

**WEST NORTH AVENUE  
BUSINESS IMPROVEMENT DISTRICT NO. 16  
2006 OPERATING PLAN**

September 13, 2005

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**WEST NORTH AVENUE BUSINESS IMPROVEMENT DISTRICT  
2006 OPERATING PLAN**

**I. INTRODUCTION**

In 1984, the Wisconsin legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement District (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is “. . . to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.” Upon petition from property owners within the West North Avenue business district, the Common Council of the City of Milwaukee on September 27, 1995, by Resolution File Number 95078 created BID No. 16 (West Northern Avenue) and adopted its initial operating plan.

Section 66.608 (3) (b), Wis. Stats., requires that a BID Board “shall annually consider and make changes to the operating plan . . . The board shall then submit the operating plan to the local legislative body for approval.” The Board of BID No. 16 (Uptown Crossing Business District) submits this 2006 BID Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial July 1995 BID Operating Plan. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wis. Stats., and the proposed changes for 2006. This plan does not repeat the background information, which is contained in the initial operating plan.

**II. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND  
ORDERLY DEVELOPMENT OF THE CITY**

No changes in the District planning or zoning have occurred since adoption of the initial operating plan.

### III. DISTRICT BOUNDARIES

Boundaries of the district are West North Avenue from Sherman Boulevard westbound to North 60<sup>th</sup> Street and West Lisbon Avenue North 45<sup>th</sup> Street Westbound to North 52<sup>nd</sup> Street. A listing of properties in the district is provided in Appendix A.

### IV. PROPOSED OPERATING PLAN

#### a. Plan Objectives

The BID will be used to finance the business property owners' share of the cost of streetscape improvements. The objectives of this streetscaping project are as follows:

1. Improve the overall appearance and image of the street.
2. Enhance safety and security by increasing the amount of pedestrian level lighting.
3. Attract new businesses and increase private investment in the district.
4. Create an environment which will attract new customers and increase economic viability in the area.

The streetscaping may include, but is not limited to, improvements such as; installation of pedestrian level "harp" lighting; replacing portions of the curb, gutter, and sidewalk; replacing portions of the sidewalk with paving

brick; planting of street trees; and installation of bollards, benches, and landscaping.

b. Proposed Activities

Principal activities to be undertaken by the BID during 2006 will include, but are not limited to:

1. Monitoring the continued installation and implementation of the streetscape improvements. Five Hundred Thousand Dollars (\$500,000) of additional major improvements, which was approved in 2002, should be completely installed at the end of 2005 or beginning of 2006. The additional expense is part of a contract BID No. 16 has with the City of Milwaukee.
2. Maintaining communication with the property owners and business operators in the district regarding the design and implementation of the project via quarterly newsletters to the district
3. Monitoring the ongoing maintenance of streetscape improvements.
4. Negotiating and entering into a landscape maintenance agreement to provide installation and ongoing maintenance of plants and street banners including four (4) seasonal changes.
5. Via involvement with other community resources, investigate avenues to facilitate economic development, opportunities, and activities including management of BID functions.

c. Proposed Expenditures

PROJECT BUDGET 2006

Project Expenses

Debt Expense\* (paid to City of Milwaukee) \$43,194

Operating Expenses

Insurance \$1,275

Ongoing Street Maintenance (may include, but is not limited to, replacement of damaged street amenities and street landscaping, graffiti removal, and landscaping maintenance.) 32,650

Seasonal Decorations 7,575

General Expenses 3,356

Professional Services 12,100

Total Expenses \$100,150

\* The streetscaping project was initiated in September 1996. In 2006, we will continue to complete another major project, to change out the cobra street lighting to match the pedestrian level lighting. Project costs have been approved for approximately \$500,000. It is unclear if this assessment will be part of the 2006 budget. This is a matching grant project with 50% paid by the BID and 50% paid by the city.

The district will also expend funds for maintenance of the streetscape project and the direct operation of the district. Some of these funds will be unspent funds carried over from previous years' BID assessments.

