

Reinvent Where You Live Heritage Heights Your Destination Neighborhood

NEIGHBORHOOD IMPROVEMENT DISTRICT NO. $\underline{\textbf{5}}$

HERITAGE HEIGHTS

2026 OPERATING PLAN

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I. INTRODUCTION

A. Background

In 2006, the State of Wisconsin signed into law, the 2005 Wisconsin ACT 186, a legislative declaration created to give Wisconsin municipalities (i.e., cities, villages, and towns) the power to establish one or more Neighborhood Improvement Districts (NIDs) within their community. Neighborhood Improvement Districts focus on neighborhoods composed exclusively of large multifamily housing units or mix of businesses and multifamily housing. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood lighting, distinctive signage, and pocket-parks, enhanced public green spaces and other activities as approved by the NID Board. The ACT was drafted similar to the business improvement district.

The Heritage Heights Neighborhood Improvement District #5 was created in 2016 (Resolution #160892), for the purpose of revitalizing and improving the neighborhood area on Milwaukee's Northwest side location (see Appendix A). This document is the Operating Plan for the Heritage Heights District #5. The NID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

Boundaries of NID #5. Discussion ensued on the properties to be included in the Neighborhood Improvement District. It was decided that included properties would be those properties fronting Metro Boulevard (south side), those properties fronting 107th St., specifically 6577 N. 107th, then 6755 N. 107th St. North to West Metro Blvd., and properties on N108th St, N109th St., N110th St. N112th St., Coventry Ct., N113 St., N114th St., W Green Tree Rd., W Daphne St., W. Heritage Dr., W. Sanctuary Dr., Meadowcreek Ct., and W. Meadowcreek Dr. The 193 included properties are shown in the attached spreadsheet.

There are 211 properties within the NID #5, and the current assessed value of these properties is \$103,044,100.

III. OPERATING PLAN

A. Plan Objectives

The objective of NID #5 is to: To improve and maintain Storm Water Efficiency while creating a flood-hazard-resilient neighborhood. Additionally, we plan to increase resident awareness of vulnerable flood hazards, while maintain, enhance, and restore our natural areas to eliminate or minimize disruption.

Additionally, we have begun an exploratory effort with the University of Wisconsin – Milwaukee School of Fresh Water Sciences to develop a "*park like*", scenic and complementary environment/multi-use recreational area for our residents near our retention pond. We plan to accomplish this initiative with minimal NID cost, by seeking available State, Local and Federal grants. (See Appendix C)

Continue to develop our lawn appeal initiative with our mailbox and yard lamp-post replacement program.

Continue to ensure Code Compliance including all repairs necessary to remedy an existing code violation by enforcing our current neighborhood bylaws.

Promotion of Safety Improvements including, a neighborhood surveillance camera system (i.e. Ring neighborhood) get to know your neighbor, adopt a block and other safety projects.

Improvement of our Entrance Appeal including improvement of the monument and grounds with professional landscaping, signage, and other aesthetic enhancements.

Continue to provide/assist and generate opportunities that support civic engagement, generate new cultural events or green spaces in the neighborhood to drive community change.

Rescheduling of our annual Summer Social including our 22nd year celebration; along with other neighborhood community parties/holiday events and community building activities.

B. Activities – 2026

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

- a) Storm Water Management continued maintenance, necessary repairs, and protection of area unobstructed water flow.
- b) Taxes, maintenance, and upkeep of the land surrounding the monument area at the entrance of the subdivision.
- c) Plan development of retention pond walking path and park enhancement area.
- d) Explore the possibility of securing and placing a land monument at the subdivision rear entrance.
- e) Hosting a minimum of two (2) community engagement and building subdivision activities
- f) NID Facebook page enhancement/upgrade.
- g) Bylaw's development of policies and procedures that continues the effective enforcement of deed restrictions and neighborhood covenants.
- h) Establish a Communication Electronic file cabinet and neighborhood newsletter.
- i) Partnering with We Energies do develop electrical outage stabilization plan.
- i) Development of Neighborhood Software Communication Database (NSCD).

