NOTICE OF PUBLIC HEARING

CITY OF MILWAUKEE City Plan Commission 809 North Broadway Milwaukee, Wisconsin

September 27, 2016

DEAR PROPERTY OWNER:

The City Plan Commission has scheduled a public hearing to receive comments on the proposed creation of Neighborhood Improvement District Number Six (NID #6), the area from W. Hampton Avenue at N. 27th Street proceeding eastward on the southside of W. Hampton Avenue to N. Teutonia Avenue; proceeding southward on the westside of N. Teutonia to W. Roosevelt Drive; proceeding eastward on the northside of W. Roosevelt Drive to N. 27th Street; and proceeding northward on the eastside of N. 27th Street to end at W. Hampton Avenue. Please refer to the reverse side of this notice for map details.

Date:

Monday, November 7, 2016

Time:

2:15 pm

Place:

809 N Broadway

Room:

1st Floor Board Room

The proposal was initiated by several property owners in this area who submitted a petition to the City of Milwaukee requesting that the City create a Neighborhood Improvement District (NID) per section 66.1110 of the State Statutes. The Statutes allow property owners within the district to develop, manage and promote the district, and to establish an assessment method to fund these activities. The objective of the district is to help with Storm Water Efficiency Improvements, lawn appeal, code compliance, safety improvements, entrance appeal and othe community building activities.

Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this hearing are invited so that a complete examination of all aspects of the proposal can be made.

Please refer to the enclosed NID Operating Plan for further information, or feel free to call **Ken Little of the Department of City Development at 414-286-5617** if you have questions about the public hearing or wish to receive additional copies of the BID Operating Plan.

Sincerely,

VMWOMPGVFAP

Rocky Marcoux Executive Secretary

City Plan Commission of Milwaukee

Enclosure

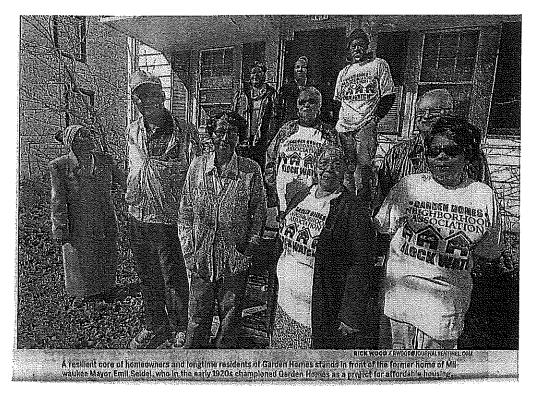
Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Dept. of City Development ADA Coordinator at: (PH) 414-286-6076, (FAX) 414-286-0851 or by writing to the ADA Coordinator at: Dept. of City Development, 809 N. Broadway, 3rd Floor, Milwaukee, WI 53202-3617. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council Committee are required to identify themselves as such. More information is available at www.milwaukee.gov/lobby.

HAMPTON AND TEUTONIA PROPOSED NID





Historic Garden Homes Neighborhood Improvement District Year 1 Operating Documents



Garden Homes Neighborhood Association, Inc.
4468 N. 26th Street
Milwaukee, WI 53209
414-445-6831

July 11, 2016

Overview & Table of Contents

Historic Garden Homes NID

Overview

The Garden Homes Neighborhood Association, Inc., ongoing since 1972 and incorporated during 2012, has championed causes and developed projects that uplifted the historic district area, unified neighbors to experience community self-determination, impacted the sting of poverty and accentuated the proud history of the original Garden Homes Neighborhood and the people who live within the community served by the association. Since Wall Street's greed came home to roost in 2008 causing 30 families within a two-block radius of the Garden Homes Historic District to abandon their homes, the association has embarked on ardent and resilient projects to recapture the neighborhood, restore the time-honored values promoted by Mayors Emil Seidel and Daniel Hoan, and revive hope for all residents and other stakeholders that the neighborhood will not only survive but will also thrive. The Neighborhood Improvement District program will be one of those building blocks to beacon the association's prevailing efforts. The Historic Garden Homes Neighborhood Improvement District (HGH NID) will place an assessment of \$50 per unit per year on the existing residential units in the neighborhood and \$100 per commercial parcel to underwrite the following five community enrichment programs during 2017:

Enrichment projects

- 1. No Home Left Behind Home Renovation
- 2. The Lean, Clean Green Machine Clean Neighborhood
- 3. An Eye for Safety-Security Cameras
- 4. Sowing Seeds for Victory Home-Grown Gardens
- 5. Make the Right Moves Chess in 2 schools

Table or Contents

HC	SH NID Operating Plan	p. 2
A.	Wis. Stats. 66.1110	p. 10
В.	Petition	p. 13
C.	HGH NID boundary map	p. 13
D.	Garden Homes Historic District boundary map	p. 14
Ε.	List of Properties / Assessments	p. 15
F.	2017 Budget	p. 19
G.	Bylaws	p.20
Н.	City Attorney's Opinion	p. 31
۱.	Overview of Initial Grant Criteria	p. 32
J.	Public Input Schedule	p. 33
K.	Frequently Asked Questions	p. 34



NARRATIVE

- I. Introduction
- II. District Boundaries
- III. Proposed Operation Plan
- IV. Method of Assessment
- V. Plan & Orderly Development of the City
- VI. Plan Approval Access
- VII. Future Year Operating Plans
- VIII. Contraction with Historic Garden Homes NID

2017 OPERATING PLAN

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT

I. Introduction

A Background

In 2006 the State of Wisconsin, enacted Wis. Stat. §66.1110 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 communities. 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 Garden Homes Historic District and surrounding blocks on Milwaukee's north 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 Historic Garden Homes 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 boundary for the Historic Garden Homes Neighborhood Improvement District (HGH NID) encompasses the upper east $1/8^1_h$ portion of the Garden Homes Neighborhood. Specifically, the boundary area is defined from W. Hampton Avenue at N. 2ihStreet proceeding eastward on the southside of W. Hampton Avenue to N. Teutonia Avenue; proceeding southward on the westside of N. Teutonia Avenue to W. Roosevelt Drive; proceeding eastward on the northside of W. Roosevelt Drive to N. 2ihStreet; and proceeding northward on the eastside of N. 2ihStreet to end at W. Hampton Avenue. For a visual of the specific boundary, see Appendix C, Map.

Noteworthy, 100 of the District's 168 single-family dwellings comprise the Garden Homes Historic District built by Mayor Daniel Hoan in the early 1920s. The Garden Homes Historic District was the nation's first municipally-sponsored, community-owned housing project and a notable example of early 20th century city planning. After WWI the Milwaukee housing commission proposed a municipally-sponsored, low-cost, cooperative housing project to ease the local housing shortage and improve the quality of city life. The plan offered working-class tenants an opportunity to purchase equity in the project through a cooperative ownership plan. The project included setting aside land for playgrounds, recreation and community gardens.

Garden Homes was the only large-scale public development of detached single family and duplex homes ever built under a cooperative ownership plan in America. Today the homes in this district are private residences.

The City of Milwaukee, the Wisconsin Registry of Historic Places and the National Registry of Historic Places acknowledge the significance of the Garden Homes Historic District. For a specific Garden Homes Historic District visual, see Appendix D, Map.

The HGH NID is home to 330 families, three churches, eight businesses, a parochial school and one community-based organization, the Garden Homes Neighborhood Association, Inc., active in the community for 44 years. The longer-standing Garden Homes Evangelical Lutheran Church has anchored the neighborhood for over 75 years. The Powerhouse of Deliverance Church and the Alpha and Omega Church as well as the Garden Homes Lutheran School, one of the top elementary schools in Milwaukee, enhance the quality of life for the community. The neighborhood main shopping area at N. 2itStreet and

W. Atkinson Avenue is well-recognized as a highly-trafficked shopping strip that commands interest. The Northwest Side Community Development Corporation promotes a "green" program and a home-purchase program in the area. The 30th Street Industrial Corridor Corporation works to enhance the neighborhood's Garden Homes Park and promote broader-community development. Common Council President Ashanti Hamilton's "Strong Neighborhood" initiative focuses a great amount of attention and activity within the Garden Homes Historic District.

C. Principal Office and Registered Agent

The principal office and registered office of the HGH NID shall be 4468 N. 26th Street, Milwaukee, WI 53209. The registered agent of the HGH NID shall be Joe Bova.