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the district budget as necessary to match the funds actually available. Any

funds unspent at the end of 2005 shall be carried over to 2006 and applied against future expenses. It is estimated that the BID will carry forward approximately \$55,000 of currently held funds for future expenses.

d. Financing Method

It is proposed that the City of Milwaukee and the district jointly and cooperatively fund the streetscaping. The district's share of the cost of the streetscaping and the operating expenses of the district will be funded by BID assessments on taxable properties within the district.

The district entered into a Public Improvement Development and Maintenance Agreement, identified as Contract No. 96-239 (CM), dated April 2, 1997, with the City of Milwaukee.

The Public Improvement Development and Maintenance Agreement constitutes a long-term commitment and the district will not be terminated until all repayments to the City have been made and adequate provision is made for the operation and management of the improvements financed through the district. The Public Improvement Development and Maintenance Agreement are in addition to this operating plan. The new contract for 2006 will be similar in nature to the current contract.

**V. METHOD OF ASSESSMENT**

a. Assessment Rate and Method

As of July 5, 2005 the properties in the district had a total assessable value of \$18,548,900. This plan proposes to assess the taxable property in the district at a rate of \$5.25 per \$1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for each property included in the district.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of assessment methods, it was determined that the assessed value of the property was the characteristic most directly related to the potential benefit provided by the BID.

The variables used to determine the regular BID assessments are:

1. The total assessed value of each tax key parcel within the district; and
2. The specific dollar amount per \$1,000 of the assessed value of each tax key parcel.

The assessment methodology is as follows: For each of the taxable tax key parcels within the BID boundaries, the BID assessment is calculated by applying a \$5.25 per \$1,000 charge against the assessed value of the parcel.

b. Excluded and Exempt Property

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

1. Sec. 66.608 (1) (f) lm: The district may contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are



identified as BID Exempt Properties in Appendix A, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding Sec. 66.608 (1) (b), Wis. States., property exempt from general real estate taxes have been excluded from the district. Privately owned tax exempt property, which is expected to benefit from district activities, may be asked to make a financial contribution on a voluntary basis.

## VI. 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 has played a significant role in the creation of the BID and in the implementation of its operating plan. In particular, the City will continue to:

1. Provide technical assistance to the proponents of the district through adoption of the operating plan and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds, which could be used in support of the district.
3. Collect BID assessments, maintain the BID assessments in a segregated account, and disburse the BID assessments to the district.
4. Receive annual audits as required per Sec. 66.608 (3) (c) of the BID law.

5. On or before June 1<sup>st</sup> of each plan year, provide the Board, through the Tax Commissioner's Office, with the official City records on the assessed value of each tax key number within the district as of January 1<sup>st</sup> of each plan year for the purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## **VII. BUSINESS IMPROVEMENT DISTRICT NO. 16 BOARD OF DIRECTORS**

The Board's primary responsibility will be implementation of this operating plan. The current BID No. 16 Board of Directors is comprised as follows:

- Gordon Steimle  
Neighborhood resident, Washington Heights location
- Jill Trachte  
Property owner, business owner, North Avenue location
- Christine McRoberts  
Property owner, business owner, North Avenue location
- Allyson Nemeč  
Neighborhood resident, Westside of Milwaukee location
- Lora Pryor  
Branch manager of US Bank, North Avenue location

## **VIII. MILWAUKEE WEST NORTH AVENUE BUSINESS ASSOCIATION**

The BID shall be a separate entity from the Milwaukee West North Avenue Business Association notwithstanding the fact that members, officers, and directors of each may be shared. The association shall remain a private

organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID to provide services to the BID. At present, the business association is not operating.

## **IX. FUTURE YEARS' OPERATING PLANS**

It is anticipated that the BID 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 operating plan.

Section 66.608 (3) (a) of the BID law requires the BID 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 project, it focuses upon 2006 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2005 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such operating plan updates shall be conclusive evidence of compliance with this operating plan and the BID law.

