

Email this completed form and required documents to: tif@revenue.wi.gov

Section 1: Municipal Information

Taxation district (check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City	County	Co-muni code	TID no.
Enter municipality → Milwaukee	Milwaukee	40 - 251	88

Section 2: Legal Requirements

	Dates
Letters and hearing notice – date sent by first class mail to administrator of all local government entities and school districts with authority to levy taxes on Tax Incremental District (TID) property Submit to DOR: Copy of letters and hearing notice sent	06 - 01 - 2016
Joint Review Board (JRB) hearing notice – date published as Class 1 (not required for Town TIDs, under state law (sec. 60.85, Wis. Stats.)) Submit to DOR: Copy of affidavit verifying newspaper publication date and readable copy of the actual notice	06 - 09 - 2016
Letters to owners of property found blighted or in need of rehabilitation – date notified of project plan hearing, at least 15 days before the hearing (not required for industrial or mixed-use districts) Towns (under sec. 60.85(3)(c), Wis. Stats.) – all owners of property identified in the proposed TID must be notified of the proposed findings and the hearing date at least 15 days before the public hearing Submit to DOR: Copy of letter with hearing notice, proof sent and recipient list	06 - 01 - 2016
Planning Commission hearing notice – dates published as Class 2 Submit to DOR: Copy of affidavit verifying newspaper publication dates and readable copy of the actual notice	1st Date: 06 - 02 - 2016 2nd Date: 06 - 09 - 2016
Planning Commission public hearing – date of public hearing. Include this date in planning commission resolution.	06 - 16 - 2016
Planning Commission project plan resolution – date adopted Submit to DOR: Copy of approved Planning Commission resolution or meeting minutes	06 - 16 - 2016
Local Legislative Body project plan resolution – date adopted (must be on or before September 30) Submit to DOR: Copy of approved Local Legislative Body resolution and approved project plan	07 - 06 - 2016
JRB hearing notice (2nd) – date published as Class 1 (not required for Town TIDs, under state law (sec. 60.85, Wis. Stats.)) Submit to DOR: Copy of affidavit verifying newspaper publication date and readable copy of the actual notice	07 - 13 - 2016
JRB project plan resolution – date adopted (within 45 days after receiving local legislative body resolution). JRB approval based on criteria listed in sec. 66.1105(4m)(c) or sec. 60.85(4)(c) , Wis. Stats. For towns – date adopted (between 10-45 days after receiving the local legislative body resolution) Submit to DOR: Copy of approved JRB resolution	07 - 20 - 2016

Section 3: Overlapping

Are any parcels in this TID also in all or part of another TID? Yes No
If "Yes," provide the TID number(s) that is overlapped:

Section 4: City or Village Annexation/Attachment of TID Parcels

Were any parcels in this TID annexed/attached from another municipality after January 1 in the creation year? Yes No
If "Yes," provide the following information:

Date – annexed or attached - -	Taxation district (check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City Enter municipality where parcels came from →	County	Co-muni code -
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Submit to DOR: Copy of recorded annexation ordinance and [equalized value Excel forms](#) for the parcels that were previously in another municipality.



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

June 1, 2016

Honorable Tom Barrett
Mayor, City of Milwaukee
City Hall – Room 201
200 East Wells Street
Milwaukee, WI 53202

Dr. Vicki J. Martin, President
Milwaukee Area Technical College
700 West State Street
Milwaukee, WI 53233

Honorable Chris Abele
County Executive
Milwaukee County Courthouse
901 North 9th Street
Milwaukee, WI 53233

Dr. Darienne Driver, Superintendent
Milwaukee Public Schools
5225 W. Vliet Street
Milwaukee, WI 53208

Mr. Kevin Shafer, P.E.
Executive Director
Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, WI 53204

Ladies and Gentlemen:

The Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016, in its Board Room located at 809 N. Broadway, Milwaukee, Wisconsin, to consider approving the 4th and Wisconsin Tax Incremental District, in Milwaukee, WI. (the "District").

The District is proposed to provide up to \$8,075,000 in funding for public infrastructure, engineering and planning associated with the Milwaukee Streetcar's 4th Street extension, within one half-mile of the District boundary and administrative expenses. The District will not be officially created until a Project Plan is approved outlining the proposed improvements and expenditures in the District. A copy of the hearing notice is attached. A copy of the proposed Project Plan will be provided upon request.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

David P. Misky
Assistant Executive Director-Secretary

Attachment



OFFICIAL NOTICE NO. 57676

PUBLIC HEARING

Redevelopment Authority of the City of Milwaukee

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016, in its Board Room located at 809 N. Broadway, Milwaukee, Wisconsin.

The purpose of the meeting will be to consider the creation of Tax Incremental Financing District No. 88 (4th and Wisconsin) to provide up to \$8,075,000 in funding for public infrastructure, engineering and planning associated with the Milwaukee Streetcar's 4th Street extension and administrative costs.

At the public hearing, all interested parties will be afforded reasonable opportunity to express their views regarding the proposed Tax Increment District No. 88. A copy of the Project Plan for the District will be provided upon request for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. – 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request and any other questions about the Project, should be addressed to: Rocky Marcoux, Dept. of City Development, 809 North Broadway, Milwaukee, WI 53202; 414-286-5800.

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Lois A. Smith, Chair
Rocky Marcoux, Executive Director-Secretary

June 2, 2016
June 9, 2016



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

June 1, 2016

TI Investors Milwaukee Parking, LLC
710 North Plankinton Avenue, #1200
Milwaukee, WI 53203

Dear Property Owner:

The Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016 in its Board Room located at 809 N. Broadway, Milwaukee, Wisconsin, to consider approving a Project Plan for a Tax Incremental Financing District (the "District") for the properties in the vicinity of West Wisconsin Avenue and North 4th Street, in Milwaukee, WI.

At the hearing, the Redevelopment Authority will determine whether or not less than 50%, by area, of the real property in the District is blighted, as defined in section 66.1105(2)(ae) of Wisconsin Statutes, and is therefore eligible to be established as a Tax Incremental Finance District pursuant to section 66.1105 of Wisconsin Statutes.

At the public hearing, all interested parties will be afforded a reasonable opportunity to express their views regarding the creation of the District and the proposed Project Plan, including the location and cost of improvements to be funded with the District.

The District will not be created until such time as the Project Plan for the District is adopted by the Milwaukee Common Council, and approved by the Mayor, as well as the Joint Review Board for affected taxing jurisdictions.

Property owners with any questions or comments regarding the proposed boundary for the District and the specifics of the Project Plan should address them to: Rocky Marcoux, Commissioner, Dept. of City Development, 809 N. Broadway, Milwaukee, WI 53202; 414-286-5800.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

David P. Misky
Assistant Executive Director-Secretary

Attachment





Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

June 1, 2016

Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Dear Property Owner:

The Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016 in its Board Room located at 809 N. Broadway, Milwaukee, Wisconsin, to consider approving a Project Plan for a Tax Incremental Financing District (the "District") for the properties in the vicinity of West Wisconsin Avenue and North 4th Street, in Milwaukee, WI.

At the hearing, the Redevelopment Authority will determine whether or not less than 50%, by area, of the real property in the District is blighted, as defined in section 66.1105(2)(ae) of Wisconsin Statutes, and is therefore eligible to be established as a Tax Incremental Finance District pursuant to section 66.1105 of Wisconsin Statutes. You are receiving this letter because you own property in the District that is identified as blighted.

