



Historic Garden Homes

Neighborhood Improvement District Proposal
Presentation to
The City Plan Commission of Milwaukee
November 7, 2016



Historic Garden Homes

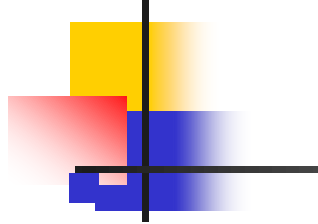
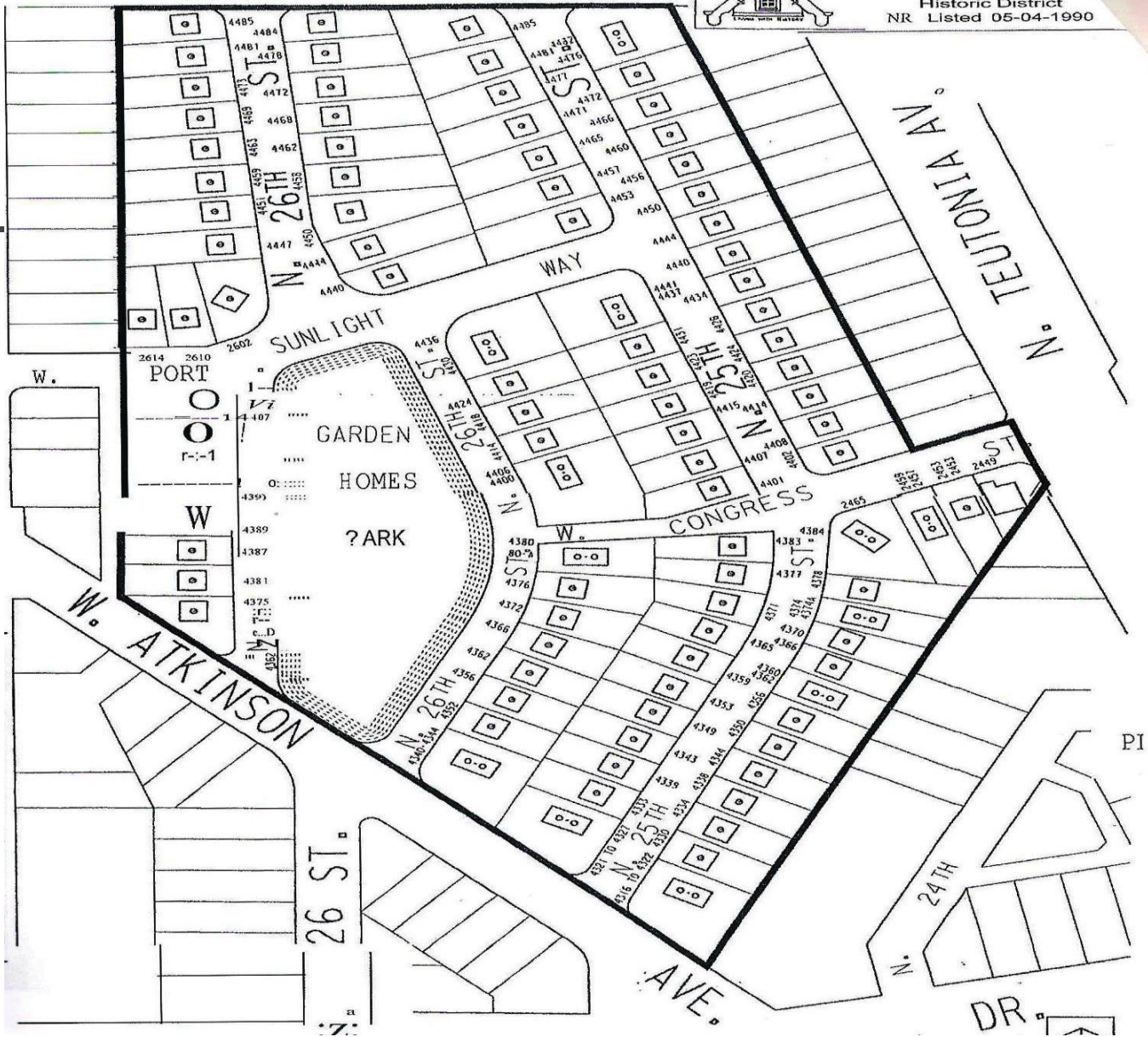
BOUNDARIES

RUBY

AVE.