## **X. AMENDMENT, SEVERABILITY, AND EXPANSION**

The BID has been created under the authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID operating plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID operating plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual

review and approval of the operating plan and without necessity to undertake any other act. This is specifically authorized under Sec. 66.608 (3) (b), Wis. Stats.

Appendix A: 2005 Assessed Values and BID Assessments - BID No. 16, sorted by Tax Key

Tax Key	Address	Owner	Class	Assessable Value	BID ASSESSMENT
3280631000	4404 W NORTH	DANIEL T DEVALK	Local Commercial	27,000	\$141.75
3280633000	4414 W NORTH	KEITH B TERRY	Mercantile Apartment	127,500	\$0.00
3280634000	4420 W NORTH	WENDY C VEHRING	Local Commercial	44,300	\$232.58
3280635000	4424 W NORTH	CHARLES BAGNIESKI	Mercantile Apartment	142,400	\$0.00
3280636000	4428 W NORTH	CITY OF MILW	Exempt	0	\$0.00
3281207000	4806 W LISBON	AMJAD TUFAIL	Special Mercantile	122,500	\$643.13
3281209100	4820 W LISBON	ALPHA WOMEN'S CENTER INC	Exempt	0	\$0.00
3281210000	4828 W LISBON	RONALD I PACHEFSKY	Local Commercial	98,900	\$519.23
3281211000	4842 W LISBON	MDW III LLC	Local Commercial	89,400	\$469.35
3281228000	4700 W NORTH	HATZLACHAH LLC	Local Commercial	116,000	\$609.00
3281229000	4708 W NORTH	DENNIS C GABRIEL	Local Commercial	46,500	\$244.13
3281230000	4716 W LISBON	AGAPE LOVE DELIVERANCE	Local Commercial	140,000	\$735.00
3281231100	4720 W LISBON	CASSANDRA HARRELL DBA	Local Commercial	141,000	\$740.25
3281233000	4734 W LISBON	STEPHEN BIALK	Local Commercial	152,000	\$798.00
3281257000	2309 N 46TH	LUCILLE E MUSTA	Mercantile Apartment	71,600	\$0.00
3281258000	2303 N 46TH	JAMES E ROUSE	Residential	69,300	\$0.00
3281282000	4534 W NORTH	SANDRA A JONES	Special Mercantile	147,000	\$771.75
3281505100	4900 W NORTH	LUC LE	Local Commercial	398,000	\$2,089.50
3281507000	4926 W NORTH	FRANK HEILBRONNER &	Special Mercantile	277,000	\$1,454.25
3281908100	2429 N 50TH	GREG D MOTTO AKA	Residential	114,200	\$0.00
3281910110	5006 W LISBON	WILHELM COMMERCIAL HOLDING	Local Commercial	313,000	\$1,643.25
3281911100	2432 N 51ST	WILHELM COMMERCIAL	Local Commercial	12,600	\$66.15
3282101000	4930 W LISBON	NORTH SIDE PETROLEUM INC	Special Mercantile	162,300	\$852.08
3282102000	4914 W LISBON	CITY OF MILW REDEV AUTH	Special Mercantile	63,500	\$0.00
3282121000	4630 W NORTH	BRIAN H WIEGAND DBA	Local Commercial	102,000	\$535.50
3282131000	4923 W LISBON	CITY OF MILWAUKEE	Exempt	0	\$0.00
328992110	4500 W NORTH	WALGREEN NEW BERLIN #01336	Special Mercantile	1,080,000	\$5,670.00
3290010000	5304 W NORTH	RICHARD XIONG	Special Mercantile	449,000	\$2,357.25
3290019110	5220 W NORTH	FIRSTAR BANK MILWAUKEE NA	Special Mercantile	851,000	\$4,467.75
3290026000	5038 W NORTH	KLAPPER & CO INC	Local Commercial	117,000	\$614.25
3290027000	5020 W NORTH	CMSS LLC	Special Mercantile	535,000	\$2,808.75
3290125110	5814 W NORTH	RIECO INC	Local Commercial	600,600	\$3,153.15
3290148000	5900 W NORTH	FIRST FINANCIAL SAVINGS ASSN	Special Mercantile	534,000	\$2,803.50
3290149000	5916 W NORTH	HOP TRUNG TRAN	Local Commercial	148,000	\$777.00
3290150000	5920 W NORTH	STANLEY C GORDON	Local Commercial	390,200	\$2,048.55