At the public hearing, all interested parties will be afforded a reasonable opportunity to express their views regarding the creation of the District and the proposed Project Plan, including the location and cost of improvements to be funded with the District.

The District will not be created until such time as the Project Plan for the District is adopted by the Milwaukee Common Council, and approved by the Mayor, as well as the Joint Review Board for affected taxing jurisdictions.

Property owners with any questions or comments regarding the proposed boundary for the District and the specifics of the Project Plan should address them to: Rocky Marcoux, Commissioner, Dept. of City Development, 809 N. Broadway, Milwaukee, WI 53202; 414-286-5800.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

David P. Misky
Assistant Executive Director-Secretary

Attachment



PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S.

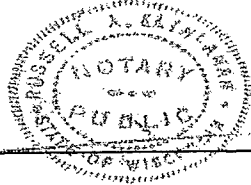
David Sherman, being the first duly sworn on oath, says that he is the Publisher of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Jun. 9, 2016

David Sherman, Publisher

Sworn to me this 9th day of June 2016

Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Expires Permanent



**MEETING NOTICE
JOINT REVIEW BOARD FOR CITY
OF MILWAUKEE TAX
INCREMENTAL FINANCE
DISTRICTS**

A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 11:30 a.m., June 16, 2016 in the Commissioner's Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI.

The agenda for the meeting is as follows:

1. Approval of minutes from the May 19, 2016 meeting.
2. Tax Incremental District No. 87 (Welford Sanders Lofts)
 - Overview of the TID No. 87 Project Plan.
 - Review of information required under Sec. 66.1105(4)(f), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 87.
3. Tax Incremental District No. 88 (4th and Wisconsin)
 - Overview of the Project Plan for Tax Incremental District No. 88.
4. Amendment No. 2 to Tax Incremental District No. 39 (Hilton Hotel)
 - Overview of Amendment No. 2 to Tax Incremental District No. 39.
5. Amendment No. 3 to Tax Incremental District No. 41 (Time Warner/Manpower)
 - Overview of Amendment No. 3 to Tax Incremental District No. 41.
6. Amendment No. 4 to Tax Incremental District No. 48 (Park East)
 - Overview of Amendment No. 4 to Tax Incremental District No. 48.
7. Amendment No. 2 to Tax Incremental District No. 68 (Fifth Ward/First Place)
 - Overview of Amendment No. 2 to Tax Incremental District No. 68.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

11085731/06-9

PROOF OF PUBLICATION

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S.

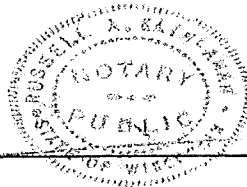
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Jun. 2, 2016 Jun. 9, 2016

David Sherman, Publisher

Sworn to me this 9th day of June 2016

Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



OFFICIAL NOTICE NO. 57676
PUBLIC HEARING
Redevelopment Authority of the
City of Milwaukee

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016, in its Board Room located at 809 N. Broadway, Milwaukee, Wisconsin.

The purpose of the meeting will be to consider the creation of Tax Incremental Financing District No. 88 (4th and Wisconsin) to provide up to \$8,075,000 in funding for public infrastructure, engineering and planning associated with the Milwaukee Streetcar's 4th Street extension and administrative costs.

At the public hearing, all interested parties will be afforded reasonable opportunity to express their views regarding the proposed Tax Incremental District No. 88. A copy of the Project Plan for the District will be provided upon request for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. - 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request and any other questions about the Project, should be addressed to: Rocky Marcoux, Dept. of City Development, 809 North Broadway, Milwaukee, WI 53202; 414-286-5800.

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
Lois A. Smith, Chair
Rocky Marcoux,
Executive Director-Secretary
11080503/06-2-9

PROOF OF PUBLICATION

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10623
Adopted on: June 16, 2016
Project/Area: TID No. 88 (4th and Wisconsin)
Aldermanic District: 4th

Resolution approving the boundaries and Project Plan for the 4th and Wisconsin Tax Incremental Financing District.

Whereas, The Common Council of the City of Milwaukee, pursuant to Sec. 66.1105(3)(f), Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee as the agency responsible for preparation and review of proposed tax incremental districts; and

Whereas, Boundaries and a Project Plan for the 4th and Wisconsin Tax Incremental Financing District (the "District"), have been prepared and duly noticed; and

Whereas, On June 16, 2016 the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the boundaries and Project Plan for the District, a copy of which were submitted to the Journal of Proceedings, are adopted; and, be it

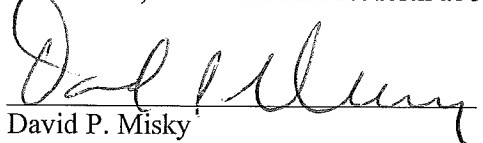
Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundaries of the District to the Common Council for its approval.

Further Resolved, That the officers of the Redevelopment Authority are authorized to execute any documents and instruments necessary to implement the District and Project Plan.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)


David P. Misky
Assistant Executive Director – Secretary

City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 160297

Title:

Resolution approving a Project Plan, authorizing expenditures and creating Tax Incremental District No. 88 (4th and Wisconsin), in the 4th Aldermanic District.

Body:

Whereas, Chapter 105 of the Laws of 1975 of the State of Wisconsin, with amendments from other chapters of said Laws, created Section 66.1105, Wisconsin Statutes, titled “Tax Increment Law;” and

Whereas, Section 66.1105(4) of the Tax Increment Law sets forth certain criteria that the Common Council of the City of Milwaukee (“Common Council”) and the Redevelopment Authority of the City of Milwaukee (“Authority”) must follow to create a Tax Incremental District (“TID” or “District”) and approve a project plan for a TID; and

Whereas, Pursuant to Section 66.1105(4)(a) through (gm), Wisconsin Statutes, on June 16, 2016 the Authority conducted a public hearing on the proposed Project Plan for the District (“Plan”), designated the boundaries of the District and recommended that the District be created and submitted such recommendation to the Common Council for approval with the Plan, a copy of which is attached to this Common Council File; and

Whereas, Under the provisions of Section 66.1105(4)(gm)4.a., Wisconsin Statutes, not less than 50 percent, by area, of the real property within a proposed TID must qualify as either a “blighted area” within the meaning of Section 66.1105(2)(ae), Wisconsin Statutes; an area “in need of rehabilitation or conservation work” as defined in Section 66.1337(2m)(a), Wisconsin Statutes; must be suitable for “industrial sites” within the meaning of Section 66.1101, Wisconsin Statutes, and be zoned for industrial use; or must be “suitable for mixed-use development” as defined in Section 66.1105(2)(cm), Wisconsin Statutes; and

Whereas, More than 50 percent, by area, of the real property in the District was found by the Authority to be a “blighted area,” as defined above; and