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 E. The actual boundary is depicted in section I.B. of this plan and the actual properties included are listed in Appendix E. In the event of a discrepancy, Appendix E shall control. The HGH NID may update Appendix E during each annual Operating Plan. The boundaries are herein referred to as "HGH NID area."

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the HGH NID are to a) provide assistance to property owners, b) create jobs in the area, c) fund community projects and d) impact poverty.

B. Proposed Activities-Year One

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

1. No Home Left Behind - Home Renovation

No Home Left Behind, a home renovation and repair program, will market a home repair resource directory and provide up to <u>five</u> (5) \$1,000 property repair rebates.

The directory will list information about available grants, low-interest loans, tax credits and historicity-related information and processes and will be presented to property owners at no cost.

Further, the program will provide matching fund rebates of up to \$1,000 each for owners of four (4) residential properties and one (1) apartment building to help cover expenses for renovations and repairs. No income restrictions will be required for eligibility.

2. The Lean, Clean Green Machine-Clean Neighborhood

Six (6) eager young adults, 17-23, with adult supervision will clean Garden Homes Park, street curbs, and some yards at abandoned properties in the NID area six times (every other Friday) late June to early September. Further, the crew will learn the values of recycling and "going green." All collected debris will be transported and discarded at the North Side Self-Help Center.

3. An Eye for Safety - Security Cameras

Security cameras will be positioned in the Garden Homes Park and on W. Port Sunlight Way from N. 26th to N. 2?'h streets, areas of on-going illegal activities, to record what happens there 24/7. Recordings would be accessed after an alleged crime for use by the Milwaukee Police Department to lead to apprehension and prosecution.

4. Sowing Seeds for Victory – Home-Grown Gardens

The Garden Program will provide installation and start-up of three (3) raised garden projects on residential sites within the NID area. Victory Garden Initiative will be a collaborative partner providing technical expertise, guidance and when possible garden equipment and material. There will be no income requirements for participation. The Garden Program will add on at least two raised gardens each year. And,

5. Make the Right Moves - Chess in 2 schools

More than a game, chess will be taught to 44 children in the Garden Homes Evangelical Lutheran School, an elementary school in the District, and the MPS Lloyd Barbee Montessori School, an elementary school adjoining the District, in a 12-week course during the fall semester for each school.

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

C. Proposed Expenditures – Year One

Proposed budget is attached as Appendix F. The HGH NID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available. Although the HGH NID board may change the budget, it must payoff any debt incurred on behalf of the HGH NID, including without limitation, debt incurred related to the certified mailing costs involved in establishing the HGH NID.

D. Financial Method

It is proposed to raise approximately \$17,300 through HGH NID assessments (see Appendix E). Funds to underwrite 50% expense for the security cameras will be garnered from area agencies and businesses. The HGH NID may seek private financing for programming for future operating years of the HGH NID.

E. Organization of NID Board

Upon creation of the HGH NID, the District shall hold annual meetings to elect directors to the District Board (the "Board") consistent with terms of this subsection and the bylaws of the HGH NID. The board's primary responsibility will be implementation of the 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 HGH NID assessments.

State law requires that the board be composed of at least five directors and that the all of the board directors be owners or occupants of property within the district. State law requires 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 that either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

The HGH NID Board shall be structured in accordance with the Bylaws attached as Appendix G, which is consistent with the following:

1. <u>Board size.</u> . The Board shall have at least 5 members, the exact number of which is to be determined by the Common Council of the City of Milwaukee.