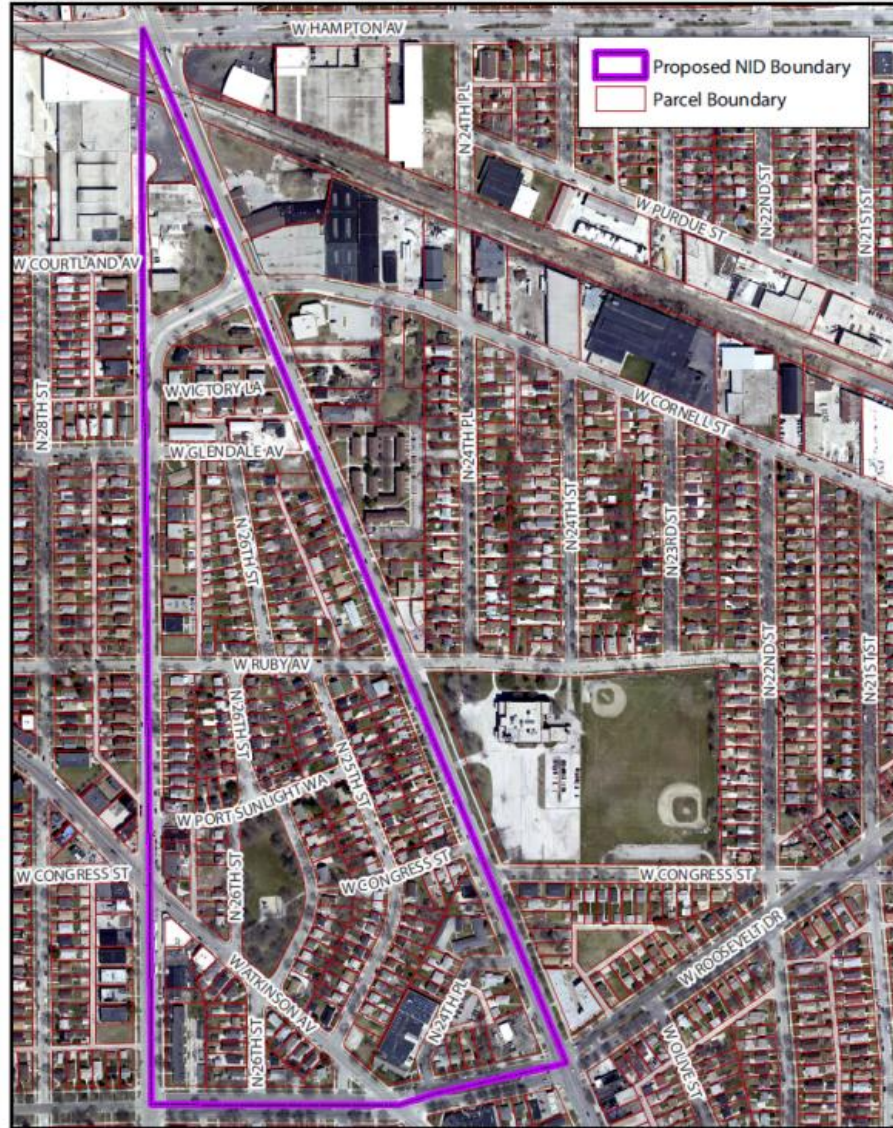


National Register
Garden Homes
Historic District
NR Listed 05-04-1990

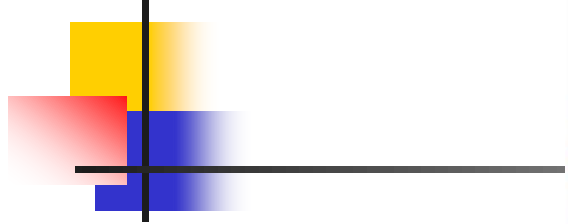


HAMPTON AND TEUTONIA PROPOSED NID

Prepared by the Dept. of City Development Planning Division, 11/16/2015
Source: City of Milwaukee Information Technology Management Division; RACM



File: F:\GIS_Data\Projects\2015\Projects\11-12 Hampton & Teutonia NID\Map - Hampton & Teutonia NID (11-12).mxd





Proposed Operating Plan

■ Home repairs:	\$7,700
■ Clean Neighborhood Project:	\$1,300
■ Security Cameras for the Garden Homes Park:	\$1,650
■ Create gardens (raised beds):	\$ 810
■ Chess programs in 2 neighborhood schools:	\$2,700
■ Administrative/audit:	<u>\$3,120</u>
TOTAL	\$17,300



Proposed Assessment Plan

- \$50 special assessment tax per residential unit
- \$100 special assessment tax per commercial unit
- Approximate annual revenue of \$17,300 to support neighborhood improvement projects



Historic Garden Homes

PUBLIC INPUT

- Public meetings:

- 9/26/15 – NID information kick-off meeting

- 11/28/15 – Focus group meeting

- 2/6/16 – Informational meeting w/Alderman A. Hamilton

- 3/19/16 – Distributed 150 flyers, mailed to 8 apt bldg. owners
for NID information meeting notification

- 3/26/16 – Conducted NID informational meeting



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PUBLIC INPUT

- Public meetings (Continued):

- 5/28/16 – Mailed 197 meeting notification flyers the draft of the 2017 NID Operating Plan to property owners.

