance	\$400
Reserves	\$900
Total	\$8,600

c. Financing Method

The \$8,600 for the 2026 River Ridge NID will be realized through the NID assessment (see Appendix B). The NID board, after receiving input from our residents, has prioritized expenditures and will continue to revise the budget as necessary to match the funds actually available.

d. Organization of the River Ridge NID Board

The elected Board of Directors represents a cross section of residents that make up the River Ridge neighborhood.

Upon creation of the NID, to the District shall hold an annual meeting to elect directors to the district board (“board”) consistent with terms of the subsection and the bylaws of the River Ridge NID. The board’s primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of NID assessments.

State law requires that the board be composed of at least five members and that all of the board members be owners or occupants of property within the district.

State law requires the local legislative body must set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under Chapter 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

It is recommended that the NID board be structured to operate as follows:

- I. Board Size – To be set by the Common Council, but at least 5.
- II. Composition – All board members shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect Chairperson from among its members.
- III. Term – Director’s terms shall be for a period of one year. Directors may be reelected.
- IV. Compensation – none
- V. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
- VI. Record Keeping – Files and records of the board’s affairs shall be kept pursuant to public record requirements.
- VII. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- VIII. Meetings – The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.

- e. Relationship to the River Ridge Homeowner's Association (HOA).

The NID shall be a separate entity from the River Ridge HOA, notwithstanding the fact that members, officers, and directors of each may be shared. The HOA shall remain a private organization, not subject to the open meetings law, and not subject to the public record law except for its records generated in connection with the NID board. The HOA may, and it is intended, shall contract with the NID to provide services to the NID, in accordance with this plan.

- f. The NID is not authorized to hold or own property.

IV. METHOD OF ASSESSEMENT

- a. Assessment Rate and Method

It was proposed and agreed that the River Ridge Neighborhood Improvement District will be using a uniform assessment method consisting of a single dollar amount per taxable property included within the NID boundaries.

The principle behind the assessment methodology is that each property should contribute to the NID in proportion to the benefit derived from the NID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the NID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this NID.

Therefore, a fixed assessment of \$200 per residential property was selected as the basic assessment methodology in the River Ridge NID.

As of January 1, 2025, the property in the proposed district had a total assessed value of over \$18,708,500.

Appendix D shows the projected NID assessment for each property included in this district.

V. 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 River Ridge NID 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 expected to play a significant role in the creation of the Neighborhood Improvement District and in the implementation of the Operating Plan. In particular, the City will:

- ✓ Provide technical assistance to the proponents of the district through adoption of the Plan, and provided assistance as appropriate, thereafter.
- ✓ Monitor and, when appropriate, apply for outside funds that could be used in support of the district.

- ✓ Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- ✓ Receive annual audits as required per sec. 66.1110 (4) (c) of the NID law.
- ✓ Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the NID assessments.
- ✓ Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the district.

VI. PLAN FOR APPROVAL PROCESS

a. Public Review Process

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

b. Petition Against Creation of the NID

The City may not create the Neighborhood Improvement District if, within 30 days of the City Plan Commission 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 more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLAN

a. Annual Review of Operating Plan

Section 66.1110 (6) (b) of the NID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Two activities and information on specific assessed values, budget amounts, and assessment amounts are based on Year Two conditions. Greater detail about subsequent years' activities will be provided in the required annual Plan updates.

The River Ridge NID 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 purposed and objectives defined in this Operating Plan.

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

b. Amendment, Severability, and Expansion

This NID has been created under authority of Section 66.1110 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 NID and this NID 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 NID so as to exclude or include as assessable properties a certain class or classes of properties, then this NID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity.

Appendix B

2026 Assessment Methodology and Property Exceptions

The proposed River Ridge NID is made up of 43 individual residences. The River Ridge NID Board, with input from the residents, will determine an annual operating budget, divide that budget into 43 equal segments and assess each residential unit an equal amount.

The River Ridge NID has no residential units that will be exempt from the funding formula.

StreetNumb	StreetName			NID Assess
10310	W	RIVER RIDGE	DR	\$ 200
10302	W	RIVER RIDGE	DR	\$ 200
10240	W	RIVER RIDGE	DR	\$ 200
8460	N	103RD	ST	\$ 200
8452	N	103RD	ST	\$ 200
10218	W	WABASH	AV	\$ 200
10120	W	WABASH	AV	\$ 200
10110	W	WABASH	AV	\$ 200
10040	W	WABASH	AV	\$ 200
8463	N	103RD	ST	\$ 200
8455	N	103RD	ST	\$ 200
8451	N	103RD	ST	\$ 200
10303	W	WABASH	AV	\$ 200
10219	W	WABASH	AV	\$ 200
10213	W	WABASH	AV	\$ 200
8443	N	101ST	CT	\$ 200
8433	N	101ST	CT	\$ 200
8430	N	101ST	CT	\$ 200
8436	N	101ST	CT	\$ 200
10031	W	WABASH	AV	\$ 200
8411	N	102ND	CT	\$ 200
8415	N	102ND	CT	\$ 200
8421	N	102ND	CT	\$ 200
8426	N	102ND	CT	\$ 200
8420	N	102ND	CT	\$ 200
8414	N	102ND	CT	\$ 200
8410	N	102ND	CT	\$ 200
8411	N	100TH	ST	\$ 200
8415	N	100TH	ST	\$ 200
8421	N	100TH	ST	\$ 200
8410	N	100TH	ST	\$ 200
8414	N	100TH	ST	\$ 200
8420	N	100TH	ST	\$ 200
10215	W	DEAN	RD	\$ 200
10121	W	DEAN	RD	\$ 200
10109	W	DEAN	RD	\$ 200
10011	W	DEAN	RD	\$ 200
10003	W	DEAN	RD	\$ 200
9951	W	DEAN	RD	\$ 200
9921	W	DEAN	RD	\$ 200
9903	W	DEAN	RD	\$ 200
9851	W	DEAN	RD	\$ 200
9813	W	DEAN	RD	\$ 200
			Total	\$ 8,600