Whereas, The Plan contains statements and other factual information indicating that the improvement of such area is likely to enhance significantly the value of real property in the District; and that project costs directly serve to promote development of the District consistent with the purpose(s) for which the District is created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. The District is a “blighted area” within the meaning of Section 66.1105(2)(ae), Wisconsin Statutes.
2. The improvement and/or development of such area, as hereinafter provided, is likely to enhance significantly the value of substantially all of the other real property in and adjoining the District.
3. Project costs relate directly to promoting development consistent with the City of Milwaukee’s (“City”) Master Plan and with the purpose(s) for which the District is created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes.
4. The percentage of the aggregate value of the equalized taxable property of the District, plus the incremental value of all other existing TIDs, does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That the District is created as of January 1, 2016, and that the boundaries of the District are approved as described and more precisely set forth in the Plan; and, be it

Further Resolved, That the Plan is approved as the “Project Plan” for the District and that the Plan is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to apply to the Wisconsin Department of Revenue for a “Determination of Tax Increments and Tax Incremental Base” for the District, pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.
2. Pursuant to the provisions of Section 66.1105(5)(f), Wisconsin Statutes:
 - a. The Assessment Commissioner is directed to identify upon the assessment roll, returned and examined under Section 70.45, Wisconsin Statutes, those parcels of property, which are within the District, specifying thereon the name of the District.
 - b. The City Clerk is directed to make notations on the tax roll for the District similar to those required to be made under Section 70.65, Wisconsin Statutes.
3. The District shall be designated as Tax Incremental District No. 88 (4th and Wisconsin).
4. The City Comptroller is directed to transfer the sum of \$8,075,000, plus capitalized interest for two years, if necessary, from the Parent TID Account to the Project Account No. 0336-1910-TD08880000 for the purpose of providing the necessary funding for implementation of the Plan.
5. The City Comptroller is directed to establish all accounts and to make all appropriation

transfers, upon request by the Department of City Development, for all revenue or expenditure activity under this resolution; and, be it

Further Resolved, That there is not sufficient tax incremental revenue available for street-paving projects within one-half mile of the District, therefore, per the requirement of Milwaukee Code of Ordinances Section 304-95-1, the Common Council waives the requirement to include such costs in the Plan; and, be it

Further Resolved, That the proper City officials are directed to execute any additional documents and instruments necessary to implement the Plan; and, be it

Further Resolved, That the \$8,000,000 in funding from this District for the Milwaukee Streetcar's 4th Street extension will not be expended unless the City is successful in receiving a Federal grant or private funds necessary to complete the 4th Street extension of the Milwaukee Streetcar project.



I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on July 6, 2016.

A handwritten signature in black ink, appearing to read "James R. Owczarski", written in a cursive style.

James R. Owczarski

July 21, 2016

Date Certified

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S.

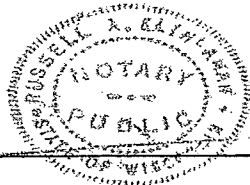
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Jul. 13, 2016

David Sherman, Publisher

Sworn to me this 13th day of July 2016

Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



**MEETING NOTICE
JOINT REVIEW BOARD FOR CITY
OF MILWAUKEE TAX
INCREMENTAL FINANCE
DISTRICTS**

A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 1:30 p.m., July 20, 2016 in the Commissioner's Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI

The agenda for the meeting is as follows:

1. Approval of minutes from the June 16, 2016 meeting.
2. Tax Incremental District No. 88 (4th and Wisconsin)
 - Overview of the TID No. 88 Project Plan.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 88.
3. Amendment No. 2 to Tax Incremental District No. 39 (Hilton Hotel)
 - Overview of Amendment No. 2 to Tax Incremental District No. 39.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's amendment of Tax Incremental District No. 39.
4. Amendment No. 3 to Tax Incremental District No. 41 (Time Warner/Manpower)
 - Overview of Amendment No. 3 to Tax Incremental District No. 41.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's amendment of Tax Incremental District No. 41.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

11113495/07-13

PROOF OF PUBLICATION

**RESOLUTION APPROVING
TAX INCREMENTAL DISTRICT NO. 88 (4th and Wisconsin)
CITY OF MILWAUKEE, WISCONSIN**

Resolved, By the Joint Review Board for Tax Incremental Districts, City of Milwaukee, that the Milwaukee Common Council Resolution No. 160297 adopted July 6, 2016 approving the Project Plan for Tax Incremental District No. 88 (4th and Wisconsin), a copy of said resolution and Project Plan being attached hereto and incorporated in this resolution by reference, is hereby approved along with the Project Plan. This approval is based upon the criteria set forth in Section 66.1105 (4m)(c), Wisconsin Statutes; and be it

Further Resolved, That in the judgment of the Joint Review Board, the development described in the Project Plan would not occur without the creation of the tax incremental district; and be it

Further Resolved, That per Section 66.1105 (4m)(d), Wisconsin Statutes, the proposed expenditures outlined in the Project Plan for an area that is outside the district's boundary are approved.

Dated this 20th day of July, 2016

CITY OF MILWAUKEE, WISCONSIN

By: 
Mark Nicolini

MILWAUKEE AREA TECHNICAL COLLEGE

By: _____
Jeffrey Hollow

MILWAUKEE PUBLIC SCHOOLS

By: _____
Gerald Pace

MILWAUKEE COUNTY

By: 
James Tarantino

**RESOLUTION APPROVING
TAX INCREMENTAL DISTRICT NO. 88 (4th and Wisconsin)
CITY OF MILWAUKEE, WISCONSIN**

Resolved, By the Joint Review Board for Tax Incremental Districts, City of Milwaukee, that the Milwaukee Common Council Resolution No. 160297 adopted July 6, 2016 approving the Project Plan for Tax Incremental District No. 88 (4th and Wisconsin), a copy of said resolution and Project Plan being attached hereto and incorporated in this resolution by reference, is hereby approved along with the Project Plan. This approval is based upon the criteria set forth in Section 66.1105 (4m)(c), Wisconsin Statutes; and be it

Further Resolved, That in the judgment of the Joint Review Board, the development described in the Project Plan would not occur without the creation of the tax incremental district; and be it

Further Resolved, That per Section 66.1105 (4m)(d), Wisconsin Statutes, the proposed expenditures outlined in the Project Plan for an area that is outside the district's boundary are approved.

Dated this 20th day of July, 2016

CITY OF MILWAUKEE, WISCONSIN

By: _____
Mark Nicolini

MILWAUKEE AREA TECHNICAL COLLEGE

By: Jeffrey Hollow
Jeffrey Hollow

MILWAUKEE PUBLIC SCHOOLS

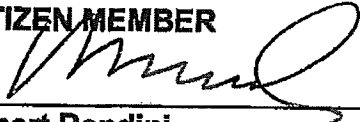
By: _____
Gerald Pace

MILWAUKEE COUNTY

By: _____
James Tarantino

CITIZEN MEMBER

By:



Robert Rondini

**PROJECT PLAN FOR
TAX INCREMENTAL FINANCING DISTRICT NO. 88
(4th and Wisconsin)**

CITY OF MILWAUKEE

Public Hearing Held: June 16, 2016

Redevelopment Authority Adopted: June 16, 2016

Common Council Adopted: July 6, 2016

Joint Review Board Adopted: July 20, 2016

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- 1. Boundary Description
- 2. Property Characteristics
- 3. Parcel Owners
- 4. Feasibility Study
- 5. Letter from the City Attorney

MAPS

- 1. Boundary and Existing Land Use
- 2. Structure Condition
- 3. Proposed Uses and Improvements
- 4. Existing Zoning
- 5. Grand Avenue TID 37

