

NEIGHBORHOOD IMPROVEMENT DISTRICT NO. ____

Sherman Park Neighborhood Improvement District

PROPOSED OPERATING PLAN

Draft 1
July 26, 2013

STRONG HOMES	STRONG COMMUNITY	
		
BUILDING OUR STRENGTH		



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**2014 OPERATING PLAN
SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT**

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. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood improvements and other activities as approved by the NID Board. The ACT was drafted similar to the business improvement district statute.

The City of Milwaukee has received a petition from property owners which requests creation of a Neighborhood Improvement District for the purpose of revitalizing and improving the Sherman Park neighborhood area on Milwaukee's near west side (see Appendix B). The NID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the Sherman Park Neighborhood Improvement District. The NID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The general boundaries for the Sherman Park Neighborhood Improvement District ("SP NID") are North Fifty-First Street to the west, North 38th Street to the east, West Burleigh Street to the north and West Meinecke Avenue to the south. For a specific boundary, see Appendix C.

Near the end of the nineteenth century and in the first decades of the twentieth, the area constituting the Sherman Park NID developed rapidly. That development proceeded from the southeast to the west and north as the Milwaukee city limits were extended westward beyond 35th Street to North 60th Street (Wauwatosa), and on the north to West Burleigh and beyond. Development was encouraged by extension of the street car lines to the west, the 1891 purchase of land well outside of City limits for Sherman Park itself, creation of Sherman Boulevard as part of the early plan to link city parks with landscaped boulevards, and by the construction of Washington High School in 1913 - quickly regarded as a premium institution throughout the region. Early aerial photos show that properties on Grant, a developer-created boulevard, and Sherman Boulevards tended to fill in later than properties on either side. Commercial development was concentrated along Lisbon and North Avenues and Center and Burleigh Streets.

Though blocks in the Sherman Park NID are on a fairly regular grid, street widths and lot sizes vary considerably. Lot sizes vary, ranging from 30' by 120' in the south and eastern areas and 50' by 130' on the west side of Sherman to 50' by 160' lots on a parallel stretch of blocks between Sherman and Grant Boulevards. Most properties west of 35th Street are said to constitute automobile suburbs in that the provision for private garages to store personal vehicles was an automatic feature. Of these, many were built to match the style and materials of the home. Home construction has ranged from clapboard-sided frame and stucco or wood shingle over brick (bungalow styles) to all brick veneer or lannon stone. To date, there are few apartment buildings. The primary forms of housing in the NID are single family residences and unit over unit duplexes.

Many homes in the NID have architectural merit and were frequently individually designed by architects. These are most likely, though not exclusively, found on the 2500 block on North 47th Street, which is on the Milwaukee Historic Registry, and on Sherman and Grant Boulevards, both of which are on the local and National Historic Registers. Improvements in these latter districts are eligible for Preservation Tax Credits.

The SP NID is also home to a number of businesses and institutions including Hadley Terrace, the Mary Ryan Boys & Girls Club, and Washington High School.

C. Principal Office

The Principal Office and Registered Office of the SP NID shall be the Sherman Park Community Association, 3526 West Fond du Lac Avenue, Milwaukee, WI 53216.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D. The description in Section I. B is a general description of the boundary; the actual boundary is depicted on Appendix C and the actual properties included are listed in Appendix D. In the event of a discrepancy, Appendix D shall control. The SP NID may update Appendix D during each annual Operating Plan. The Boundaries are herein referred to as "SP NID Area."

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the SP NID is to (a) provide assistance to homeowners and (b) to fund community improvement projects in order to eliminate blight, stabilize the housing stock, and otherwise enhance the SP NID.

B. Proposed Activities - Year One

Principle activities to be engaged in by the district during its first year of operation will include:

1. Assistance to Homeowners
 - a. Create a grant fund ("Grant Fund") which will provide financial assistance to home owners in the SP NID Area through modest grants (e.g. \$50 - \$5,000 each) to make the following improvements to their properties: energy efficiency improvements, repairs to increase water conservation, repairs to the structural condition of the property (including roof repairs), safety improvements (including lighting, fencing and garages), plumbing, electrical, and heating improvements, repairs that are essential for bringing properties into compliance with city building codes and repairs to increase the curb appeal of property ("Improvements").
 - b. An initial overview of grants to be made from the Grant Fund is attached as Appendix F. The Board of Directors of the SP NID may at any time amend the amount of each grant, the number of grants, and any qualifying criteria.
2. Fund Community Improvement Projects

- a. Sustain the work of existing neighborhood organizations, including, but not limited to, Hadley Residents Council, the Sherman Park Community Association, Uptown Crossing, and the 38th to 41st Street Block Group.
- b. Each neighborhood organization, block club, or group of residents shall develop a work plan that includes community improvement projects which may include, for example, advertising material for the neighborhood, providing resource materials to residents, hosting community events, beautification projects, etc.
- c. Projects will be funded to the extent funds are available by action of the SP NID Board of Directors.

Pursuant to the NID Statute, defined below, the local legislative body does not authorize the board to own real property in this operating year, but the Operating Plan may be amended in the future to allow for such ownership.

C. Proposed Expenditures - Year One

Proposed Budget attached as Appendix E. The SP NID Board of Directors shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available. Although the SP NID Board of Directors may change the budget, it must pay off any debt incurred on behalf of the SP NID, including - without limitation - debt incurred related to the certified mailing costs involved in establishing the SP NID.

D. Financing Method

It is proposed to raise approximately \$150,000 through SP NID assessments (see Appendix D). Funds may also be pursued from foundations and other available resources. The SP NID may seek private financing for programming secured by this year's or future operating years of the SP NID. The SP NID Board of Directors shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of NID Board

Upon creation of the SP NID, the District shall hold annual meetings to elect Directors to the Board consistent with terms of this subsection and the bylaws of the SP 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 SP NID assessments.