C. Expenditures – 2026

2026 Budget

INCOME: \$20,300

Storm Water Management	\$3,300
Taxes and maintenance of monument land	\$2,200
Monument Landscaping & improvements	\$5,000
Pond Walking Path Development	\$1,500
Database Development	\$500
Property Improvement Grants	\$3,000
Administrative expenses	\$2,000
Community building activities	\$1,500
Reserves/misc.	\$1,200
Total	\$20,300

D. Financing Method

The 2026 \$20,300 income will be realized through NID #5 assessments (see Appendix B). The NID #5 Board after receiving input from our residents has prioritize expenditures and will continue to revise the budget as necessary to match the funds actually available.

E. Organization of NID #5 Board

The Board of Directors elected represent a cross section of our Heritage Heights NID residents which includes professionals currently employed and retirees who are dedicated to improving our community. Additionally, we are aggressively pursuing a permanent regular voice from our business partner(s). The board talent pool is very strong and diverse.

• **Chairperson:** D. Winston

Vice Chairperson: A. Chapman (January – June)
 Vice Chairperson: R. Roberts (July – December)

Treasure: T. Finkley
Secretary: E. Roberson
Director: M. McClain
Director: D. McKay
Director: L. Thompson
Advisory GHNA: S. Smith

Advisory: TBD (Business Representative)

NID #5 elected our current directors to the Annual Board meeting consistent with terms of our Board subsection and the bylaws of the Heritage Heights NID #5. The board's primary responsibility will be implementation of this Operating Plan.

F. Relationship to the Granville Heritage Neighborhood Association (GHNA).

The NID #5 is a separate entity from the Granville Heritage Neighborhood Association (GHNA), notwithstanding the fact that members, officers, and directors of each may be shared. The Association 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 Association may, and it is intended, shall, contract with the NID to provide services to the NID, in accordance with this Plan.

G. The NID #5 does not hold or own property.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The Heritage Heights Neighborhood Improvement District #5 board of directors unanimously approved a \$100 uniform assessment for homes and \$200 uniform assessment for businesses method per taxable property included within the NID #5 boundaries for 2025.

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.

As of January 1, 2025, the property in NID #5 had a total assessed value of over \$290 million dollars.

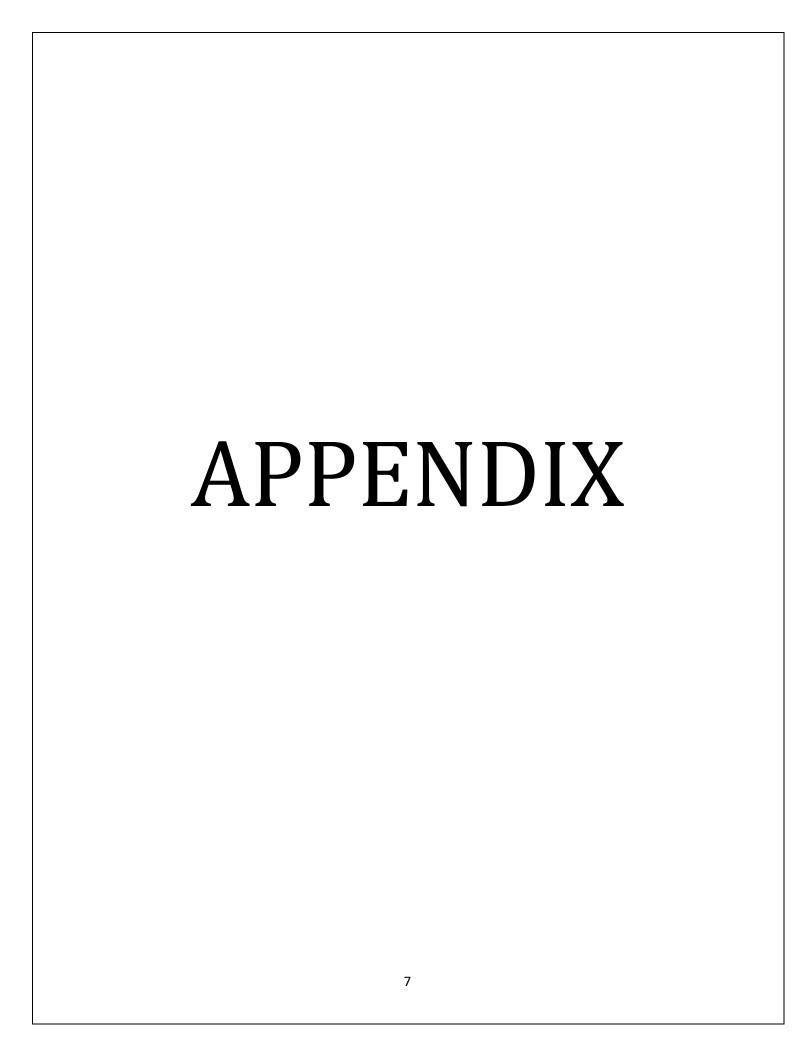
Appendix B shows the assigned NID assessment for each property included in the district.