- 2. <u>Composition</u>. All board members shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect its Chairperson from among its members.
- 3. <u>Term.</u> Appointments to the board shall be for a period of one year. Directors may be reelected.
- 4. <u>Elections</u>. State law requires the local legislative body must 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 Chapter 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the Historic Garden Homes neighborhood improvement district are eligible to serve on the board and vote at the election.
- 5. <u>Primary Responsibility</u>. The NID board's primary responsibility is to implement the Historic Garden Homes NID Operating Plan. The board negotiates with service providers to carry out the Plan; to enter into various contracts/agreements; to monitor development activity; to update the Operating Plan annually and ensure district compliance with the provisions of applicable statutes and regulations.
- 6. <u>Meetings.</u> All meetings of the board shall be governed by the Wisconsin Open Meeting Law. This requires that NID submits two (2) copies of the public meeting notices to the Office of the City Clerk at least one week prior to the scheduled meeting.
 - The board shall meet regularly, at least twice per year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.
- 7. Record Keeping. Files and records of the board's affairs shall be kept pursuant to public record requirements per City of Milwaukee code 303-32.
- 8. <u>Staffing.</u> The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. The board may also maintain an office for the District, which shall be located within the District.
- 9. Board Compensation. None.
- 10. <u>Changes.</u> Any changes in the Board size, composition or election methodology must be approved by a 3/5 majority of the entire board.

F. Relationship to Other Organizations

The HGH NID shall be a separate entity from the Garden Homes Neighborhood Association, Inc. (GHNAI), notwithstanding the fact that members, officers and directors of each may be shared. The GHNAI 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 with the HGH NID Board. The GHNAI may, and it is intended, shall, contract with the HGH NID to provide services to the NID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the HGH NID in proportion to the benefit derived from the HGH 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 HGH NID. For commercial properties it was determined that a flat fixed fee was most appropriate. Therefore, a fixed assessment of \$50 per residential unit for residential properties was selected as the basic assessment methodology for residential properties in the HGH NID ("Residential Methodology"); and a fixed assessment of \$100 per commercial properties was selected as the basic assessment methodology for commercial properties in the HGH NID ("Commercial Methodology"). For properties that contain both residential units and commercial use, both methodologies shall apply.

All eligible, non-exempt properties within the NID district shall be assessed per the above-cited assessment methodologies.

As of November 13, 2015, the property in the proposed district has a total assessed value approximately \$13,374,300 and approximately 232 parcels. Appendix E shows the projected HGH NID assessment for each property included in the district.

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

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 Garden Homes Historic District and the adjoining broader Garden Homes Neighborhood and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore the HGH NID Operating Plan 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 expected to play a significant role in the creation of the Neighborhood Improvement District and 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 separate 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 30¹ h of each Plan Year, with the official City records and the assessed value of each tax key number with the district, as of January 1 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 the 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.

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: 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 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 HGH 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 purposes and objectives defined in the initial Operating Plan.

Sec. 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 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 approved by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

B. Amendment, Severability and Expansion

This HGH NID has been created under the authority of Sec. 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 HGH NID and this HGH 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 the 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

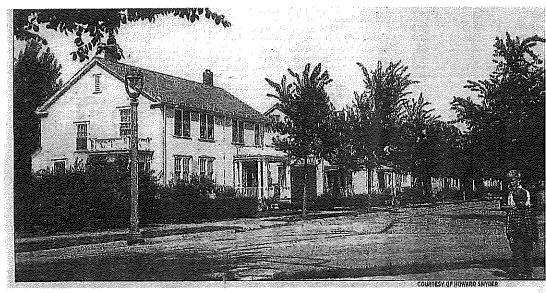
VIII. CONTRACTION WITH HGH NID

Any contracting with the HGH 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 HGH 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 HGH 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 HGH NID may provide grant support to organizations that include the cost of staff; however, the HGH NID shall not have employees directly and shall contract with a responsible third party for any administration of grant funds.



Appendices

- A Wis. Stats. 66.1110
- B Petition
- C HGH NID boundary map
- D Garden Homes Historic District boundary map
- E List of Properties / Assessments
- F 2017 Budget
- G Bylaws
- H City Attorney's Opinion
- I -- Overview of Initial Grant Criteria
- J -- Public Input Schedule
- K -- Frequently Asked Questions



This photo of Garden Homes was taken not long after the neighborhood was constructed in the early 19aOs. See more photos of the neighborhood, past and present, atjsonline.com/photos.