State law requires (a) that the board be composed of at least five directors and that a majority of the board directors be owners or occupants of property within the district and (b) the local legislative body must set the time and place for a meeting at which directors of the board will be elected, and shall publish a class 2 notice under Ch. 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 SP NID Board be structured and operate in accordance with the Bylaws attached as Appendix L, which is consistent with the following:

1. Board Size: Minimum of seven (7) directors and up to nine (9) directors.
2. Composition: The Board shall consist of individuals who own or occupy residential property or mixed-use property (i.e. property with both commercial and residential uses). A minimum of 2/3 of the Directors shall be homeowners (owner-occupants) or residents that live within the SP NID.
3. Term: Terms for the members of the board shall be for a period of three years except that initially three members shall be elected for a period of three years, two members shall be elected for a period of two years, and two members shall be elected for a period of one year. Directors may be re-elected.
4. Compensation: None
5. Meetings: The Board shall adopt rules of order (by-laws) to govern the conduct of its meetings. The Board shall meet regularly, at least once every 3 months. A total of at least five (5) Board Members must be present for quorum in order for official decisions to be made. All meetings of the Board's affairs shall be kept pursuant to public records requirements.
6. Staffing and Office: The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. The Board may also maintain an office for the District, which shall be located within the District.
7. Method of Electing Directors to District Board: An annual meeting at which directors of the Board will be elected shall be held on the first Tuesday of February of each year of the District's existence. Prior to the meeting, the City shall publish a Class 2 notice that contains the time and place of the annual meeting. The notice shall specify that all individuals who either own or occupy real property within the District are eligible to serve on the Board and vote at the election.
8. Changes: Any change in the Board size, composition or election methodology must be approved by a two-thirds (2/3) majority of the entire Board.

F. Relationship to other Organizations:

The SP NID shall be a separate entity from the Sherman Park Community Association (SPCA), notwithstanding the fact that members, officers and directors of each may be shared. The SPCA shall remain a non-profit organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the SP NID Board. The SPCA may and, it is intended, shall contract with the SP NID to provide services to the NID in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the SP NID in proportion to the benefit derived from the SP NID. After consideration of other assessment methods, it was

determined that for residential properties, the number of residential units was the characteristic most directly related to the potential benefit provided by the SP NID.

Therefore, a fixed assessment of \$50 per dwelling unit was selected as the basic assessment methodology for properties in the SP NID. Mixed-use properties and multi-family dwellings (residences with two or more dwelling units) shall be assessed \$50 per unit to a maximum of \$500. Properties in the area which fall within pre-existing Business Improvement Districts (BIDs) are omitted from the SP NID.

Maintaining an equitable relationship between the SP NID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$500 per parcel will be applied.

As of March 13, 2013, the property in the proposed district had approximately 2,833 parcels with a total of assessed value of approximately \$195,753,000. Appendix D shows the projected SP NID assessment for each property included in the district.

The assessment assigned to each parcel based on this formula is herein referred to as "SP NID Assessment." Any SP NID Assessments related to a previous year or years may not be contested. Any SP NID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Excluded and Exempt Property

The NID Statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. In accordance with the interpretation of the City Attorney regarding Wis. Stats. Section 66.1110(7)(a), property exempt from general real estate taxes has been excluded from the District. Owners of tax exempt property adjoining the District and expected to benefit from District activities will be asked to make a financial contribution to the District on a voluntary basis. Those tax exempt properties adjoining the District which are later determined no longer to be exempt from general property taxes shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

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 Sherman Park neighborhood 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 is 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:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1110 (4)(c) of the NID law.
5. 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.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN 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:

1. 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.
2. 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.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The 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.
5. The Common Council will act on the proposed NID Plan.
6. If adopted by the Common Council, the proposed NID Plan is sent to the Mayor for his approval.
7. 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's hearing, a petition is filed with the City containing signatures of:

- a) Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 50% 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
- b) 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 PLANS

A. *Phased Development*

It is anticipated that the SP 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 purposes and objectives defined in this initial 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 One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions.

Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

In later years, the SP 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 SP NID has been created under authority of Section 66.1110 of the Statutes of the State of Wisconsin ("NID Statute"). Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the SP NID and this SP NID Operating Plan shall be amended to conform to the law without need of reestablishment.

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 to undertake any other act.

VII. Contraction with SP NID

Any contracting with the SP NID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the SP NID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to

the extent applicable. Further, the annual accounting required under Sec 66.608 (3)(c) Wis. Stats. shall be deemed to fulfill the requirements of Sec 62.15 (14)Wis. Stats. The SP NID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this NID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed. The SP NID may provide grant support to organizations that include the cost of staff; however, the SP NID shall not have employees directly and shall contract with a responsible third party for any administration of grant funds.

Appendices

Appendix A – NID Statute: Wis. Stats. 66.1110

Appendix B - Petition for creation of the SP NID

Appendix C - Proposed Boundary Map

Appendix D - Property & Assessment List

Appendix E - 2014 Operating Budget

Appendix F - Overview of Initial Grant Criteria

Appendix G -City Attorney's Opinion



termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

66.1110 Neighborhood improvement districts. (1) In this section:

(a) “Board” means a neighborhood improvement district board elected under sub. (4) (a).

(b) “Chief executive officer” means a mayor, city manager, village president, or town chairperson.

(c) “Local legislative body” means a common council, village board of trustees, or town board of supervisors.

(d) “Municipality” means a city, village, or town.