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3290212000	5700 W NORTH	DIROT PROPERTIES TWO LLC	Local Commercial	480,000	\$2,520.00
3290224000	5612 W NORTH	BORDER PATROL WISCONSIN INC	Special Mercantile	276,000	\$1,449.00
3290225000	5600 W NORTH	L J NEUMAN & SHARON E LAVIN	Local Commercial	232,000	\$1,218.00
3290248000	5522 W NORTH	H DUCK INC	Local Commercial	227,000	\$1,191.75
3290249110	5516 W NORTH	BASEM AL-SALHI	Local Commercial	339,000	\$1,779.75
3290542000	5114 W LISBON	ADVANCED PROPERTIES &	Local Commercial	43,500	\$228.36
3290911100	5428 W NORTH	FAMILY DOLLAR STORS OF WI	Local Commercial	599,500	\$3,147.38
3291012000	5710 W NORTH	5714 REAL EST HOLDINGS LLC	Local Commercial	63,800	\$334.95
3291301000	5105 W LISBON	HOUSING AUTH CITY OF MILW	Exempt	0	\$0.00
3291882000	5104 W LISBON	WILHELM COMMERCIAL	Local Commercial	12,800	\$67.20
3299991100	5722 W NORTH	R.A. EVANS LLC	Local Commercial	171,000	\$897.75
3460115000	5725 W NORTH	HALL INVESTMENT GROUP LLC	Local Commercial	175,000	\$918.75
3460126100	5803 W NORTH	PAUL R ORWAL	Local Commercial	163,000	\$855.75
3460141000	5823 W NORTH	HANI S MATLOUB AND BRENDA S	Local Commercial	60,400	\$317.10
3460142100	5901 W NORTH	KEREN PROPERTIES 4 LLC	Local Commercial	66,100	\$347.03
3460142200	5909 W NORTH	ELWYN O JARVIS	Local Commercial	65,700	\$344.93
3460166000	5919 W NORTH	KEREN PROPERTIES 4 LLC	Local Commercial	184,000	\$966.00
3460501000	2255 N 54TH	PAULETTE A BLAKE	Local Commercial	57,000	\$299.25
3460523000	5419 W NORTH	MICHAEL T TROTNOW	Local Commercial	105,900	\$555.98
3461401000	5501 W NORTH	ROBERT C & EDITH I PRESCHER	Local Commercial	205,000	\$1,076.25
3461402000	5507 W NORTH	KLAUSE HARTTER	Local Commercial	98,300	\$516.08
3461403000	5511 W NORTH	KLAUSE HARTTER	Local Commercial	151,000	\$792.75
3461404000	5517 W NORTH	JEANETTE MALONE	Local Commercial	247,000	\$1,296.75
3461405000	5523 W NORTH	CATHERINE L PRETCHOLD	Local Commercial	131,000	\$687.75
3461406000	5527 W NORTH	LINCOLN FONG	Local Commercial	193,000	\$1,013.25
3461423000	5601 W NORTH	NICHOLAS R MORN	Local Commercial	141,000	\$740.25
3461424000	5609 W NORTH	VIKTORIYA SHTEYNBUK	Local Commercial	103,000	\$540.75
3461425000	5611 W NORTH	RONALD W BARCHUS	Local Commercial	200,000	\$1,050.00
3461426000	5623 W NORTH	PELICARIC GOJO	Local Commercial	76,000	\$399.00
3461427000	5629 W NORTH	INSTA-TAX SERVS INC	Local Commercial	107,000	\$561.75
3461444000	5701 W NORTH	JACK RABON	Local Commercial	89,300	\$468.83
3461445000	5707 W NORTH	DONALD S CONSTANTINEAU	Local Commercial	201,000	\$1,055.25
3461446000	5713 W NORTH	DAVID J HAAS	Local Commercial	165,000	\$866.25
3461601100	5101 W NORTH	ROSEMARIE DUNHAM REVOC TRUST	Local Commercial	187,000	\$981.75
3461603000	5115 W NORTH	BARRY D DIMOFF	Residential	138,200	\$0.00
3461604000	5119 W NORTH	ELLEN N AHNERT	Local Commercial	93,000	\$488.25
3461605000	5125 W NORTH	B C MANAGEMENT LLC	Local Commercial	134,000	\$703.50