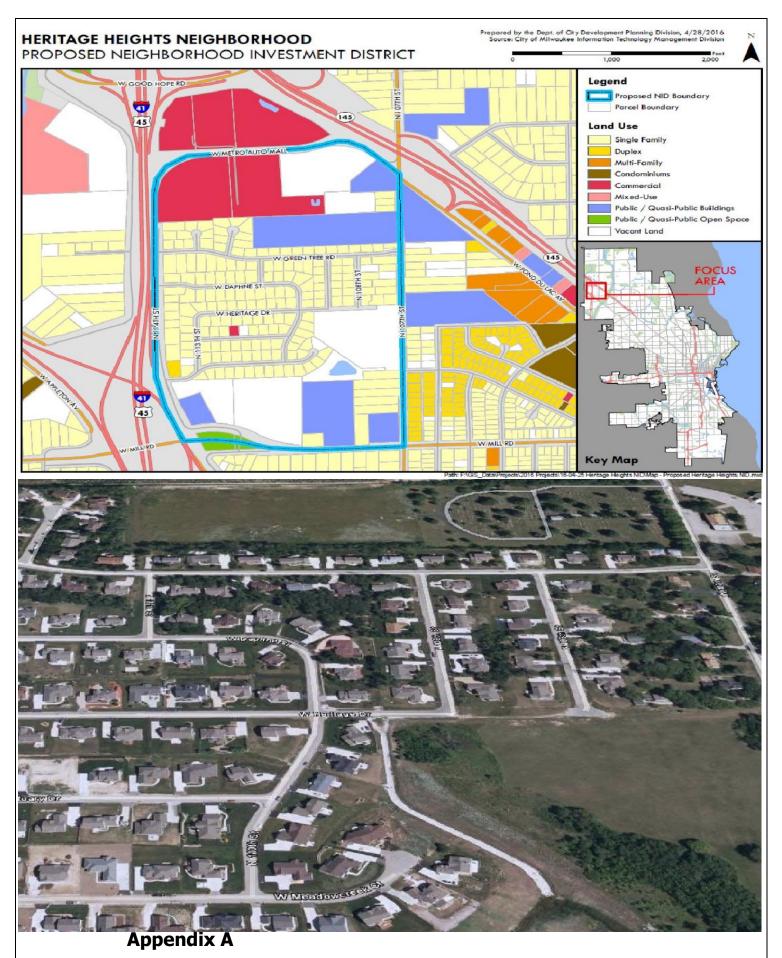
V. 2026 OPERATING PLAN

A. Phased Development

NID #5 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 initial Operating Plan.

NID #5 Operating Plan will continue to apply the approved assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing will not be materially altered, except with the consent of the City of Milwaukee.





Property Assessment Chart (attached)

Property Assessment Methodology:

- 195 Residential properties were assessed at \$100.00 annual tax revenue
- Total = \$19,500.

 4 Commercial properties assessed at \$200.00 annual tax revenue Total = \$800.

Exempt properties

 West Grandville Cemetery Assn West Grandville Church Northview United Church GHNA Subdivision Entrance Salem Evangelical Lutheran Salem Evangelical Lutheran City of Milwaukee New Restoration Church New Restoration Church New Restoration Church Heritage Heights SWM Pond St Mark AME Church Wisconsin Corp OF Seventh Day 	6805 N. 107 Street 6925 N. 107 Street 10710 W. Mill Rd. 10722 W. Green Tree Rd 11123 W. Green Tree Rd 11034 W. Green Tree Ave 10915-R W. Meadowcreek Dr 11000 West Mill Rd 11224 West Mill Rd 11248 West Mill Rd 10705 W. Green Tree 6626 N. 114 Street 10900 W. Mill Rd
14. City of Milwaukee School	6577 N. 107