A. Wisconsin Statutes 66.110

66.1109 **MUNICIPAL LAW**

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 150s, 539; Slats, 1999 s, 66, 1109;

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 unger 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 f9llowing elements:
- (a) The special assessment method applicable to the neighborhood improvement district.
- (b) The kind, number, d location of all proposed expenditares 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
- (e)- A statement as to whether the local legislative bOdy authorizes the board to own real property and, ifso, a description of the real property to be owned, the purpose of the ownership, and a neighborhood improvement district is terminated.
- (f) A legal opinion that pars. (a) to (e) have been complied
- (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-members who represent commercial and residential properties,

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

Updated 09-10 Wis. Stats. Database

- The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.
- 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 Onder 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 propose neighborhood improvement district, shall be sep.t 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 specitied 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 urider 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 riumber ofboard 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 till 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 infamiation. The nptice shall specify that all individuals who either own or occupy real property within the neighborliood 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 statement of to whom the real property will be transferred if the property shall be divided into 2 groups. One group shall colisist 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 memhers the number ofboard members set to represent its group by the local legislative bodyunder subd. 2.
 - 5. Board members elected under: subd. 4. shall serve a one year term, III ld may be reelected. Annually, the number of board

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

- 6. Annually, board members !ihafi be elected der1he procedures contained in this paragraph. If a vacancy occurs dming 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 locallegis18tive 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 inay continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the ent 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 descn"bing the cmrent status of the neighborhood improvement district, including expenditures and revenues. The

report shall include an independent certified audit of the implemunicipality, shall obtain an additional independent certifiaudit 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, bas all of the powers necessaxy 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 disbmsements 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 disbmsed 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 topars. (b) and (c), m etpality shall t nate a nelgbborhood Improvement district if one of the following occms:
- 1. The owners of property assessed ooder the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operatilig plan, using the method of valuation specified in the operating plan, file a petition with the planning commission requesting termination of the neighborhood
- 2. The owners of property assessed under the operating plan improvement district

having an assessed valuation equal to more than 50 per cent of e 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 fife 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 conun cial properties to a m Yority that represents residentialproperties, 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 an and after the date on which a pelition 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 imder par. (c).
- 3. Wrthin 30 days after the filing of a petition under par.(a) 1. or 2., the planning commission shallhold a public hearing on the proposed termination. Wrthin 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 shalf 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., mentation of the operating plan obtained by the municipality. The 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 ill-sign a petition under par.(a) 1.or2., that the owner requests termination of the neighborhood improvement district under par: {a) 1. or 2.
 - 5. Wrthin30daysafterthedateofthehearingundersubd.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 im vement district Cler subd. 3.
 - ..(c) After the expiration of 3 days after the date of the h under par.) 3., and after ad?g any additio:mdsubtracting and 5., the UlUCipality shall teeantetractiounder par. () the n tgh?orho.od unprovement to the daton which the obligation which the latest completion date entered into to unplement 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) I. or 2., or if an insUfficient representation of OWX!el-S. ali described under part (a) 3, petition to continue the neighborhood improvement district ooder par. (a) 3.
 - (7) (a) 1. Except as provided in subd. 2., any parcel of real property used excltisively for less than 8 residential dwl;lling units I may not be specially sessed for pmposes of this and real property that is exempted from general property taxes
 - 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 prop-

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

66.1111.. Historic properties. (1) DEFINMONs. In thissec-

(a) "Historic property" bas the meaning given imder s. 44.31 (3).

. Changes effective after July 1,2012 are designated by NOTES. ISee Are the Statutes on this Website Official?

B. Petition

Petition for the Creation of the Historic Garden Homes Neighborhood Improvement District (HGH NID), 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: HGH NID Map, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.110(3)(a) of the Wisconsin Statutes, for the creation of a Neighborhood Improvement District for the area described in Appendix A.