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3461606000	5129 W NORTH	REAL ESTATE RESOLUTIONS LLC	Local Commercial	226,500	\$1,189.13
3461623000	5211 W NORTH	MELVIN B RASKIN	Local Commercial	122,000	\$640.50
3461624000	5205 W NORTH	FUTURE HEIGHTS LLC	Local Commercial	100,000	\$525.00
3461625000	5201 W NORTH	FUTURE HEIGHTS LLC	Local Commercial	85,700	\$449.93
3469974000	5311 W NORTH	FREYA ALVARADO LLC	Local Commercial	99,000	\$519.75
3470207000	4503 W NORTH	BRIAN M MONROE &	Local Commercial	175,000	\$918.75
3470208000	4517 W NORTH	CLEO BURNS BOST	Local Commercial	73,000	\$383.25
3470209100	4525 W NORTH	CFSC PROPERTIES LLC	Local Commercial	344,000	\$1,806.00
3470211000	2236 N 46TH	LISBON/FORTYSIXTH LTD	Residential	86,900	\$0.00
3470212000	2230 N 46TH	MARK A WAMSER	Residential	73,800	\$0.00
3470213000	4538 W LISBON	RALPH E NEELY	Local Commercial	54,400	\$285.60
3470214000	4530 W LISBON	CITY OF MILW	Exempt	0	\$0.00
3470215000	4522 W LISBON	CITY OF MILW	Exempt	0	\$0.00
3470216000	4518 W LISBON	VICTORIA C OCHI	Local Commercial	43,200	\$226.80
3470217000	4500 W GARFIELD	CITY OF MILW	Exempt	0	\$0.00
3470218000	4510 W LISBON	CITY OF MILW	Exempt	0	\$0.00
3470225100	4601 W NORTH	LISBON COMMUNITY	Special Mercantile	629,500	\$3,304.88
3470301000	4733 W NORTH	NP PROPERTIES LLC	Local Commercial	60,300	\$316.58
3470302000	4729 W NORTH	AHMAD BAHRAMI-MOGAHDAM	Local Commercial	48,000	\$252.00
3470303000	4719 W NORTH	CITY OF MILW	Exempt	0	\$0.00
3470304000	4701 W LISBON	CITY OF MILW REDEV AUTH	Exempt	0	\$0.00
3470321000	2238 N 48TH	AHMAD BAHRAMI-MOGAHDAM	Local Commercial	7,200	\$37.80
3470323121	4623 W LISBON	FIRST MIL BANK	Special Mercantile	322,000	\$1,690.50
3470336000	4527 W LISBON	KAHIN CORPORATION	Special Mercantile	253,500	\$1,330.88
3470708000	4401 W NORTH	NEW COVENANT 4401 COMMERCIAL	Local Commercial	17,000	\$89.25
3470709000	4415 W NORTH	K.B.T.C.S., INC	Local Commercial	56,100	\$294.53
3470710000	4419 W NORTH	KEITH B TERRY	Local Commercial	72,300	\$379.58
3470711000	4425 W NORTH	MICHAEL S WISNIEWSKI	Local Commercial	79,200	\$415.80
3470911000	4321 W NORTH	COMMUNITY BAPTIST CHURCH	Local Commercial	4,900	\$25.73
3470912000	2246 N 44TH	NORTH AVENUE INVESTMENTS LLC	Local Commercial	52,000	\$273.00
3470913000	4319 W NORTH	NORTH AVENUE INVESTMENTS LLC	Local Commercial	49,400	\$259.35
3471001000	4807 W NORTH	S PRICE REAL ESTATE HOLDINGS	Local Commercial	206,000	\$1,081.50
3471019000	4815 W NORTH	JAMES E SMITH	Local Commercial	87,200	\$457.80
3471020000	4823 W NORTH	TOPITZES PROPERTIES LLC	Local Commercial	194,000	\$1,018.50
3471021000	2257 N 49TH	THEODIE D FREEMON SR	Residential	96,500	\$0.00
3471041000	2252 N HI MOUNT	CHARLES A BAURES &	Residential	121,800	\$0.00
3471042000	4919 W NORTH	CHRISTINE MCROBERTS	Local Commercial	90,400	\$474.60