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 4th and Wisconsin District (“District” or “TID”) is comprised of two properties at 401-41 West Wisconsin Avenue and 615 North 4th Street, totaling 135,442 SF (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.”** 64.6% of the real property located within the District was found to be a blighted area within the meaning of Section 66.1105(2)(ae) of the Wisconsin Statutes. 0% 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 properties in the District meet the statutory criteria for Tax Incremental Districts. The entire District overlaps the existing Tax Incremental District No. 37 (Grand Avenue), shown in **Map No. 5, “Grand Avenue TID 37.”**

C. Project Plan Goals and Objectives

The property at 401-41 West Wisconsin Avenue (the “RACM Parcel”), owned by the Redevelopment Authority of the City of Milwaukee (“RACM”), presents an unprecedented transit-oriented development opportunity in the City of Milwaukee (the “Redevelopment Project”) and one of the most unique transit-oriented development opportunities in the Midwest. The 2-acre RACM Parcel in the heart of downtown Milwaukee, is located on Milwaukee's main street, Wisconsin Avenue, across the street from Wisconsin's main convention center, blocks from the Marquette University campus and centrally-located among significant redevelopment efforts on the west side of downtown Milwaukee. In 2010, the City of Milwaukee (“City”) updated its Downtown Area Plan. One of the catalytic projects listed in the plan was the Wisconsin Avenue Strategy, with the goal of revitalizing Wisconsin Avenue east and west of the Milwaukee River. In particular, the plan identified the RACM Parcel as vacant and in need of attention.

Another catalytic project from the 2010 Downtown Area Plan was a Downtown Streetcar to “effectively link the dispersed districts of Downtown, increasing land values and strengthening the marketability of each district.” The plan also stated that a, “contemporary state-of-the-art Streetcar service would provide intra-Downtown transit service that is inviting for Downtown office workers, visitors, and nearby residents” and that the City should, “plan areas around the streetcar stops to take full advantage of the enhanced development potential created by the stop.” To increase visibility and accessibility of shoppers to Wisconsin Avenue, the plan recommended that, “Streetcar stops at Wisconsin Avenue can provide convenient and comfortable access for Third Ward and East Side residents and visitors to Wisconsin Avenue who would otherwise avoid a relatively long walk or an additional car or bus trip.”

Milwaukee's new modern streetcar system will traverse the RACM Parcel, connecting it to the Milwaukee Intermodal Station, a new NBA arena, the Third Ward warehouse district, the central business district, the Milwaukee River and riverwalk, the Lake Michigan lakefront, the densest

concentration of residential and office development in the State of Wisconsin and other downtown Milwaukee attractions. Two and a half blocks south of the site is the Milwaukee Intermodal Station with 7 daily Amtrak trips to Chicago and intercity bus service with over 8 daily trips to Madison, among other regional destinations. In addition to seven local bus routes directly serving the RACM Parcel, Milwaukee County’s proposed 7-mile East-West Bus Rapid Transit line (“BRT”), connecting the region’s top employment centers (the regional medical complex/research park and downtown Milwaukee), will stop at the RACM Parcel’s doorstep. The RACM Parcel will be one of 2-3 stops in all of downtown Milwaukee for the BRT. The RACM parcel is also well-served by Bublr, Milwaukee’s bikeshare system with 30 stations and growing.

In 2011, the City approved the Locally Preferred Alternative (“LPA”) for the Milwaukee Streetcar system, which included the 2.1-mile Phase 1 route, as well as extensions up Prospect/Farwell to Brady Street and up North 4th Street to the Park East. In 2012, the City received a Finding of No Significant Impact from Federal Transit Administration and completed the 30% design on the entire LPA. In 2015, the Lakefront Loop of the Milwaukee Streetcar system was approved, along with the local funding necessary for Phase 1 and the Lakefront Loop. Construction on Phase 1 began in 2016, with service expected to commence in 2018.

The proposed 4th Street Extension (the “Project”) of the Milwaukee Streetcar will run approximately 0.75 miles on North 4th Street and portions of North 5th Street from West St. Paul Avenue to West Highland Avenue, as shown in **Map No. 3, “Proposed Uses and Improvements.”** Doing so will connect the Phase I Streetcar route and Milwaukee Intermodal Station to some of Milwaukee’s most important existing destinations in downtown Milwaukee’s Westtown neighborhood such as:

- The Shops at Grand Avenue
- The Wisconsin Center (Wisconsin’s largest convention center)
- The Milwaukee Theater
- UW-Milwaukee Panther Arena
- Major corporate headquarters such as: WEC Energy Corporation, Bon-Ton Corp and Gannet Publishing’s Journal Media Group
- Over 2,500 existing hotels rooms
- 1,200 new housing units built since 2010

In addition to the above, the Project will directly serve the transformative new arena district, which includes a 25-acre (8-block) redevelopment area that will be anchored by a \$524 million NBA arena for the Milwaukee Bucks and is expected to bring an additional \$500 million to \$1 billion in private investment over the next 20 years. The Project will also make possible a future northerly extension along North Dr. Martin Luther King, Jr. Drive to the Bronzeville cultural and entertainment district along North Avenue.

The proposed sources of funding for the 4th Street Extension are as follows:

Federal Funding:	\$20 million
TID 39 (Hilton Hotel):	\$4 million
TID 41 (Time Warner/Manpower):	\$8 million
<u>TID 88 (4th/Wisconsin) :</u>	<u>\$8 million</u>
TOTAL:	\$40 million

More detailed objectives of this Project Plan are to:

- Eliminate a blighting influence in downtown Milwaukee.
- Provide funding for public improvements and infrastructure that are not financially feasible without public/private cooperation.
- Implement a Catalytic Project, as set forth in the Downtown Area Plan 2010 Update, which calls for the creation of the streetcar line and a Wisconsin Avenue Strategy.

- Increase the tax base of the City by developing property in need of rehabilitation or conservation in downtown Milwaukee.
- Create jobs in downtown Milwaukee.

D. Existing Land Uses and Conditions in the District

The District is currently comprised of a surface parking lot owned by RACM (assessed at \$0) and a parking structure owned by TI Investors Milwaukee Parking, LLC, an affiliate of Towne Realty/Zilber Ltd (assessed at \$4,043,000). The District is zoned C9E (Major Retail).

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.”

The specific kind, number, location, and estimated costs of public works and other improvements as identified below are based on preliminary plans and concepts developed in consultation with the Department of Public Works and as part of the preparation of the economic feasibility study for the District. These may be modified as to kind, number, location, and the costs allocated at any time during TID Project execution based on more definitive engineering studies and construction plans without amendment of this TID Project Plan. Actual construction of public works, improvements and infrastructure will be based on detailed final plans, specification, and estimates as approved by the City’s Department of City Development for the TID Project. Actions such as vacation of existing public rights-of- way, land acquisition, site clearance, environmental remediation, and reimbursement to owners of abutting property for costs directly related to the TID Project also may be undertaken, if necessary, for the implementation of this TID Project Plan for the District.

Any expenditures or monetary obligations directly or indirectly related to the construction of public works, improvements and infrastructure are considered "project costs" and shall be eligible to be paid with tax increment revenues of the District. TID Project Costs will be paid in part by any income, special assessments, or other revenues, including user fees or charges. Additional costs identified in this TID Project Plan are preliminary estimates made prior to design finalization and are subject to change after the design process is completed. Allocation of costs between individual line items in this TID Project Plan is also based on estimates and is subject to change based upon implementation and future assessment policies.