Appendix B





Appendix C





Appendix C





Appendix C

Taxkey	Address	Owner1	Class	NID 5 Assessment
	11330 W GREEN TREE RD	ERICA HARRIS-DAY	Residential	100
	11320 W GREEN TREE RD	DEMETRIUS DAVIS	Residential	100
	6840 N 114TH ST	ERIC R MOERCHEN	Residential	100
	6826 N COVENTRY CT	STARLETTE M PATTERSON	Residential	100
	6836 N COVENTRY CT	KELLY LEWIS	Residential	100
	6835 N COVENTRY CT	MICHAEL R ROSS REVOCABLE TRUST	Residential	100
	6825 N COVENTRY CT	GLADYS I MANZANET	Residential	100
	6811 N COVENTRY CT	LOUIS JOHNSON JR	Residential	100
	6820 N 114TH ST	PRESLEY CARLYLE	Residential	100
	6885 N 107TH ST			100
		FREDDIE KEITH	Residential	
	6875 N 107TH ST	JOSHUA J BAUER	Residential	100
	6865 N 107TH ST	ANTOINETTE BLACKWELL	Residential	100
	11308 W GREEN TREE RD	MINDSTAR INVESTMENT LLC	Residential	100
	11230 W DAPHNE ST	ROOSEVELT HOPSON	Residential	100
	11210 W DAPHNE ST	JOEL MC DADE	Residential	100
	11140 W DAPHNE ST	RONALD W ROBERTS	Residential	100
	10800 W MILL RD	ROMAN J ALBRECHT	Residential	100
	6768 N 114TH ST	ANDREW S WARD I	Residential	100
	10920 W MILL RD	JONATHAN D DAVIS	Residential	100
	6475 N 107TH ST	EDWARD E MELLER	Residential	100
	6459 N 107TH ST	THE RAVINDRA TALWALKER TRUST DATED JUNE 1, 2022, A		100
1460061100	11313 W GREEN TREE RD	RONALD FERRILL	Residential	100
1460062100	11301 W GREEN TREE RD	BRIAN BERNHARDT	Residential	100
1460071000	11313 W DAPHNE ST	WAYNE L SIMMONS	Residential	100
1460072000	11303 W DAPHNE ST	SAMMY JONES JR	Residential	100
1460081100	11235 W GREEN TREE RD	STEVIE B SUMMERS	Residential	100
1460082100	11221 W GREEN TREE RD	LUANN WEIK	Residential	100
1460083000	11209 W GREEN TREE RD	ALICE ROUSE	Residential	100
1460084000	11137 W GREEN TREE RD	DAVID C WEST	Residential	100
1460086000	11107 W GREEN TREE RD	NICOLE TANNER	Residential	100
1460087000	10722 W GREEN TREE RD	RENEA MCKNIGHT	Residential	100
1460088000	10740 W GREEN TREE RD	CONWAY NIMMER JR	Residential	100
1460089000	10800 W GREEN TREE RD	SAUD AHMED	Residential	100
1460090000	10814 W GREEN TREE RD	CLIFFORD E THOMPSON	Residential	100
1460091000	10830 W GREEN TREE RD	COREY L COLEMAN	Residential	100
1460092000	10904 W GREEN TREE RD	DAVID G NABORS	Residential	100
1460093000	10920 W GREEN TREE RD	VICTOR CAMPBELL	Residential	100
	10936 W GREEN TREE RD	DUANE TURMAN SR	Residential	100
	11008 W GREEN TREE RD	ANTHONY G BERENDT	Residential	100
	11022 W GREEN TREE RD	SUSAN E STUERMER	Residential	100
	10706 W GREEN TREE RD	RENEA MCKNIGHT	Residential	0
	11033 W GREEN TREE RD	KARINA BRANCO KIEFFER	Residential	100
	11019 W GREEN TREE RD	BOSSMAN K OWUSU AYIM	Residential	100
	11007 W GREEN TREE RD	FREDDY LEWIS JR	Residential	100
	10935 W GREEN TREE RD	MARION L REITER TOD	Residential	100
	10933 W GREEN TREE RD	THE SAMUEL M AND ALMA J LEATHERWOOD	Residential	100
				100
	10905 W GREEN TREE RD	BRUCE D RICHARDS	Residential	
	10823 W GREEN TREE RD	RONALD K BROWN	Residential	100
	10807 W GREEN TREE RD	JOSEPH T WILLIAMS JR	Residential	100
	10741 W GREEN TREE RD	NATHAN SHORTER	Residential	100
	10705 W GREEN TREE RD	HERITAGE MEADOWS STORMWATER	Residential	0
	6761 N 109TH ST	CURTISS E HARRIS TOD	Residential	100
	6749 N 109TH ST	CHRIS J VERHAALEN	Residential	100
	6735 N 109TH ST	ALONZO G CHAPMAN	Residential	100
	6721 N 109TH ST	DUANE H SWANK	Residential	100
	6718 N 110TH ST	ASHLEY MCLEROY-TE POELE	Residential	100
	6732 N 110TH ST	LONDON THOMAS	Residential	100
1460117000	11000 W DAPHNE ST	DEBBIE MCKAY	Residential	100
	11004 W DAPHNE ST	MELVIN FINKLEY	Residential	100
1460118000				100
	11016 W DAPHNE ST	RODERICK L ROBERSON	Residential	100
1460119000	11016 W DAPHNE ST 11028 W DAPHNE ST	RODERICK L ROBERSON SHIRLEY A SMITH	Residential Residential	100
1460119000 1460120000				
1460119000 1460120000 1460121000	11028 W DAPHNE ST	SHIRLEY A SMITH	Residential	100