(e) “Neighborhood improvement district” means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) “Operating plan” means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) “Owner” means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) “Planning commission” means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

(3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement dis-

trict designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

(b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

1. The owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent 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.

2. The owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.

(4) (a) 1. If the local legislative body adopts the proposed initial operating plan under sub. (3) (e), it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.

2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district.

3. The local legislative body shall 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 ch. 985 that contains this 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.

4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.

5. Board members elected under subd. 4. shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties,



based on the calculation described in subd. 2., may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2.

6. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the neighborhood improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the neighborhood improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the neighborhood improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all of the powers necessary or convenient to implement the operating plan, including the power to contract.

(5) All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the neighborhood improvement district, in the same proportion as the last collected special assessment.

(6) (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs:

1. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district.

2. The owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district.

3. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3.

(b) 1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district.

2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c).

3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings.

4. Within 30 days after the date of the hearing under subd. 3., every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2.

5. Within 30 days after the date of the hearing under subd. 3., every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood improvement district under subd. 3.

(c) After the expiration of 30 days after the date of the hearing under par. (b) 3., and after adding any additions and subtracting any retractions under par. (b) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest completion date entered into to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners, as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3.

(7) (a) 1. Except as provided in subd. 2., any parcel of real property used exclusively for less than 8 residential dwelling units and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

2. In a 1st class city, real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a neighborhood improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 2005 a. 186; 2009 a. 147.

66.1111 Historic properties. (1) DEFINITIONS. In this section:

(a) "Historic property" has the meaning given under s. 44.31 (3).



Appendix B

Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____

We, the undersigned owners of real property used for residential and commercial purposes and located in the proposed neighborhood improvement district in Appendix C: SP NID Map, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.10(3)(a) of the Wisconsin Statutes, for the creation of a Neighborhood Improvement District for the area described in Appendix C.

	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	<i>Lenna Harris</i>	<i>2418 N. 41 street</i>	<i>Lenna Harris</i>
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____
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Appendix B

Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____


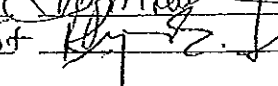
We, the undersigned owners of real property used for residential and commercial purposes and located in the proposed neighborhood improvement district in Appendix C: SP NID Map, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.10(3)(a) of the Wisconsin Statutes, for the creation of a Neighborhood Improvement District for the area described in Appendix C.

	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Marie (Tina) Holst	2450 N. 47	Marie (Tina) Holst
2.	Charles J. Holst	2450 N. 47th St	Charles J. Holst
3.	Hazel Bass	2412 N. 48th	Hazel Bass
4.	Victor Bass	2412 N 48 th	Victor Bass
5.	Cindy Judd	2415 N 46	Cindy Judd
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Appendix D
 Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____

We, the undersigned owners of real property used for residential and commercial purposes and located in the proposed neighborhood improvement district in Appendix C: SP NID Map, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.10(3)(a) of the Wisconsin Statutes, for the creation of a Neighborhood Improvement District for the area described in Appendix C.

	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	JAMES J. WILLIE ROBINSON	304 N 40th	
2.	RAYMOND JOHNSON	3053 N. 44th St	
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Appendix B

Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____

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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Robert Daley	2615 N 46 th St	Robert Daley
2.	WESTON SHAW	2670 N. 46 th ST.	Weston Shaw
3.	DEONA WILLIAMS	2639 N. 46 th St	Deona Williams
4.	Paz Chantuit	2645 N. 46 th St.	Paz Chantuit
5.	Harriett Clark	2427 N. 49 th St	Harriett Clark
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Appendix B

Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____

We, the undersigned owners of real property used for residential and commercial purposes and located in the proposed neighborhood improvement district in Appendix C: SP NID Map, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.10(3)(a) of the Wisconsin Statutes, for the creation of a Neighborhood Improvement District for the area described in Appendix C.

	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Joseph Stocks	2940 N. 51st St	Joseph Stocks
2.	Coleria Stocks	2940 N. 51 st St	Coleria Stocks
3.	MARGARET + MC HENRY	2976 N. 36th St	Margaret McHenry
4.	Lura Carson	2607 N. 40th St	Lura Carson
5.	Jessie M Powell	3009 N 37 St	Jessie M Powell
6.	ESTHER M. HENDERSON	2426 N 38 St.	Esther M. Henderson
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**YES - I WANT TO SPONSOR A NEIGHBORHOOD IMPROVEMENT DIST
FOR OWNER OCCUPIED PROPERTY IN SHERMAN PARK**

Appendix B

Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____

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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	DAVE ANDERSON	2551 N 47 ST	Dave Anderson
2.	DON MULLER	2557 N 47 th	Don Muller
3.	Mario Alberts	2531 N. 47 ST	Mario Alberts
4.	Thomas Browne	2510 N. 47 th St.	Thomas Browne
5.	T.E. Johnston	2517 N. 47 th ST.	T.E. JOHNSTON.
6.	William Thorn	2524 N. 47 th St.	William Thorn
7.	Victoria M THORN	2524 N. 47 th St.	Victoria Thorn
8.	EVA Johnston	2517 N. 47 th St.	E. Johnston
9.	RODNEY KENEL	2543 N. 47 th ST	Rodney Kenel
10.	MICHAEL P. MCKINLEY	2570 N. 47 th ST	Michael McKinley
11.	Cindy Janke	2564 N. 47 th St.	Cindy Janke
12.	JUANITA BROOKS	2557 N. 46 th St.	Juanita Brooks
13.	Shawn Cage	2554 N. 48 th St	Shawn Cage
14.	John Schuster	2503 N 47 th St	John Schuster
15.	Adam Heinen	2563 N 47 th St	Adam Heinen
16.	Anna JOHNSON	2579 N 47 th St	Anna Johnson
17.	OBELL JOHNSON	2579 N 47 th St.	Obell Johnson
18.	Ericka I Stark	2550 N 47 th St	Ericka Stark
19.	Nathan Stark	2550 N 47 th St	Nathan Stark
20.	GLOFF STEHLER	2509 N 47 th St	Gloff Stehler
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25.	Tim Walker	2563 N 47 th	Tim Walker