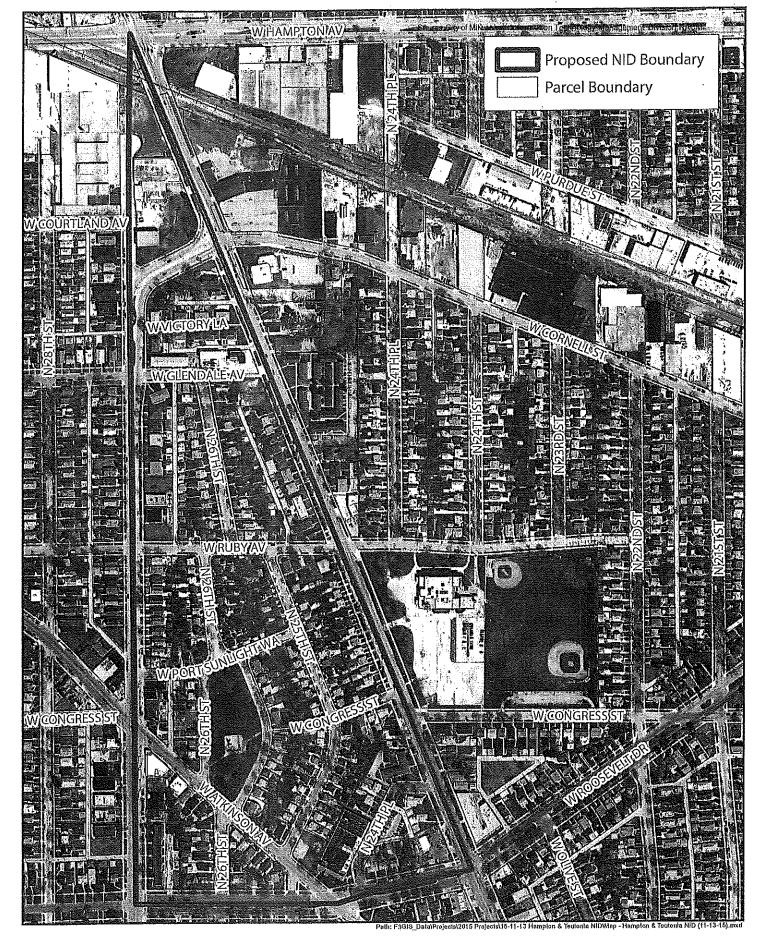
Name of Property Owner 1. Jee Bova	Property Address 4468 N. 26 St	Signature Joseph Bova
2. James M. Cockatt	2615 W. ATKINSON AND	Som out
3. Jackie a. Volasi	2449 W. Congress	JACK'E A. Dolson
4. MATTIE PAYNE	2453W. Congress	Matte Payne
5. JAMES E. Magee	4340 N. 265t.	Jam E. Mageo
6. Janet L. Mays	4401 N. 25th St	gantel na 6
7. Ella Duntas	4401 N. 25th St. 4460 N. 25th St.	Ella Dunbar
8. July Supplier	4484 81. 26 4 81	July Lemare
9. Medla Phillips	262190 Rubs	marty Phillip
10. Bernice Kone	4377NO. 25 St.	Martla B. Low
11. Sam P. Bailey	4525N26.5K	Sain Brailey
12. Gloria Ewing	2523 W. Atkinson AUE	Mrse Ewery
13.MATTLE M Cancer	4458 N. 2648t,	Matte m. Cancer
14. BISHOP SOUNA BARTONSP	4462 N.264 ST 1	Sichopath a/Barth Si
15. Joni Eskridge	4471 N. 25thst	