1469133000 13021 W DAPNINE ST	1460124000	1101E W DARLINE CT	DAVAAOND E DANKS	Danisla atial	100
1460137000 1227 W DAPHIN ST	-		RAYMOND E BANKS	Residential	100
1460132000 13211 W DAPHINE ST					
1460134000 1313 W DAPHES T					
1460134000 1127 W DAPHINE ST	-			•	
1460142000 1311 0 W GEREN TREE RD MARY COLLA Residential 100 1460144000 6820 N 1271H CT CHARTESPIA CARSON-CLARK Residential 100 1460144000 6820 N 1271H CT CHARTESPIA CARSON-CLARK Residential 100 1460144000 6820 N 1271H CT ALLEN N PEBRY Residential 100 1460145000 6840 N 1271H CT FEFREY B NORMAN Residential 100 1460145000 6840 N 1271H CT SBYAN K WILLAMS Residential 100 1460145000 6850 N 1271H CT GBRYAN K WILLAMS Residential 100 1460145000 6851 N 1271H CT GBRYAN K WILLAMS Residential 100 1460145000 6851 N 1271H CT GBRYAN K WILLAMS Residential 100 1460145000 6851 N 1271H CT DARRY WILLAMS Residential 100 14601450000 6851 N 1271H CT DARRY WILLAMS Residential 100 14601450000 6851 N 1271H CT DARRY WILLAMS Residential 100 14601450000 6851 N 1271H CT DARRY WILLAMS Residential 100 14601450000 6875 N 1071H ST MARK WIEBER Residential 100 14601450000 6875 N 1071H ST DARRY LOVING Residential 100 1460171000 6772 N 1071H ST DARRY LOVING Residential 100 1460171000 6772 N 1071H ST DARRY LOVING Residential 100 1460171000 6772 N 1071H ST DARRY LOVING Residential 100 1460171000 6772 N 1071H ST DARRY LOVING Residential 100 1460174000 6772 N 1071H ST DARRY LOVING Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE Residential 100 1460174000 6772 N 1071H ST MARK WADE RESIDENTIAL RESIDE					
1460134000 GEO N 1271H CT					100
146014000 GRZD N 127H CT	1460142000	11110 W GREEN TREE RD	MARY COLLA	Residential	100
1669145000 GS36 N 1271H CT	1460143000	6810 N 112TH CT	CHARTEISHA CARSON-CLARK	Residential	100
1460140000 DePK N 1271 H CT	1460144000	6820 N 112TH CT	DONALD L GLISPER	Residential	100
1460149000 685 N 1271H CT	1460145000	6836 N 112TH CT	ALLEN N PERRY	Residential	100
1460149000 BASI N 112TH CT	1460146000	6846 N 112TH CT	JEFFREY B NORMAN	Residential	100
1460159000 683 N 127H CT	1460147000	6856 N 112TH CT	BRYAN K WILLIAMS	Residential	100
1460151000 16275 N 1217H CT	1460148000	6845 N 112TH CT	GARFIELD A PLUNKETT	Residential	100
1460151000 1210 W GREEN TREE RD	1460149000	6835 N 112TH CT	DARRYL WINSTON	Residential	100
1460112000 679 N 107TH ST	1460150000	6825 N 112TH CT	REGINALD D ADAMS	Residential	100
1460172000 5727 N 108TH ST	1460151000	11210 W GREEN TREE RD	REGINA L YOUNG	Residential	100
1460172000 5727 N 108TH ST					100
1460172000 6724 N 108TH ST	-			•	
1460174000 6725 N 105TH ST					