To Ann Knoedler's Mailbox

Appendix B

Sherman Park Neighborhood Improvement District (SP NID) Petition

Petition for the creation of the Sherman Park Neighborhood Improvement District - Neighborhood Improvement District # _____

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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	William C. Ross	2460 N 47th St Milwaukee WI 53210	William C. Ross
2.	Ann Knoedler	2460 N. 47th	Ann Knoedler
3.	Kathy Blair Koch	2478 N. 47th Street	Milwaukee, Kathy Blair Koch
4.	Konrad Koch	2478 N. 47th St	Konrad Koch
5.	Jen Vetrus	2440 N. 47th St	Jen Vetrus
6.	Christian Vetrus	2440 N 47th St	Christian Vetrus
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Geoffrey Grohowski	2803 N. Sherman Blvd	Geoffrey Grohowski
2.	Lonnie Rupert	2817 N. Sherman Blvd	Lonnie Rupert
3.	Christine Rupert	2817 N. Sherman Blvd	Christine Rupert
4.	Paul Kuenning	2830 N. Grant Blvd	Paul Kuenning
5.	Kay Weisman	2750 N. Grant Blvd	Kay Weisman
6.	Annie P. Manning	1979 N. 47th St	Annie P. Manning
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Kiante Shields	2439 W 46 th St	<i>[Signature]</i>
2.	Steve Herbert	2447 W 46 th St	<i>[Signature]</i>
3.	Robert Ruck	2457 N. 46 th St	<i>[Signature]</i>
4.	Rhonda Allen	2450 N 46 th St	<i>[Signature]</i>
5.	Ramona Sterling	2479 N. 46 th St	<i>[Signature]</i>
6.	Gretchen Henry	2508 N 48 th St.	<i>[Signature]</i>
7.	Jason Hall	2502 N. 46 th St	<i>[Signature]</i>
8.	Phyllis Forney	2506 N 46 th St	<i>[Signature]</i>
9.	Mrs Mrs NARRIER	2615 N 46 th St	<i>[Signature]</i>
10.	Alice Lawrence	2534 W 46 th St	<i>[Signature]</i>
11.	Magnolia Hoskins	2544 N 46 th St	<i>[Signature]</i>
12.	VINCENT KNOX	2446 No. 46 th St	<i>[Signature]</i>
13.	ANN HARDELL	2657 N. 46 th St	<i>[Signature]</i>
14.	MARIONA SMITH	2431 W. 46 th St	<i>[Signature]</i>
15.	JERRY CONLEY	2424 N. 46 th St.	<i>[Signature]</i>
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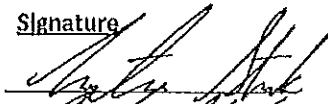
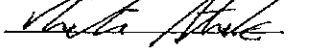
	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Deborah McCann	2878 N 46	Deborah McCann
2.	Robert N. McCann	2878 N 46 St	Robert N. McCann
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	NATHAN STARK	2550 N. 47 TH ST.	