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January 15, 2020

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Re: Proposed Operating Plan for Neighborhood Improvement District No. 11
(River Ridge)

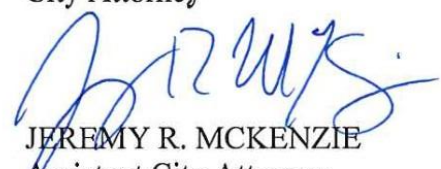
Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the proposed Operating Plan for the above-referenced Neighborhood Improvement District No. 11.

Based upon that review, it is our opinion that the Plan, is complete and complies with the provisions of Wis. Stat. § 66.1110(2)(f).

Very truly yours,


GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney



ANNUAL REPORT 2025

River Ridge Board of Directors –

- Brian Ketterhagen
- Dawn Camara
- Dornicho Pulliam
- Byron Kendrick
- Shannon Smith

NID Priorities –

- To enhance neighborhood aesthetic via care of common areas.
- Crime remediation and reduction.
- Communicate with residents to ensure that they are aware and abide by neighborhood and aesthetic covenants.
- Facilitate and ensure familiarity and collaboration between neighbors.
- Look for new board members.

Core Programs -

- Common Area Grass/foilage Maintenance
- Summer Block Party/Community Events
- NID Enhancement Projects

River Ridge Core Events -

- Neighborhood Block Party

River Ridge Major Projects for 2025

- Securing a common area maintenance contract with lawn care service.
- Securing a tree service to remove dead trees and stumps
- Clean up the common area remove invasive plants make it easier to maintain

RIVER RIDGE NEIGHBORHOOD IMPROVEMENT DISTRICT #11
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024
(With Accountant's Review Report)

Tax Return Preparation • Financial Statements • Payroll Checkwriting • Bank Reconciliations • Computer Training		
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RIVER RIDGE NEIGHBORHOOD IMPROVEMENT DISTRICT #11

TABLE OF CONTENTS

	<u>Page</u>
Independent Accountant's Review Report	1
Statement of Financial Position	2
Statement of Activities	3
Notes to the Financial Statements	4

DM

ACCOUNTING & CONSULTING SERVICES LLC

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
River Ridge Neighborhood Improvement District #11
Milwaukee, WI

We have reviewed the accompanying financial statements of River Ridge of Milwaukee Neighborhood Improvement District #11 (a non-profit organization), which include the statement of financial position as of December 31, 2024, and the related statements of activities - cash basis for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with the cash basis of accounting, as described in note A.

Tax Return Preparation ■ Financial Statements ■ Payroll Checkwriting ■ Bank Reconciliations ■ Computer Training

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RIVER RIDGE NEIGHBORHOOD IMPROVEMENT DISTRICT #11

River Ridge of Milwaukee - NID #11
Statement of Financial Position
As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash - BMO Harris Bank	7,767.03
Total Checking/Savings	<u>7,767.03</u>
Total Current Assets	<u>7,767.03</u>
TOTAL ASSETS	<u><u>7,767.03</u></u>
LIABILITIES & EQUITY	
Equity	
Operating	5,096.70
Retained Earnings	1,297.73
Net Income	<u>1,372.60</u>
Total Equity	<u>7,767.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,767.03</u></u>

River Ridge of Milwaukee - NID #11
Statement of Activities
January through December 2024

	<u>Jan - Dec 24</u>
Ordinary Income/Expense	
Income	
HOA Dues	8,600.00
Total Income	8,600.00
Expense	
Bank Fees	36.00
Dead tree removal	450.00
Insurance	739.01
Landscaping and Groundskeeping	4,000.00
Office Supplies	40.00
PO Box Rental	394.00
Postage	73.00
Professional Fees	350.00
Repairs and Maintenance	749.00
Utilities-Sign Entrance Lights	396.39
Total Expense	7,227.40
Net Ordinary Income	1,372.60
Net Income	1,372.60

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024
(See Accountant's Review Report)

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

River Ridge Neighborhood Improvement District #11's objective is to: Provide lawn care for common areas, maintain 2 "River Ridge" entrance signs and provide electricity to them, maintain insurance policy for common areas owned by the River Ridge Home Owners Association, to enhance the appeal of the neighborhood and continue improvements, assist with planning and funding of an annual block party, neighborhood socials and special events.

Accounting Method

The financial statements of the Organization have been prepared on the cash basis of accounting.

Revenue

Funds are received through Home Owners Association membership dues.

Expenses

The organization pays expenses established in the Operating Plan. The balance of revenue to expenses are recorded against net assets.

Tax Return Preparation • Financial Statements • Payroll Checkwriting • Bank Reconciliations • Computer Training

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