1460114000 6722 N 109TH ST MARK WADE Residential 100 1460181000 6765 N 109TH ST JOHNNIE W SMITH II Residential 100 1460182000 6765 N 109TH ST THOMAS L DAVIS Residential 100 1460182000 6765 N 109TH ST THOMAS L DAVIS Residential 100 1460182000 6765 N 109TH ST THOMAS L DAVIS Residential 100 1460182000 6765 N 109TH ST TIMOTHEUS PARIS Residential 100 1460182000 6765 N 109TH ST TIMOTHEUS PARIS Residential 100 1460182000 6740 N 109TH ST CARMEN D BURTIN Residential 100 1460182000 6740 N 109TH ST RANDOLPH FULFER TOD Residential 100 1460187000 6756 N 108TH ST RANDOLPH FULFER TOD Residential 100 1460187000 6756 N 108TH ST RANDOLPH FULFER TOD Residential 100 1460187000 6725 N 109TH ST ANDRE CHAPMAN Residential 100 1460189000 6725 N 109TH ST ANDRE CHAPMAN Residential 100 1460189000 6725 N 109TH ST ANDRE CHAPMAN Residential 100 1460199000 6721 N 109TH ST LAEL THOMPSON'S R Residential 100 1460199000 6721 N 109TH ST LAEL THOMPSON'S R Residential 100 1460190000 6700 N 109TH ST GRANT A KARI Residential 100 1460200000 6700 N 109TH ST ROBERT A BREDENDICK TOD Residential 100 1460200000 6700 N 109TH ST ROBERT A BREDENDICK TOD Residential 100 1460200000 10908 W HERITAGE DR DEBORAH M KUETHER Residential 100 14602040001 10939 W HERITAGE DR PELEON THADISON Residential 100 14602040001 10939 W HERITAGE DR PELEON THADISON Residential 100 14602120001 11010 W HERITAGE DR PELEON THADISON Residential 100 14602120001 11010 W HERITAGE DR PELEON THADISON Residential 100 14602120001 11010 W HERITAGE DR PELEON THADISON Residential 100 14602120001 11010 W HERITAGE DR RARNOWS RESIdential 100 14602120001 11010 W HERITAGE DR RARNOWS RESIdential 100 14602120001 11010 W HERITAGE DR SERVIN WADE RESIdential 100 14602120001 11010 W HERITAGE DR SERVIN WADE RESIdential 100	-				
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1460185000 5740 N 109TH ST	-			•	
1460186000 6733 N 108TH ST					
1460137000 6736 N 105TH ST					
1460188000 6725 N 107TH ST					
1460189000 6742 N 108TH ST	1460187000	6756 N 108TH ST	NENG YANG	Residential	100
1460190000 6721 N 107TH ST	1460188000	6725 N 107TH ST	TIMOTHY J KUBIK	Residential	100
1460191000 6728 N 108TH ST	1460189000	6742 N 108TH ST	ANDRE CHAPMAN	Residential	100
1460192000 6715 N 107TH ST	1460190000	6721 N 107TH ST	JOSE ALBERTO BARAJAS	Residential	100
1460201000 6705 N 108TH ST	1460191000	6728 N 108TH ST	LAEL J THOMPSON SR	Residential	100
1460202000 10908 W HERITAGE DR DEBORAH N KUETHER Residential 100	1460192000	6715 N 107TH ST	GRANT A KARI	Residential	100
1460203000 10998 W HERITAGE DR	1460201000	6705 N 108TH ST	SYLVESTER GRANT	Residential	100
1460204000 10932 W HERITAGE DR	1460202000	6700 N 109TH ST	ROBERT A BREDENDICK TOD	Residential	100
1460211000 11010 W HERITAGE DR	1460203000	10908 W HERITAGE DR	DEBORAH N KUETHER	Residential	100
1460212000 11018 W HERITAGE DR	1460204000	10932 W HERITAGE DR	AKPAN MORGAN	Residential	100
1460213000	1460211000	11010 W HERITAGE DR	PHELON THADISON	Residential	100
1460214000	1460212000	11018 W HERITAGE DR	KAREN L PAYNE	Residential	100
1460215000	1460213000	11030 W HERITAGE DR	MARK WADE	Residential	100