2.	NATHAN STARK	2512 N. 48 TH ST.	
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Medeiros Hampton	3424 W. Holly	Medeiros Hampton
2.	Sheila Bufford	2809 W 34th	
3.	Tiffany Kelly	2838 N. 34th	Tiffany Kelly
4.	Percy Lucas	2849 N 34	Percy Lucas
5.	Jan-Maria Weiler	2761 N. 37th St.	Jan-Maria Weiler
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Mary Kaems	2641 N 41st St	Joseph T Kaem
2.	Frederic A Kaems	2641 N 41st St	Frederic A Kaems
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	April Johnson	2967 N. 47th St.	April Johnson
2.	Margaret Stone	2977 N. Sherman Blvd	Margaret Stone
3.	[Signature]	2972 N. Sherman Blvd	[Signature]
4.	Quincy M. Widish	2943 N. 50th St.	Quincy M. Widish
5.	Robert Widish	2943 N. 50th St	Robert Widish
6.	Melisande Jones	2973 N 49th	Melisande Jones
7.	Darnell Tipton	2613 N 50th	Darnell Tipton
8.	Lamar & Cornita Hampton	2630 N. Sherman	Lamar A. Hampton
9.	WILFORD Crayle	3011 N 40th St	W. Crayle
10.	Robert S. Butler	3004 N 37th	Robert Butler
11.	Allie V. Staten	3072 N 38th	Allie V. Staten
12.	Linda Ann McAlister	2671 N Grant Blvd	Linda McAlister
13.	Vivian Hunter	2848 N 50th	Vivian Hunter
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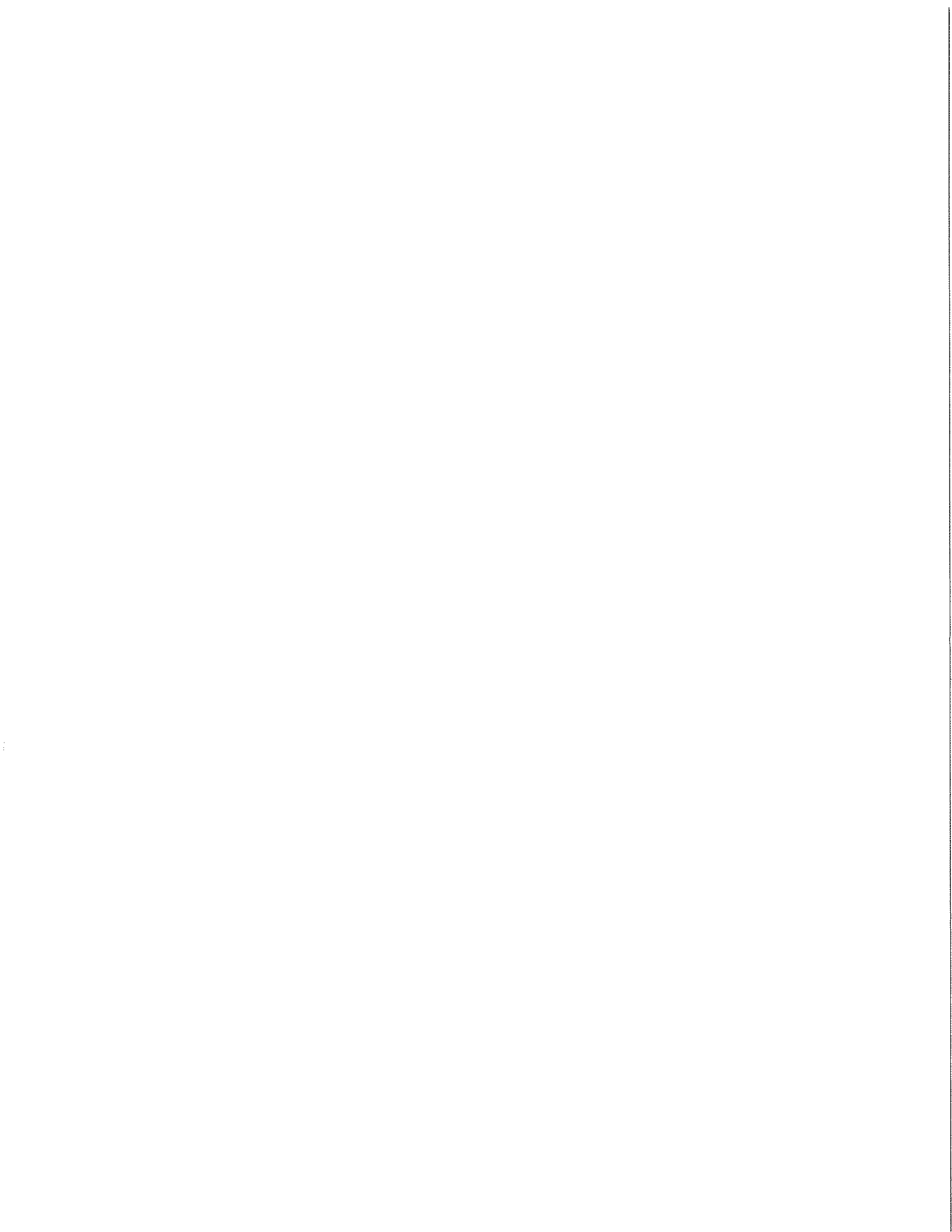
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	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1.	Johnnie M. Byrd	2919 N. 49 th St.	Johnnie M. Byrd
2.	Theodore Thompson	3053 N 37 th St	Theodore Thompson
3.	Mary Ali-Masai	3026 N. 45 th St.	Mary Ali-Masai
4.	Lauretta Turnbull	2728 N 50 th St	Lauretta Turnbull
5.	Linda Post	2820 N. 35 th St.	Linda Post
6.	BETH DUNN	2878 N. 33 rd St	Beth Dunn
7.	Valencia Bethly	2819 N. 37 th St.	Valencia Bethly
8.	MARY F WILLIAMS	2472 N. 40 th St	Mary F. Williams
9.	Jermaine Alexander	2541 N. 48 th	Jermaine Alexander
10.	KAREN CHESIK	2461 N 40 th St	Karen Chesik
11.	RICKY CHESIK	2461 N. 40 th St	Ricky Chesik
12.	Quiana Masby	2528 N. 40 th St	Quiana Masby
13.	Quentin Masby	2530 N 40 th St	Quentin Masby
14.	Tremereil J. Robison	2612 N. 40 th St	Tremereil J. Robison
15.	Michael E Robinson	2612 N. 40 th St	Michael E Robinson
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Proposed NID Sherman Park Home Ownership