The following public improvements and infrastructure expenditures are expected to occur within and around the TID:

- **Milwaukee Streetcar 4th Street Extension:** Funding for construction of the 4th Street extension of the Milwaukee Streetcar project, and associated public improvements, infrastructure, engineering and planning, within the District and within a one half-mile radius of the District boundary, per Section 66.1105(2)(f) Stats.

The number and location of proposed public improvements are shown in **Map No. 3, “Proposed Uses and Improvements.”**

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 cooperation agreement(s) entered into by and between the City of Milwaukee and eligible designated developer(s), provided further that such expenditures are necessitated by this Project Plan.

This TID Project Plan is meant neither to be a budget nor an appropriation of funds for specific activities, but a framework with which to manage various components of the TID Project. All costs included in this TID Project Plan are estimates based on the best information available. The City retains the right to remove elements or change the scope and/or timing of elements implemented as they are individually authorized by the City Common Council, without amending this TID Project Plan.

Costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other unforeseen circumstances between 2016 and the time of construction. The City also reserves the right to increase certain TID Project Costs to the extent others are reduced or not implemented, without amending this TID Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the TID Project Plan. The Department of City Development will only advance further TID Project Costs which can be supported by projected tax increments. Common Council action will be required for proposed future costs.

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

Capital Costs

The City shall fund an estimated \$8,000,000 in the form of TID Capital Project Costs enumerated in further detail in **Table A** of this Plan.

TABLE A: TID Capital Project Costs	
Public Infrastructure – Milwaukee Streetcar	\$8,000,000
TOTAL Capital Project Costs	\$8,000,000

Other Costs

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

Financing Costs

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

TABLE B: Lists of Estimated Project Costs

<u>Capital:</u> Public Infrastructure – Milwaukee Streetcar	\$8,000,000
<u>Other:</u> Administration	\$75,000
Total Estimated Project Costs, excluding financing	\$8,075,000
<u>Financing:</u> Interest	\$4,900,000

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

All expenditures are expected to be incurred during the period from 2016-2022.

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, “Feasibility Study.”** 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 2033, the 18th 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 Condition”** 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 and potential Redevelopment Project are consistent with the existing zoning, which is C9E (Downtown District – Major Retail). The proposed Project and potential Redevelopment Project are in accordance with the existing master plan, map, building codes, and other city ordinances. The proposed Project and Redevelopment Project 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.”

The proposed Project will also require up to \$20 million in federal funding, however, there are no City-related Non-Project Costs.

I. “Proposed Method for Relocation.”

This Project Plan does not anticipate the acquisition of property by the City of Milwaukee. 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, Wis. Stats. 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 downtown Milwaukee, and more specifically, West Wisconsin Avenue, consistent with the objectives of the Downtown Area Plan, updated in 2010. It will facilitate the development of a blighted property, improved public infrastructure and job creation. The Downtown Area Plan identified the Downtown Streetcar and Wisconsin Avenue Strategy as catalytic projects for downtown Milwaukee, each of which will be accomplished, in part, by the District.

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 North 5th Street and the center line of West Michigan Street;

Thence, north along the center line of North 5th Street to the intersection with the center line of West Wisconsin Avenue;

Thence, east along the center line of West Wisconsin Avenue to the intersection with the center line of North 4th Street;

Thence, south along the center line of North 4th Street to the center line of West Michigan Street;

Thence, west along the center line of West Michigan 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 blighted within the meaning of Section 66.1105(2)(ae) Wisconsin Statutes.

Parcel No.	Taxkey	Owner Name	Land Assessment	Improvement Assessment	Total Assessment	Lot SF	Blight (SF)	Vacant (SF)
1	361-0726-110	CITY OF MILWAUKEE REDEVELOPMENT AUTHORITY	\$0	\$0	\$0	87,442	87,442	0
2	361-0739-120	TI INVESTORS MILWAUKEE PARKING LLC	\$2,880,000	\$1,163,000	\$4,043,000	48,000	0	0

Total			\$2,880,000	\$1,163,000	\$4,043,000	135,442	87,442	0
Percentage							64.6%	0%

EXHIBIT 3
Parcel Owners

Parcel No.	Taxkey	Address				Owner Name
1	361-0726-110	401-41	W	WISCONSIN	AV	CITY OF MILWAUKEE REDEVELOPMENT AUTHORITY
2	361-0739-120	615	N	4TH	ST	TI INVESTORS MILWAUKEE PARKING LLC

EXHIBIT 4

ECONOMIC FEASIBILITY STUDY FOR 4TH AND WISCONSIN TID

Background:

The City of Milwaukee is proposing to create the 4th and Wisconsin Tax Incremental District No. 88 (the “District”) to pay for public infrastructure associated with the 4th Street Extension of the Milwaukee Streetcar in and within one half-mile of the District totaling \$8,000,000 and administrative expenses of \$75,000 (the “Project Costs”).

The District is comprised of two properties, a surface parking lot owned by the Redevelopment Authority of the City of Milwaukee (“RACM”) at 401-41 West Wisconsin Avenue and a parking structure owned by TI Investors Milwaukee Parking, LLC at 615 North 4th Street (the “Property”).

Current Property Valuation:

The assessment of the Property as of 1/1/2016 was:

	401-41 West Wisconsin Avenue	615 North 4th Street	Total
Land	\$0	\$2,880,000	\$2,880,000
Buildings	\$0	\$1,163,000	\$1,163,000
Total	\$0	\$4,043,000	\$4,043,000

Thus \$4,043,000 is the estimated base value of the proposed District.

Anticipated Future Value of the District and District Cash Flow:

RACM plans to market the surface parking lot at 401-41 West Wisconsin Avenue for development in 2016. It is anticipated that one or more mixed-use developments will be built at the site that include residential, hotel and/or retail uses. That development would begin in 2018, open in 2020 and reach stabilization in 2021.

Similar projects recently completed in or near downtown Milwaukee include:

- Marriott Hotel (\$40,380,000 assessment in 2016, 206 rooms, rehab and new construction)
- The Marq/2040 Lofts (\$32,329,000 assessment in 2016, 231 student housing units, rehab and new construction)
- The Buckler (\$26,497,000 assessment in 2016, 207 apartments, rehab)

In addition, an April 2016 appraisal of the parking lot estimated its market value at \$4,600,000. Once sold for private development, it is anticipated that the assessed value of the land will increase accordingly.

Therefore, for the purposes of this economic feasibility study, the potential development on the surface parking lot is estimated to be assessed at \$30,000,000 upon stabilization in 2021. It is anticipated that the value of the existing parking structure at 615 North 4th Street will not change over the life of the District, other than 1% annual appreciation starting in 2020.