1460216000	1460214000	11038 W HERITAGE DR	TRAVIS BROWN SR	Residential	100
1460216000	1460215000	11112 W HERITAGE DR	CLARENCE K JOHNSON	Residential	100
1460217000 11140 W HERITAGE DR GLENN I UNDERWOOD Residential 100 1460218000 11210 W HERITAGE DR JOSEPH P PETERS Residential 100 1460219000 11230 W HERITAGE DR STEPHANIE SOVA Residential 100 1460220000 11250 W HERITAGE DR SEAN MCDOWELL Residential 100 1460221000 11260 W HERITAGE DR STANLEY F HARRIS Residential 100 1460222000 1665 N 113TH ST LISA ANNONSON Residential 100 1460223000 11001 W HERITAGE DR WALTER C PERRY Residential 100 1460224000 11021 W HERITAGE DR DARLENE JENKINS Residential 100 1460225000 11033 W HERITAGE DR BEE XIONG Residential 100 1460225000 11101 W HERITAGE DR ANDREE S MCCLAIN Residential 100 1460227000 11121 W HERITAGE DR TASHIVA CARTER Residential 100 1460227000 11135 W HERITAGE DR GREGORY L TURNER Residential 100 1460230000 112	1460216000	11130 W HERITAGE DR	BRENT R JONES	Residential	100
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1460304000 11124 W MEADOWCREEK DR SCOTT D FIELDS Residential	100
1460305000 11114 W MEADOWCREEK DR JAMIA LOWE Residential	100
1460306000 11104 W MEADOWCREEK DR CORNELIUS L WHITESIDE II Residential	100
1460307000 11010 W MEADOWCREEK DR TERRANCE NEWELL Residential	100
1460308000 11235 W MEADOWCREEK DR CRYSTAL MCCLAIN Residential	100
1460309000 11225 W MEADOWCREEK DR ANDREA COLLIEN Residential	100
	100
1460310000 11215 W MEADOWCREEK DR STEFAN BYNOE Residential	
1460311000 11201 W MEADOWCREEK DR GLORIA MADISON Residential	100
1460312000 11125 W MEADOWCREEK DR CHESTER TYLER Residential	100
1460313000 11115 W MEADOWCREEK DR CHARLES ROGERS Residential	100
1460314000 11103 W MEADOWCREEK DR MANUEL CORONA Residential	100
1460315000 11011 W MEADOWCREEK DR PHILIP GIUFFRE Residential	100
1460316000 6555 N 113TH ST PHILLIP N WOODS Residential	100
1460317000 6575 N 113TH ST TARIO RICHMOND Residential	100
1469970000 6550 N 114TH ST ANDERSON FAMILY REVOCABLE TRUST Residential	100
1469971000 6582 N 114TH ST ROBERT J HANSTAD Residential	100
1469973100 6650 N 114TH ST MARQUESS HARDY Residential	100
1469974100 6666 N 114TH ST WALTER BISHOP TRUST Residential	100
1469976000 11431 W DAPHNE ST BRENDA W COLBERT TOD Residential	100
1469977113 11320 W DAPHNE ST BRENDA WEDDLE-COLBERT TOD Residential	100
1469977114 11306 W DAPHNE ST PERRY L BISHOP Residential	100
1469977200 11325 W DAPHNE ST MARK E FOREMAN Residential	100
1469978000 11330 W DAPHNE ST LISA CLEVELAND Residential	100
1469979000 6734 N 114TH ST PARKER TIBBS Residential	100
1469981000 6781 N 107TH ST SUSAN L STEPMAN FKA SUSAN L WITTENBURG Residential	100
1469983110 6755 N 107TH ST 6755 107TH LLC Residential	100
1469995000 6535 N 107TH ST RACHAEL HOMES LLC Residential	100
1469996000 6515 N 107TH ST BERNARD E JAMES Residential	100