Legend

 Proposed NID Boundary

Residential

-  Single Family
-  Duplex
-  Multi-Family
-  Condominiums



Commerical

-  Commerical
-  Mixed Commerical and Residential
-  Manufacturing, Construction, and Warehousing

Transportation, Communications, and Utilites

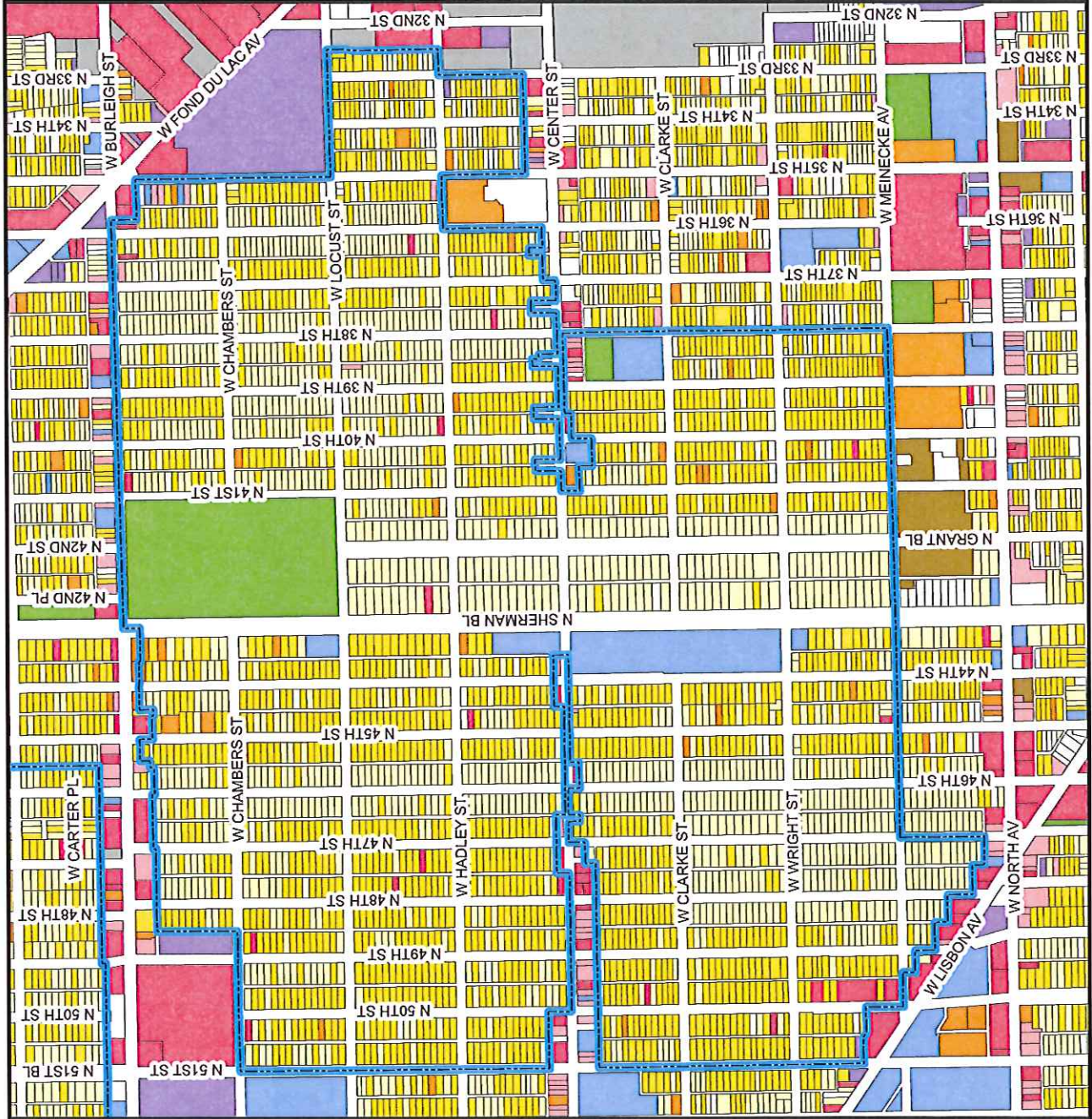
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Public and Quasi-Public

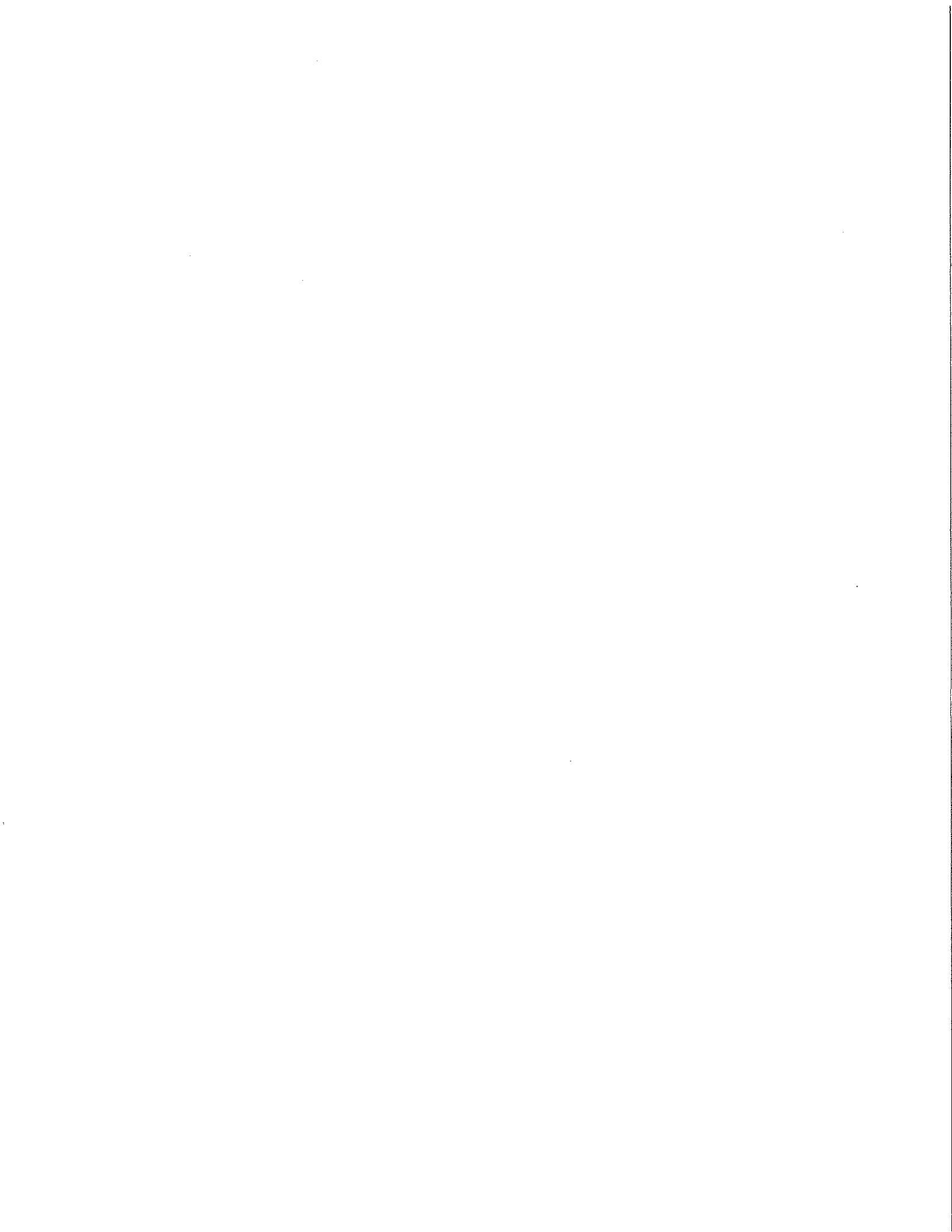
-  Public Parks and Quasi-Public Open Space
-  Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings