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3471043000	5009 W NORTH	RICHARD V & MARY JEAN	Mercantile Apartment	138,000	\$0.00
3471044000	5019 W NORTH	D P INVESTMENT COMPANY	Local Commercial	152,000	\$798.00
3479992000	5027 W NORTH	RICHARD W HERZFELD	Local Commercial	126,000	\$661.50
3479993100	5033 W NORTH	JOHN H KOSTECKI	Local Commercial	77,800	\$408.45
3479997100	4801 W NORTH	S PRICE REAL ESTATE	Local Commercial	460,000	\$2,415.00
TOTALS				18,548,900	\$90,852.30

Total BID Assessment \$90,852.30

EXCLUSIVELY RESIDENTIAL OR TAX-EXEMPT PROPERTY INCLUDED IN THE DISTRICT BUT NOT ASSESSED (copied from above)

3280633000	4414 W NORTH	KEITH B TERRY	Mercantile Apartment	127,500	\$0.00
3280635000	4424 W NORTH	CHARLES BAGNIESKI	Mercantile Apartment	142,400	\$0.00
3280636000	4428 W NORTH	CITY OF MILW	Exempt	0	\$0.00
3281209100	4820 W LISBON	ALPHA WOMEN'S CENTER INC	Exempt	0	\$0.00
3281257000	2309 N 46TH	LUCILLE E MUSTA	Mercantile Apartment	71,600	\$0.00
3281258000	2303 N 46TH	JAMES E ROUSE	Residential	69,300	\$0.00
3281908100	2429 N 50TH	GREG D MOTTO AKA	Residential	114,200	\$0.00
3282102000	4914 W LISBON	CITY OF MILW REDEV AUTH	Special Mercantile	63,500	\$0.00
3282131000	4923 W LISBON	CITY OF MILWAUKEE	Exempt	0	\$0.00
3291301000	5105 W LISBON	HOUSING AUTH CITY OF MILW	Exempt	0	\$0.00
3461603000	5115 W NORTH	BARRY D DIMOFF	Residential	138,200	\$0.00
3470211000	2236 N 46TH	LISBON/FORTYSIXTH LTD	Residential	86,900	\$0.00
3470212000	2230 N 46TH	MARK A WAMSER	Residential	73,800	\$0.00
3470214000	4530 W LISBON	CITY OF MILW	Exempt	0	\$0.00
3470215000	4522 W LISBON	CITY OF MILW	Exempt	0	\$0.00
3470217000	4500 W GARFIELD	CITY OF MILW	Exempt	0	\$0.00
3470218000	4510 W LISBON	CITY OF MILW	Exempt	0	\$0.00
3470303000	4719 W NORTH	CITY OF MILW	Exempt	0	\$0.00
3470304000	4701 W LISBON	CITY OF MILW REDEV AUTH	Exempt	0	\$0.00
3471021000	2257 N 49TH	THEODIE D FREEMON SR	Residential	96,500	\$0.00
3471041000	2252 N HI MOUNT	CHARLES A BAURES &	Residential	121,800	\$0.00
3471043000	5009 W NORTH	RICHARD V & MARY JEAN	Mercantile Apartment	138,000	\$0.00



