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Ald. Tony Zielinski
City Hall, Room 205

Dear Ald. Zielinski:

At a recent meeting of the Common Council's Community and Economic Development Committee, you requested information on Milwaukee's Neighborhood Improvement Districts (NIDs). This letter responds to that request.

Currently there are three NIDs in Milwaukee. We are aware of two other neighborhoods that hope to establish NIDs in 2015 to begin operation in 2016. The existing NIDs are:

NID #1-The Brewery
NID #3-Washington Park
NID #4- Sherman Park

(A NID #2, the Two Parks NID, was proposed several years ago, but was never established.)

NID #1 - The Brewery

The Brewery NID was created in May of 2009 to promote and sustain the development and operation of the former historic Pabst Brewery as a thriving mixed use development known as "The Brewery, A Joseph J. Zilber Historic Redevelopment." The district boundaries encompass approximately nine (9) blocks bounded by Interstate 43 to the west, Highland Avenue to the south, 7th Street to the east and Winnebago Street to the north. The NID consists of approximately 22 properties with 2014 assessed value of \$205.3 million, producing a budget of \$205,000 for the NID. The NID assesses each eligible property at the rate of \$3.49 per \$1,000 of assessed value.

The NID operates with a 5-member board of directors that represents the following District properties:

1. The largest property owner
2. A multi-tenant office building
3. A street-level retail business
4. A parking structure
5. A residential building

The Brewery Operating Plan objectives are to promote and sustain the area as a thriving mixed use development and a clean, safe and friendly environment in which to live, work and play. The District proposes to achieve its objectives by:



- Supplementing the maintenance and security services provided by the City
- Replicate the successful programs of “Milwaukee Downtown Ambassadors Program”
- Maintenance and utility cost of the neon Pabst sign over Juneau Avenue
- Maintenance and utility cost for pocket parks and public art
- Maintenance of streetscapes and landscapes
- Maintenance and snow removal of common areas
- Maintenance of storm water management improvements including bio-swales.

NID #3 – Washington Park

The Washington Park (WP) NID was established in 2012 for the purpose of revitalizing and improving the Washington Park neighborhood. The district boundaries encompass the areas designated as Washington Park, Walnut Hill and a small portion of the Metcalf Park neighborhood. The east side of N. 47th Street, which frames U.S. 41, is the western boundary for the north portion of the NID, including the park; below the park the boundary is the east side of N. 41st Street. The eastern boundary is defined by the 30th St Industrial Corridor. The northern boundary is roughly Meinecke Avenue. The southern boundary is the 30th Street Corridor and Vliet St. on the east side of 47th street.

The NID consists of approximately 1,908 parcels with a 2014 assessed value \$107,344,200 producing a budget of \$160,700 for the NID. The NID assesses each eligible residential property and vacant land a fixed assessment of \$50 per unit. Each eligible commercial property receives a fixed assessment \$100.

The WP NID operates with a board of directors of between 8 and 12 members. Three-quarters of the directors shall be residents that live in the WP NID area or own residential property in the NID. One-quarter of directors shall represent organizations or businesses that occupy commercial real property in the area or owners of commercial property in the NID area.

The Washington Park NID’s operating plan objective is to provide assistance to homeowners, create jobs in the area, fund community projects and create and implement a sustainable communities plan.

The NID will achieve its objectives by:

- Providing financial assistance to homeowners in the form of a grant between \$500 and \$7,500 for improvements to their properties.
- Requiring that 50% of the workforce of home improvement contractors that do NID-funded home improvements must from the WP NID area.
- Providing support to organizations doing commercial revitalization within the NID.
- Funding Community Projects such as the Washington Park Partners sustainable community effort committees.
- Creating and implementing a sustainable communities plan.

NID #4 – Sherman Park

The Sherman Park (SP) NID was created in 2013 for the purpose of revitalizing and improving the Sherman Park neighborhood area on Milwaukee's near west side. The district boundaries are North 51st Street to the west, North 38th Street to the east, West Burleigh Street to the north and West Meinecke Avenue to the south. The NID consist of approximately 2,833 parcels with a total 2014 assessed value of \$197,753,000 producing a budget of \$200,000. The NID assesses each eligible property a fixed assessment of \$50.00 per unit with a maximum assessment of \$500.

The SP NID operates with a board of directors of between 7 and 9 members. Two-thirds of the directors shall be residents that live in the SP NID area or own of residential property within the NID boundaries.

Per the operating plan, the Sherman Park NID's objectives are to provide assistance to homeowners, fund community improvement projects in order to eliminate blight, stabilize the housing stock and otherwise enhance the SP NID.

The NID will achieve its objectives by:

- Providing financial assistance to homeowners in the form of a grant between \$50 and \$5,000 for improvements to their properties.
- Sustain the work of existing neighborhood organizations, including but not limited to the Hadley Residents Council, the Sherman Park Community Association, Uptown Crossing and the 38th to 41st Street Block Group.

Please let me know if you have additional questions about Milwaukee's Neighborhood Improvement Districts.

Sincerely,



Martha L. Brown
Deputy Commissioner

C: Members of the Common Council's Committee on Community and Economic Development