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

- Base Value: \$4,043,000
- Tax Rate: 3.00%
- Interest Rate: 4.75%
- Annual Appreciation: 1.00%
- Project Costs: \$8,075,000
- Issuance Costs: 1.00%

As shown in the forecast, the District is able to amortize the Project Costs in an estimated 18 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 4th and Wisconsin TID No. 88

No.	Assessment Year	Budget Year	Base Value	Projected Value	TID		Debt Service	Total		Carrying Costs	After reserving for remaining debt Surplus/(deficit)	TID Payoff
					Incremental Value	Increment		Cash flow	Cum. Cash Flow			
1	2016	2017	4,043,000	4,043,000	-	-	(387,398)	(387,398)	(387,398)	(387)	(12,667,295)	
2	2017	2018	4,043,000	4,043,000	-	-	(387,398)	(387,398)	(775,184)	(775)	(12,667,683)	No
3	2018	2019	4,043,000	4,043,000	-	-	(387,398)	(387,398)	(1,163,357)	(1,163)	(12,668,458)	No
4	2019	2020	4,043,000	4,043,000	-	-	(387,398)	(387,398)	(1,551,918)	(1,552)	(12,669,621)	No
5	2020	2021	4,043,000	19,043,000	15,000,000	450,000	(855,208)	(405,208)	(1,958,678)	(1,959)	(12,221,173)	No
6	2021	2022	4,043,000	34,043,000	30,000,000	900,000	(855,208)	44,792	(1,915,845)	(1,916)	(11,323,132)	No
7	2022	2023	4,043,000	34,383,430	30,340,430	910,213	(855,208)	55,005	(1,862,756)	(1,863)	(10,414,835)	No
8	2023	2024	4,043,000	34,727,264	30,684,264	920,528	(855,208)	65,320	(1,799,298)	(1,799)	(9,496,170)	No
9	2024	2025	4,043,000	35,074,537	31,031,537	930,946	(855,208)	75,738	(1,725,360)	(1,725)	(8,567,023)	No
10	2025	2026	4,043,000	35,425,282	31,382,282	941,468	(855,208)	86,261	(1,640,824)	(1,641)	(7,627,280)	No
11	2026	2027	4,043,000	35,779,535	31,736,535	952,096	(855,208)	96,888	(1,545,577)	(1,546)	(6,676,824)	No
12	2027	2028	4,043,000	36,137,330	32,094,330	962,830	(855,208)	107,622	(1,439,501)	(1,440)	(5,715,540)	No
13	2028	2029	4,043,000	36,498,704	32,455,704	973,671	(855,208)	118,463	(1,322,477)	(1,322)	(4,743,308)	No
14	2029	2030	4,043,000	36,863,691	32,820,691	984,621	(855,208)	129,413	(1,194,386)	(1,194)	(3,760,010)	No
15	2030	2031	4,043,000	37,232,328	33,189,328	995,680	(855,208)	140,472	(1,055,109)	(1,055)	(2,765,525)	No
16	2031	2032	4,043,000	37,604,651	33,561,651	1,006,850	(855,208)	151,642	(904,522)	(905)	(1,759,730)	No
17	2032	2033	4,043,000	37,980,698	33,937,698	1,018,131	(855,208)	162,923	(742,504)	(743)	(742,504)	No
18	2033	2034	4,043,000	38,360,505	34,317,505	1,029,525		1,029,525	286,279	286	286,279	YES
19	2034	2035	4,043,000	38,744,110	34,701,110	1,041,033		1,041,033	1,327,598	1,328	1,327,598	YES
20	2035	2036	4,043,000	39,131,551	35,088,551	1,052,657		1,052,657	2,381,582	2,382	2,381,582	YES
21	2036	2037	4,043,000	39,522,866	35,479,866	1,064,396		1,064,396	3,448,360	3,448	3,448,360	YES
22	2037	2038	4,043,000	39,918,095	35,875,095	1,076,253		1,076,253	4,528,061	4,528	4,528,061	YES
23	2038	2039	4,043,000	40,317,276	36,274,276	1,088,228		1,088,228	5,620,818	5,621	5,620,818	YES
24	2039	2040	4,043,000	40,720,449	36,677,449	1,100,323		1,100,323	6,726,762	6,727	6,726,762	YES
25	2040	2041	4,043,000	41,127,653	37,084,653	1,112,540		1,112,540	7,846,028	7,846	7,846,028	YES
26	2041	2042	4,043,000	41,538,930	37,495,930	1,124,878		1,124,878	8,978,752	8,979	8,978,752	YES
27	2042	2043	4,043,000	41,954,319	37,911,319	1,137,340		1,137,340	10,125,070	10,125	10,125,070	YES
							22,774,206	(12,667,295)	10,106,911			28,285

Annual appreciation	1.010
Interest Rate	4.75%
Base Value	\$4,043,000
Projected Value	-
Property Tax rate	3.000%
Issuance Costs	\$80,750
Project Costs	\$8,075,000
Carrying Costs %	0.100%

EXHIBIT 5
Letter from the City Attorney

GRANT F. LANGLEY
City Attorney

VINCENT D. MOSCHELLA
MIRIAM R. HORWITZ
ADAM B. STEPHENS
MARY L. SCHANNING
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Assistant City Attorneys

June 28, 2016

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

Re: Project Plan for Tax Incremental District No. 88
(4th & Wisconsin)


Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the Project Plan for the above-referenced Tax Incremental District No. 88.

Based upon that review, it is our opinion that the Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

Very truly yours,

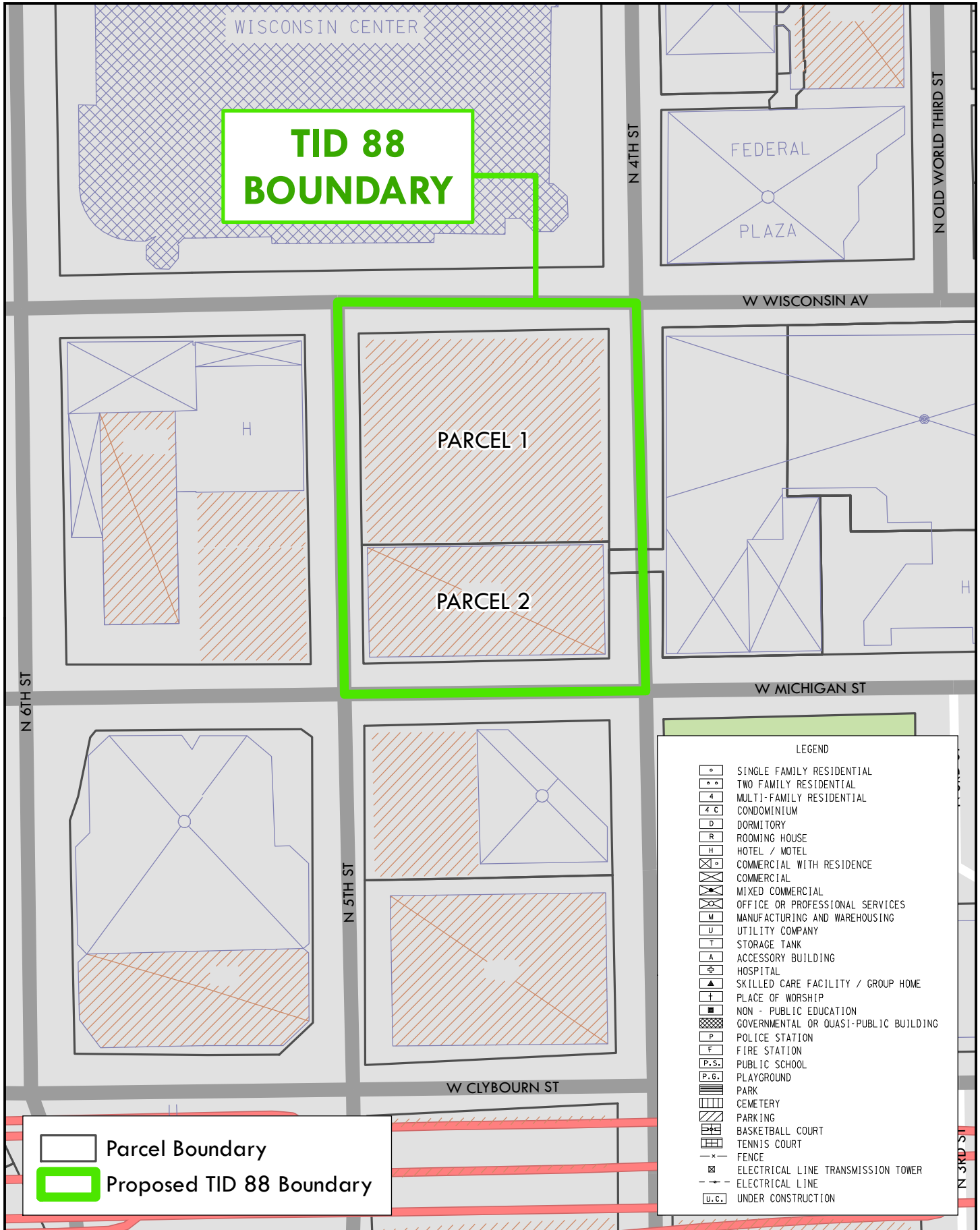
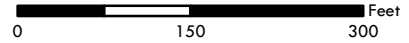

GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney
1050-2016-1063:228645



TID 88: 4TH AND WISCONSIN, MAP 1 BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development, 5/27/2016
Source: City of Milwaukee Information and Technology Management Division



**TID 88
BOUNDARY**

PARCEL 1

PARCEL 2

WISCONSIN CENTER

FEDERAL
PLAZA

H

H

N 6TH ST

N 5TH ST

N 3RD ST

Parcel Boundary

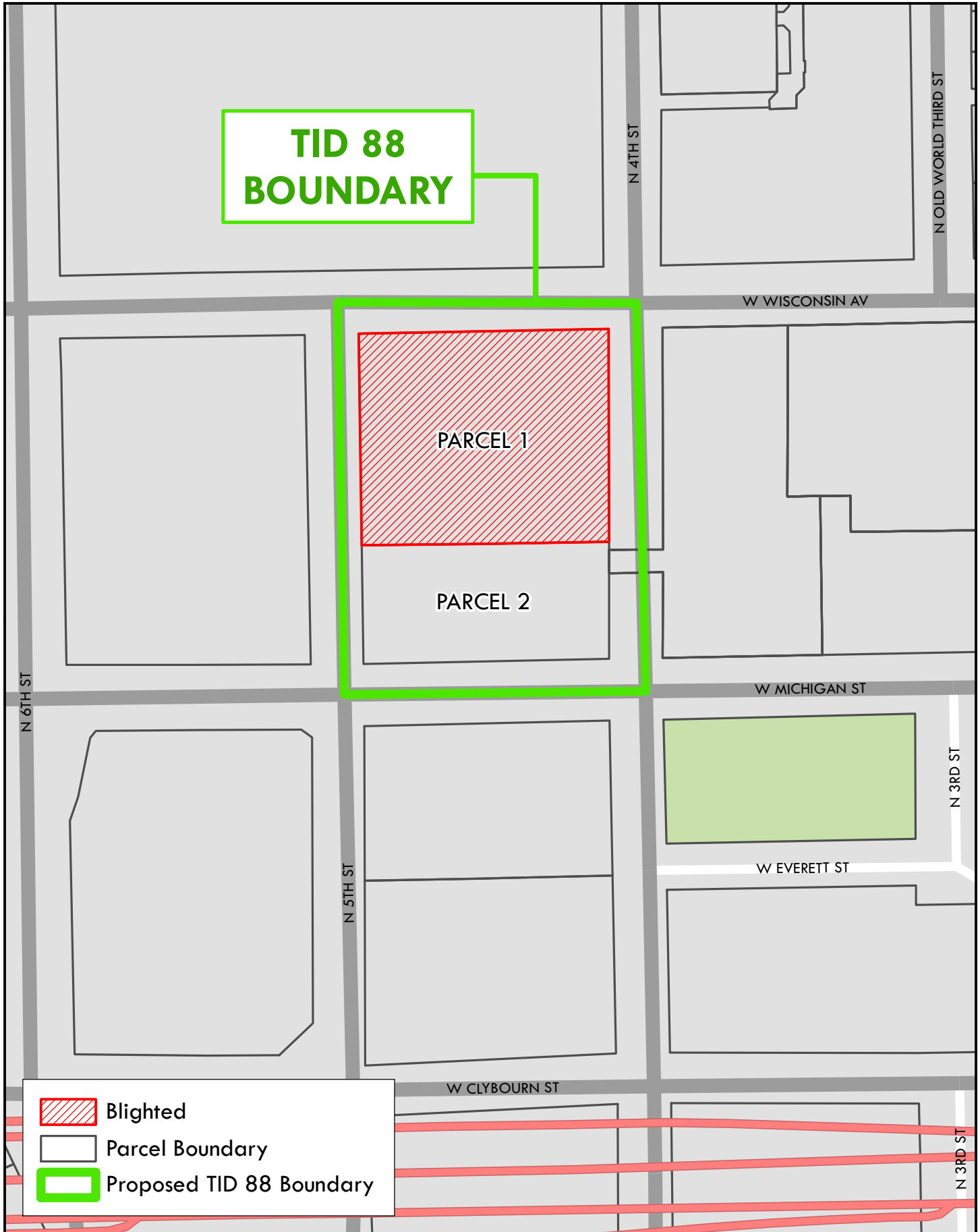
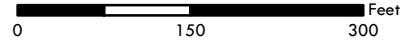
Proposed TID 88 Boundary

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 88: 4TH AND WISCONSIN, MAP 2