**BUSINESS IMPROVEMENT DISTRICT # 16**  
 Milwaukee, Wisconsin  
 2006 Operating Budget

1/05 - 7/05  
 2005  
 Actual

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	Actual
<b>INCOME</b>														
4011 - Annual City Assessment	0	0	90,852	0	0	0	0	0	0	0	0	0	90,852	85,299
Annual City Assessment	0	0	90,852	0	0	0	0	0	0	0	0	0	90,852	85,299
<b>Total Rental Income</b>														
Sundry Income	35	35	35	35	35	35	35	35	35	35	35	35	420	200
4225 - Interest Income	35	35	35	35	35	35	35	35	35	35	35	35	420	200
<b>Total Sundry Income</b>														
<b>TOTAL GROSS INCOME</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$90,887.30</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$35.00</b>	<b>\$91,272.30</b>	<b>\$85,499</b>
<b>OPERATING EXPENSES</b>														
Ongoing Street Maintenance	0	0	0	0	0	500	0	0	0	500	0	0	1,000	2,918
5274 - Dumpster Repair/Replacement	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	9,400
5425 - Weekly Maintenance	0	0	2,500	2,250	950	950	950	950	3,450	950	950	950	14,850	6,200
5460 - Landscape	1,400	1,400	3,900	3,650	2,350	2,850	2,350	2,350	4,850	2,850	2,350	2,350	32,650	18,518
<b>Total Repairs &amp; Maintenance</b>														
Seasonal Decorations	0	600	0	0	1,200	0	0	1,200	0	0	600	0	3,600	6,281
5786 - Banners	0	0	0	1,225	0	0	0	0	0	0	0	0	3,975	3,800
5457 - Holiday Decorations	0	600	0	1,225	1,200	0	0	1,200	0	0	600	0	7,575	10,081
<b>Total Grounds &amp; Security</b>														
General Expenses	40	40	40	40	40	40	40	40	40	40	40	40	480	68
5696 - Copies / Printing	40	40	40	40	40	40	40	40	40	40	40	40	480	103
5740 - Postage	0	0	0	0	0	100	0	0	0	0	0	0	100	100
5757 - Association Fee	8	8	8	8	8	8	8	8	8	8	8	8	96	10
5750 - Telephone	450	50	50	450	50	50	450	50	50	450	50	50	2,200	10
5800 - Promotions	538	138	138	538	138	238	538	138	138	538	138	138	3,056	280
<b>Total Administrative</b>														
Professional Services	800	800	800	800	800	800	800	800	800	800	800	800	9,600	7,200
5725 - Management Fee	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500	0
5685 - Accounting	800	800	800	800	800	800	3,300	800	800	800	800	800	12,100	7,200
<b>Total Professional Services</b>														
Insurance	0	0	1,275	0	0	0	0	0	0	0	0	0	1,275	1,275
5839 - Insurance	0	0	1,275	0	0	0	0	0	0	0	0	0	1,275	1,275
<b>Total Insurance</b>														
Loan	0	0	43,194	0	0	0	0	0	0	0	0	0	43,194	43,194
5923 - City Loan Repayment	0	0	43,194	0	0	0	0	0	0	0	0	0	43,194	43,194
<b>Total Loan</b>														
<b>TOTAL OPERATING EXPENSES</b>	<b>\$2,738.00</b>	<b>\$2,938.00</b>	<b>\$49,307.00</b>	<b>\$6,213.00</b>	<b>\$4,488.00</b>	<b>\$3,888.00</b>	<b>\$6,188.00</b>	<b>\$4,488.00</b>	<b>\$5,788.00</b>	<b>\$4,188.00</b>	<b>\$3,888.00</b>	<b>\$6,038.00</b>	<b>\$100,150.00</b>	<b>\$80,547.81</b>
<b>NET OPERATING INCOME</b>	<b>(\$2,703.00)</b>	<b>(\$2,903.00)</b>	<b>\$41,580.30</b>	<b>(\$6,178.00)</b>	<b>(\$4,453.00)</b>	<b>(\$3,853.00)</b>	<b>(\$6,153.00)</b>	<b>(\$4,453.00)</b>	<b>(\$5,753.00)</b>	<b>(\$4,153.00)</b>	<b>(\$3,853.00)</b>	<b>(\$6,003.00)</b>	<b>(\$8,877.70)</b>	<b>\$4,951.10</b>