1469997000	6505 N 107TH ST	LEONARD E WINDOM TOD	Residential	100
1140112100	11301 W METRO AUTO MALL	SBS PARTNERSHIP LLP	Special Mercantile	200
1140181000	11011 W METRO AUTO MALL	CARMAX AUTO SUPERSTORES INC	Special Mercantile	200
1140183000	10821 W METRO AUTO MALL	METRO AUTO PARK OWNER'S	Special Mercantile	200
1140201000	10901 W METRO AUTO MALL	REALTY INCOME PROPERTIES 24 LLC	Special Mercantile	200
1140202000	10851 W METRO AUTO MALL	REALTY INCOME PROPERTIES 24 LLC	Special Mercantile	200



Reinvent Where You Live Heritage Heights Your Destination Neighborhood

NID #5

ANNUAL REPORT (2025)

Mission Statement/Vision/Priorities

To promote and sustain Heritage Heights NID#5 as a thriving and diverse neighborhood. By influencing the design of new homes and the remodeling of older homes in a way that preserves, enhances, and is inviting for others to want to live in the subdivision and excites the area sense of place for thriving nearby businesses.

- To ensure that the City of Milwaukee's request for Water Efficiency Improvements including replacement of water laterals, old piping, low-flow fixtures, storm water maintenance including backyard swells, and other necessary repairs are completed.
- To enhance Lawn Appeal including our mailbox project, community lighting, and other lawn appeal projects.
- To ensure Code Compliance including all repairs necessary to remedy an existing code violation.
- To provide Safety Improvements including LED lighting, ditch repair, communication with the Milwaukee Police Department (District #4), neighborhood awareness, and other safety projects.
- Increase our Entrance Appeal including a new monument at the entrance and other aesthetic enhancements.
- Neighborhood Preservation.
 - Maintain deed restrictions and other visionary goals of the development.
 - Maintain structures and land in an aesthetically pleasing manor.
- Stabilization and Escalation of NID property values.
- Crime remediation and reduction.
 - O Destination neighborhood vision.
 - O Based on the concept of a "gated community w/o walls".
- Celebration and Preservation of neighborhood diversity.
- Development of policies and procedures that allow for effective enforcement of deed restrictions and neighborhood covenants.
- Outreach to owners of rental properties to ensure that they and their tenants are aware and abide by neighborhood and aesthetic covenants.

Heritage Heights



NID #5

Mission Statement/Vision/Priorities (continued)

- Facilitate and ensure familiarity and collaboration between neighbors.
- Effective maintenance and five-year certification of our Storm Water Management Plan.
- Implementation of a Watershed project collaboration with the Sweet Water organization
- Method of Communication Electronic file cabinet

Financial Relationships w/ other entities (CDCs, non-profits, associations)

None Currently Identified

Total Assessed Value of Properties within Neighborhood

Median Home Value \$473,000 (Trulia Real Estate Market Overview July/2025)

Core Programs

- Common Area Grass/foliage Maintenance
- Subdivision Storm Water Maintenance
- Monument Utility Cost and Maintenance
- Public/Community Initiatives
- Holiday/Community Events
- Mailbox Repair/Replacement Program
- Light-pole Repair/Replacement Program
- Security programs
- NID Administrative Cost
- Organization Bi-laws Regulation Enforcement

Economic Development

- NID Enhancement Projects
- Secure Water Management Grants

Marketing & Branding

- Recognition (Awards, newspaper/TV mentions)
- Grants
- NID Facebook Page & Website link with GHNA Neighborhood Association
- Neighbor to Neighbor Advocacy
- Community Electronic file cabinet
- Community Newsletter

Heritage Heights



NID #5

Core Events

- Neighborhood Community Social Meet & Great
- Neighborhood Clean-up
- Neighborhood Needs/Feedback Survey
- New Resident Informational packet
- Neighborhood Events Calendar
- NID #5 Destination Neighborhood

Partner/Collaborative Initiatives

- Partnership; with neighbors, elected officials, businesses and other community focused organizations to maximize benefit and services based on tax valuations and payments.
- Encourage community service. (Working for and with neighbors to improve this neighborhood.
- Partnering with Churches, Schools and the Car Dealership to make our neighborhood a uniquely distinct community.
- Work closely with the Granville Heights Neighborhood Association (GHNA) to promote living, working and visiting the NID #5.

New Programs/New Committees Formed

- Neighborhood Ambassadors Enhancements
- Advisory Lawyer Consortium Enhancement
- Communication
- Resident Involvement
- Community Calendar
- Strategic Planning
- Neighborhood Stabilization/Property Escalation
- Partnership (Neighbors, Elected Officials, Businesses, etc.)
- Community Service/Participation
- Water Management Advisory
- Survey/Feedback