STRUCTURE CONDITIONS

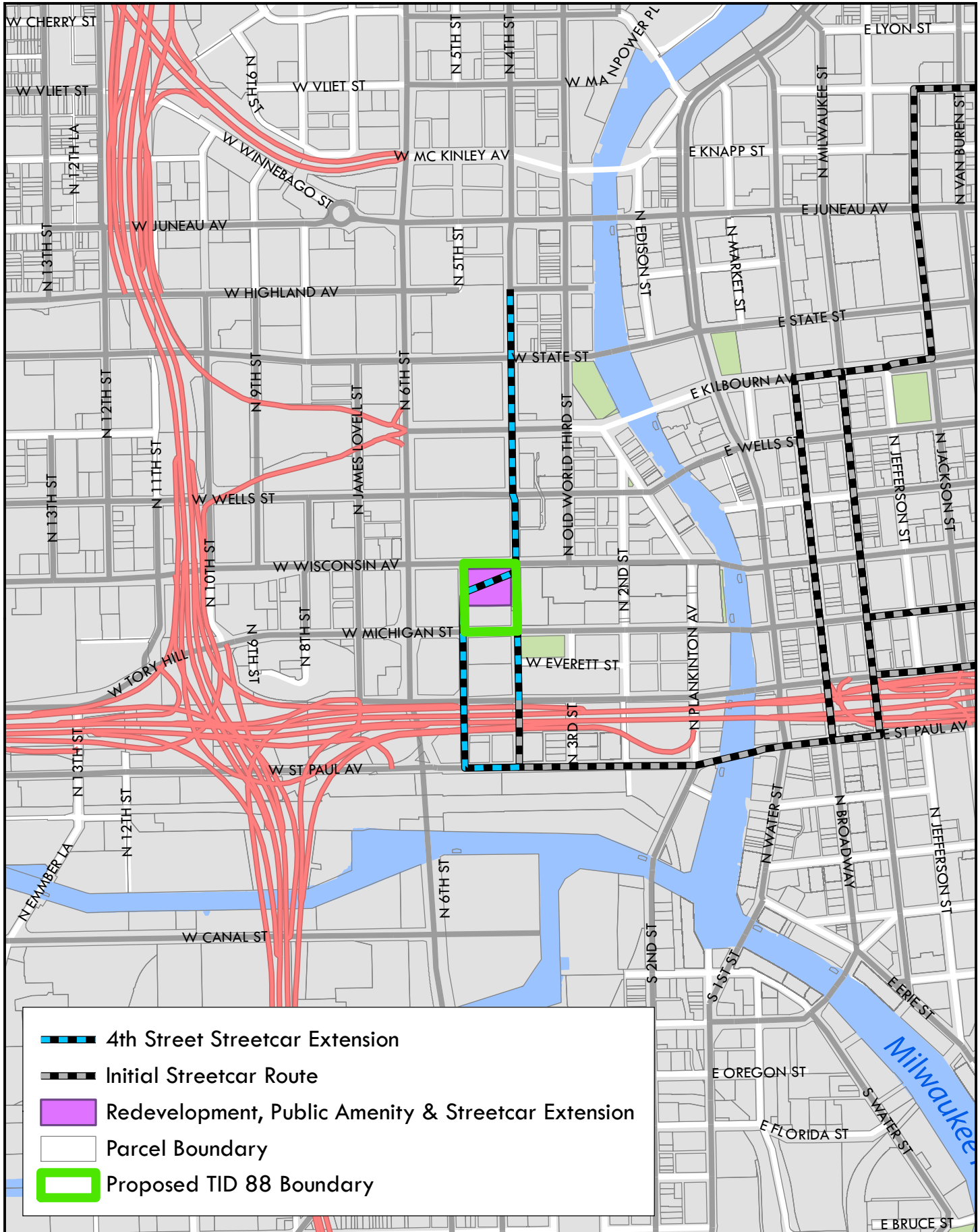
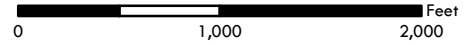
Prepared by the Department of City Development, 5/27/2016
Source: City of Milwaukee Information and Technology Management Division



TID 88: 4TH AND WISCONSIN, MAP 3

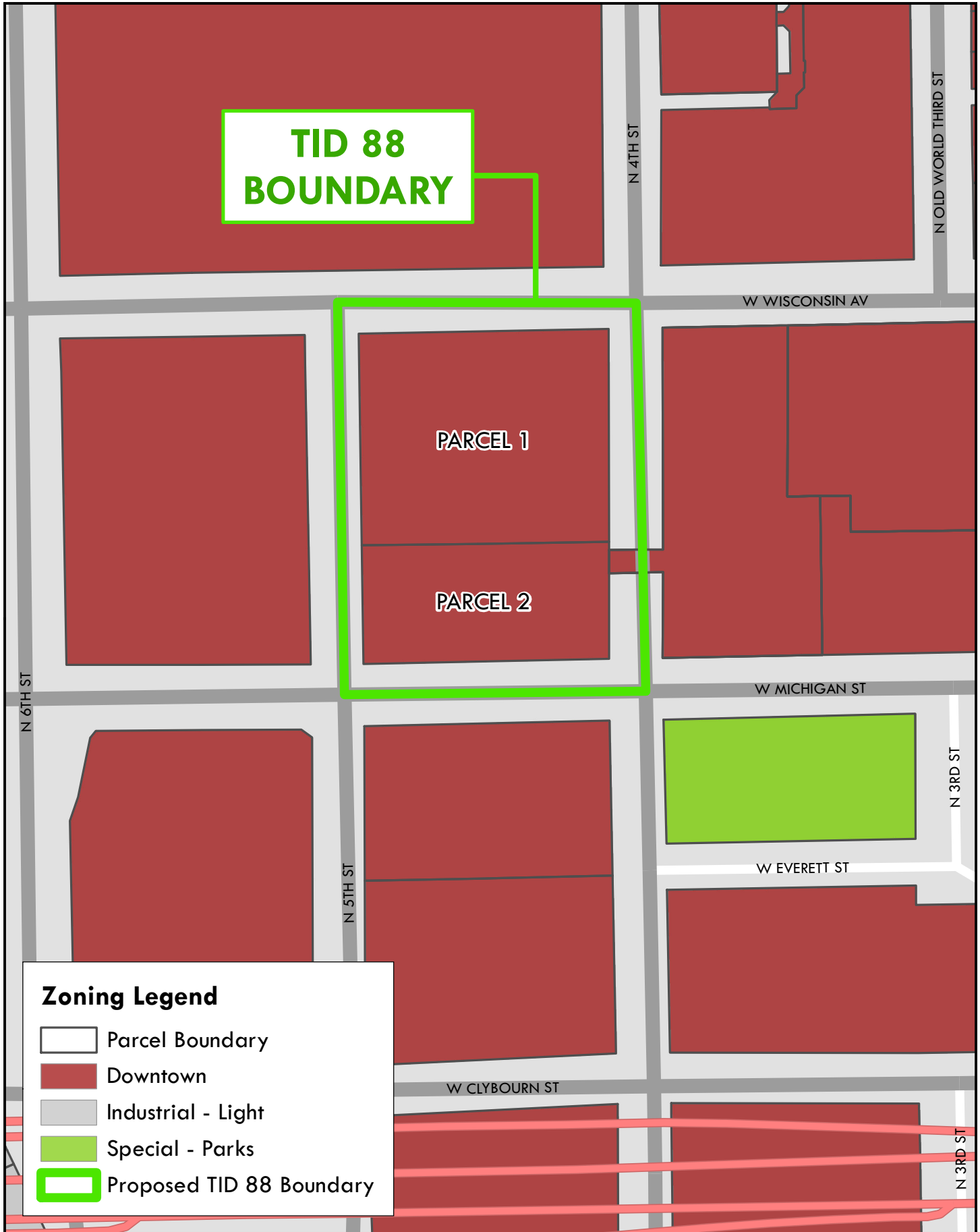
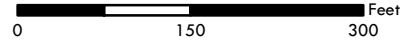
PROPOSED USES AND IMPROVEMENTS

Prepared by the Department of City Development, 5/27/2016
 Source: City of Milwaukee Information and Technology Management Division



TID 88: 4TH AND WISCONSIN, MAP 4 EXISTING ZONING

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Source: City of Milwaukee Information and Technology Management Division



TID 88: 4TH AND WISCONSIN, MAP 5

GRAND AVENUE TID 37

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