Vacant Land or Recent Taxkey Change

- 



Prepared by the Department of City Development
23 July 2013
Source: City of Milwaukee Information and Technology Management Division



200771000	2007 N 38TH ST		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7400	4800	4800	0 R 172	1
200771000	AJONZ INVESTMENTS LLC		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1
200771000	BOLE BLANDING		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	2
200771000	BOLE BLANDING		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1
200771000	BOLE BLANDING		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1
200771000	SANTANA OWENS		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1
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200771000	SANTANA OWENS		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1
200771000	SANTANA OWENS		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1
200771000	SANTANA OWENS		5371000000		5371000000	MILWAUKEE WA	53710	4800	69000	1	7102	4800	4800	0 R 172	1

Table with columns for Parcel ID, Owner Name, Address, City, State, ZIP, County, and other details. The table contains numerous entries for properties in various locations, primarily in the Washington, DC area, with owners including individuals and corporations like 'DONALD R NEFAL', 'THOMPSON DONALD E & BARBARA', 'LEGAN HILL CO', 'JAMIE S GUILL', etc.

3066157000	2917 N GRANT BL	5371000000	MILWAUKEE WI	1427000	1510000	1510000	151000	01000	80100	74500	01R50	1	50
3066157000	2917 N GRANT BL	5371000000	MILWAUKEE WI	1427000	1510000	1510000	151000	01000	80100	74500	01R50	1	50
3066157000	2917 N GRANT BL	5371000000	MILWAUKEE WI	1427000	1510000	1510000	151000	01000	80100	74500	01R50	1	50

0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
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0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50
0000000000	2400 N 38TH ST	5311000000	BAC HOME LOANS SERVICING LP	5401 N BEACH ST	FORT WORTH TX	76137	48000	750000	751001	151003	0100	8810	4800	01R150	1	50

Appendix E
2014 Operating Budget

Sources

NID Assessment on Properties	\$ 150,000.00
Total Projected Sources	\$ 150,000.00

Uses

Home Repair Grants ¹	\$ 84,000.00
Community Improvement Grants ²	\$ 4,500.00
Housing Specialist	\$ 30,000.00
Administrative	\$ 7,500.00
Debt Service (Year 1 Only) ³	\$ 24,000.00
Total Projected Uses	\$ 150,000.00

¹ Home Repair Grants amount to less in Year 1 than is projected to be available for future years (\$100,000 or 66% of all funds collected) to direct \$16,000 towards Debt Service.

² Community Improvement Grants amount to less in Year 1 than is projected to be available for future years (\$12,500 or 9% of all funds collected) to direct \$8,000 towards Debt Service.

³ A total of \$24,000 will be directed towards Debt Service in Year 1 only to repay the Local Initiatives Support Corporation (LISC) for a loan which covered the cost of the SP NID's certified mailing.



Appendix F

Overview of Initial Homeowner Grant Criteria

Purpose: The purpose of the SP NID Homeowner Grant is to provide assistance to homeowners in order to eliminate blight, stabilize the housing stock, and otherwise enhance the SP NID area.

Types of Assistance: The Homeowner Grant covers a number of eligible projects including the following:

- A. Structural Repairs. Including roof, porch, foundation and other structural repairs.
- B. Mechanical and Electrical Systems. Including furnace replacement and wiring repairs.
- C. Energy Efficiency Improvements. Including window replacement, HVAC upgrades, insulation, and alternative energy improvements.
- D. Water Conservation Improvements. Including replacement of water laterals, old piping, low-flow fixtures and other water efficiency improvements.
- E. Curb Appeal. Including painting, tuck-pointing, lighting and other curb appeal projects.
- F. Code Compliance. Including all repairs necessary to remedy an existing code violation.
- G. Safety Improvements. Including lighting, fencing, garages and other safety projects.

Exclusions include, but are not limited to, appliances, building additions other than garages, landscaping, and interior decorative improvements (i.e. new carpets, countertops, etc.).

Minimum and Maximum Awards. The minimum grant that can be applied for is \$50; the maximum is \$5,000. Homeowners are eligible for up to \$5,000 in grant funds over a period of five (5) years.

Eligibility. Owner-occupants ("Homeowner") of residential or mixed-use (commercial and residential) properties are eligible for the Homeowner Grant. Directors on the SP NID Board are not eligible.