• Cell: A7  
**Comment: ANNUAL CITY ASSESSMENT:**

Cell: A8  
**Comment: ANNUAL CITY ASSESSMENT:** Based on 2005 Assessment from the City and calculated at a rate of \$5.25 per assessed \$1,000 and as detailed in the 2006 Operating Plan

Cell: A11  
**Comment: SUNDRY INCOME:**

Cell: A12  
**Comment: INTEREST INCOME:** Based on average interest income on the US Bank savings account earned in 2005

Cell: A18  
**Comment: ONGOING STREET MAINTENANCE:**

Cell: A19  
**Comment: DUMPSTER REPAIR/REPLACEMENT:** Budgeted \$1,000 for unforeseen repairs to new dumpsters purchased in 2005.

Cell: A20  
**Comment: WEEKLY MAINTENANCE:** Current bid held with Sta Kleen for \$300 per week for street cleaning and minor maintenance/repairs. Budgeted an additional \$200 per week for unforeseen extra cleaning/maintenance/repairs/graffiti removal

Cell: A21  
**Comment: LANDSCAPE:** Bid currently held by Stano Landscaping for \$7,600.00 per year (paid \$950/ month May through December) for spring and fall clean ups, plantings, weeding, touchups, etc. \$2,250 also contracted for spring and summer plantings. Budgeted an additional \$5,000 for unforeseen expenses (tree grate clean up, damaged planters/bollards, etc.)

Cell: A24  
**Comment: SEASONAL DECORATIONS:**

Cell: A25  
**Comment: BANNERS:** Contract currently held by Stano for 50% removal in winter and spring and full replacement in summer and fall

Cell: A26  
**Comment: HOLIDAY DECORATIONS:** Contract currently held by Stano Landscaping for holiday decorations (evergreen and mixed colored branches in seven concrete planters) and \$2,750 to Welke's for other holiday decorations

Cell: A27  
**Comment: GENERAL EXPENSES:**

Cell: A30  
**Comment: COPIES/PRINTING:** Budget based on 2005 actual monthly charge backs from Ogden

Cell: A31  
**Comment: POSTAGE:** Budget based on 2005 actual monthly charge backs from Ogden includes quarterly newsletter mailings (approximately \$80 per mailing)

Cell: A32  
**Comment: ASSOCIATION FEE:** Budgeted \$100 for the BID Council annual membership fee

Cell: A33  
**Comment: TELEPHONE:** Budget based on 2005 actual monthly charge backs from Ogden for faxes and long distance charges

Cell: A34  
**Comment: PROMOTIONS:** Budgeted \$400 for the writing and publishing of the quarterly newsletter and \$50 per month for unforeseen expenses

Cell: A37  
**Comment: PROFESSIONAL SERVICES:**

Cell: A38  
**Comment: MANAGEMENT FEE:** \$800 per month per contract signed into effect October 19, 2004 and renews every 6 months. No increase anticipated and therefore none budgeted for.

Cell: A39  
**Comment: ACCOUNTING:** Budgeted for annual audit by Ritz, Heinsoo, Butala, Fine LLP

Cell: A42  
**Comment: INSURANCE:**

Cell: A43  
**Comment: INSURANCE:** Two policies currently held with The Cincinnati Insurance Company via Robertson Ryan & Associates:  
Policy # BCF8693652 - Directors and Officers policy, \$750 premium per year for the period 2/18/05 - 2/18/08.

Policy # CAP5831096 - General policy (includes street scape items) \$525 premium per year for the period 3/1/05 - 3/1/08.

Cell: A46

Comment: LOAN:

Cell: A47

Comment: CITY LOAN REPAYMENT: Loan held with the City of Milwaukee - payable by March 31, 2008 (after BID assessment is received) budget based on 2005's actual payment