- 6/13/16 - Conducted meeting of NID Operating Plan draft; draft was approved

- 6/25/16 - Garden Homes Neighborhood Assoc. approved NID plan



Historic Garden Homes

ALDERMANIC SUPPORT

Alderman Ashanti Hamilton emailed letter of support
9/28/16 for the NID application



Historic Garden Homes

Garden Homes Neighborhood Association, Inc.

- About us.....
 - established 1972
 - federal historic designation 1990
 - city historic designation 2013
 - 501(c)(3) designation 2014

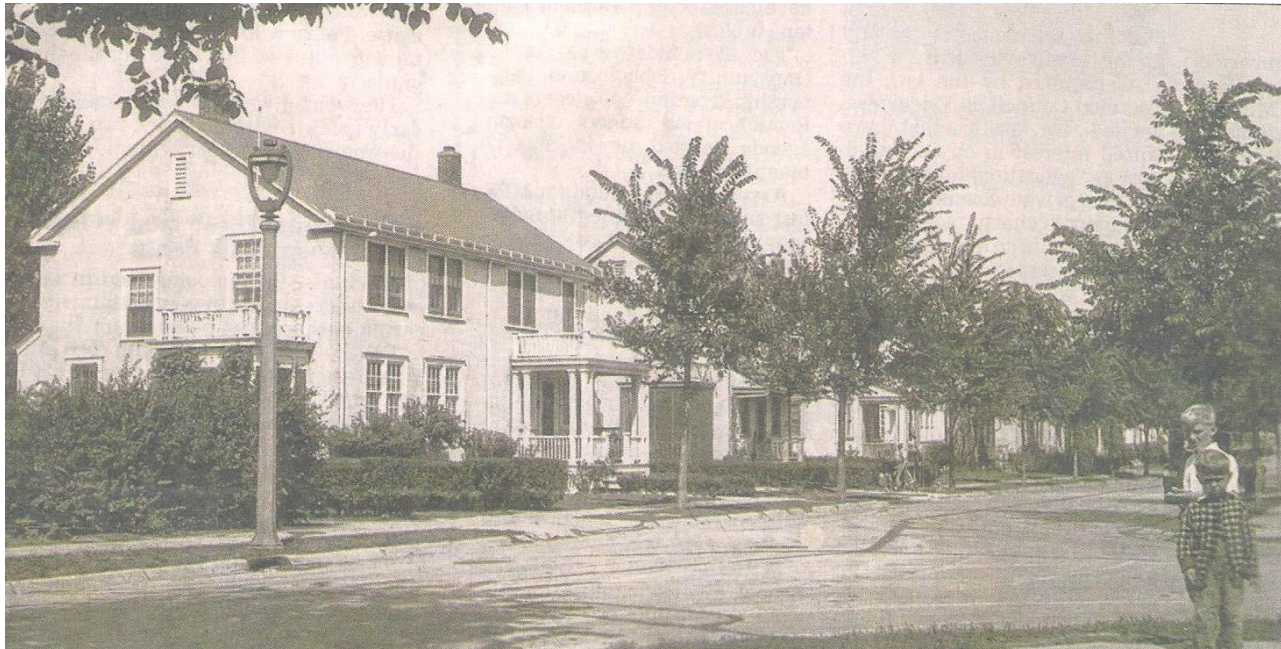


Historic Garden Homes

Current Collaborations

- 30th Street Industrial Corridor
- Garden Homes Coalition
(comprised of 16 groups & churches)
- Northwest Side CDC
- Garden Homes Ev. Lutheran School
- Lloyd Barbee Montessori School
- Freshwater Future (Michigan)

Rich Past



Original Garden Homes Neighborhood - Built in 1921

Promising Future



Designated Safe Zone area with solid core of long-term homeowners & residents, dedicated to financial investment, development & committed to making connections to create positive transformation, as we become a national model again

Promising Future

RAIN GARDEN ADDED TO GARDEN HOMES PARK 10/22/16



Garden Homes Neighborhood Association, Inc. members *Milw. Journal Sentinel* photo 3/13/16 (in front of home of Mayor Emil Seidel, 4431 N. 25th Street)



Historic Garden Homes NID

Thank you!