Homeowner Contribution. The Homeowner may be required to make a contribution for a percentage of the total project cost depending on the Homeowner's household income relative to the County Median Income (CMI). Homeowners are required to show proof of household income. See Appendix N for the 2013 County Median Income Table. The sliding scale for Homeowner Contributions is as follows:

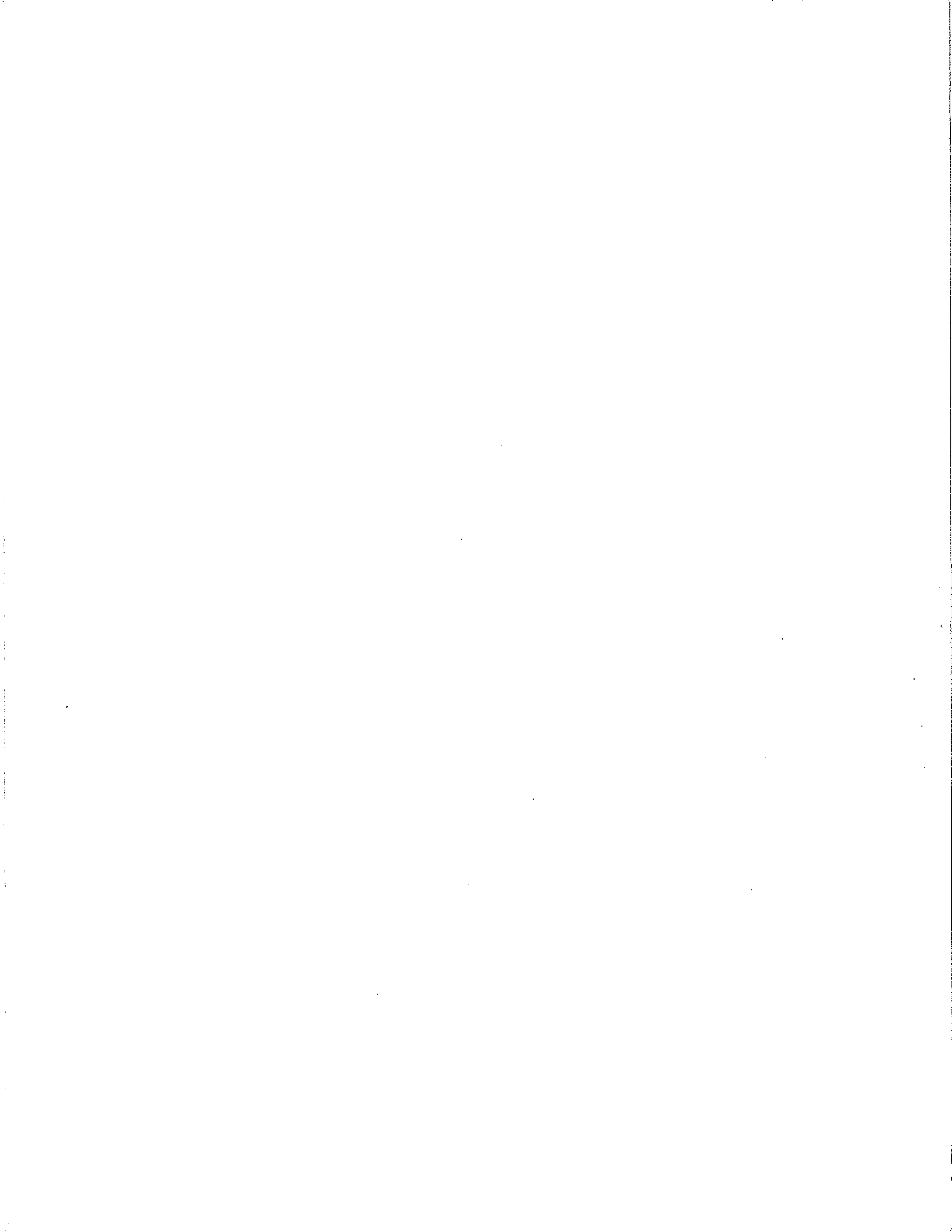
1. Households at or below 50% of CMI are not required to make a contribution.
2. Households at 51% to 120% of CMI are required to contribute 25% of the total project cost.
3. Households over 120% of CMI are required to contribute 50% of the total project cost.

The Homeowner may use his or her own funds or funds that he or she has otherwise acquired through other resources to fulfill the required contribution, such as Me2, Brush with Kindness, Neighborhood Improvement Project, etc. A Homeowner's own labor or the labor of the Homeowner's family or other volunteers cannot be counted towards the Homeowner contribution.

Implementation. The Homeowner must contract directly with an Eligible Contractor who is licensed to work in the City of Milwaukee. Once the project is complete, the Homeowner can (a) pay the contractor and provide proof of payment for reimbursement, or (b) the SP NID can pay the contractor directly.

Grant Decisions. All initial grant decisions will be made by a Housing Specialist selected by the SP NID Board of Directors. The Board reserves the right to limit the number of grant awards, and or reduce the amount of any grants awarded. Directors are elected by residents and residential and mixed-use property owners within the SP NID.

Other Limitations. Grant applications related to properties that are tax delinquent, involved in litigation, not paying a NID assessment, or in condemnation or receivership will not be considered. Tax delinquent properties which are enrolled in a payment plan may be considered eligible. If code violations exist, the proposed project must resolve those code violations. This grant information is not a legal contract between the SP NID and any other party.



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August 16, 2013

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

Re: Proposed Operating Plan for Neighborhood Improvement District No. 4
Sherman Park


Dear Commissioner Marcoux:

This letter is written in response to your request of August 12, 2013 for this office to review the proposed initial Operating Plan for Business Improvement District No. 4 (the "Plan"). You asked us to provide an opinion pursuant to Wis. Stat. § 66.1110(2)(f) with respect to the Plan's compliance with the requirements of Wis. Stat. § 66.1110 (2).

We have reviewed the Plan, and, based upon such review, are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1110(2), in particular subsections a through e thereof.

Very truly yours,


GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney

1050-2013-2226:195082

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