HAMPTON AND TEUTONIA PROPOSED NID

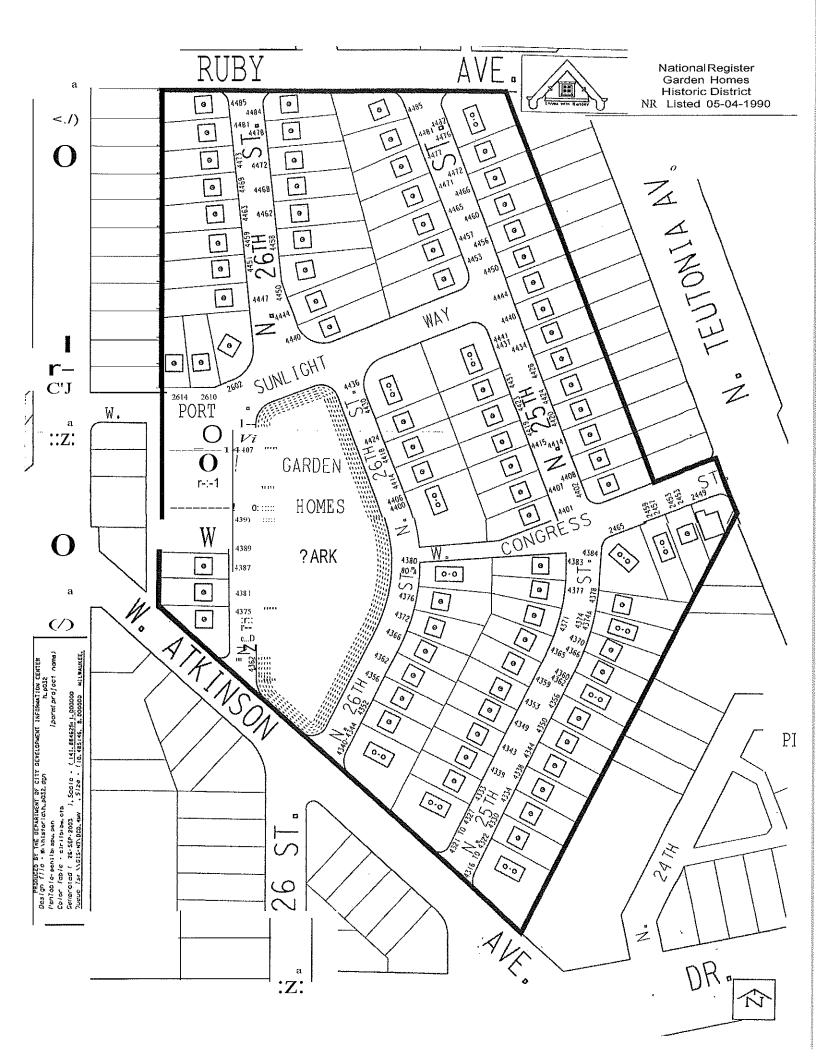
Prepared by the Dept. of City D.!'velopment Planning Division, 11/16/2015

1.000 Feet





D. Garden Homes Historic District Boundary Map



::z: ROOSEVELT

Produced by DCD Information Center / Iparm h p032.i

E. List of Assessments

E. List of Assessments

>	A C				-		-		-				·-	-	-	-	-		-				-	-	-[-	Ī	-	-	ŀ		- ,		,-	1	ŀ	1			F	-			ŀ	-		1		.,			1
<u> </u>	Zoding Post Name of Street	ETS.	RTZ	RT2	RTZ	838	255	88.8	2 22	RS6	358	RSB	RSG	RSG	PSS .	RTZ	RTZ	200	SSS.	RTZ	RSB	820	RSS	RSS	82 5	888	838	8 5	882	8 <u>2</u> 8	828	8 2	RSS	885	888	RSS	888	2 2	88	RSE	SS	8 5	182	RT2	K72	R12	RTZ	E E	Z Z	A32	R12
Α	Land Use Gra	DUPLEX	PLEX	SINGLE-FAMILY	PLEX	CANT LAND	SINGLE-FAMILY	IGIE-FAMILY	KSLE-FAMILY	KSLE-FAMILY	SCE FAMILY	SCE-FAMILY	KSLE-FAMILY	GGLE-FAMILY 19, EX	IGI E.FAMILY	KGLE-FAMILY	ING E-FAMILY	P EX	KOLE-FAMILY	IGLE-FAMILY	4GLE-FAMILY	SCHOOL FLEE SANIELT	GERAMLY	IGLE-FAMILY	IGLE FAMILY	IGLE-FAMILY	IGLE-FAMILY	SINGLE-FAMILY	GLEFAMILY	SINGLEFAMILY	IGLE-FAMILY	ICLEX ICLE FAMEY	IGLE-PAMILY	GLE FAMILY	IGLE-FAMILY	4GLE-FAMILY	SCEENAMILY	GERAMIN	INGLE-FAMILY	ISLE-FAMILY	P.CX	ASIE PERMIT	GLEFAMILY	VGLE-FAMILY	IGLE-FAMILY	PLEX	PLEX	PLEX	PLEX	IGLE-FAMILY	N.S.
Common		z	- 2	2 2) \	× 2	35	2 >	2	is X	3 0 > >) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N	2 5	2 2	Y Si	<u>.</u>	2) X	is .	z	2 >	Z Z	ISI X	Z >	\ \	- Si	Z Z	. z	z	2 2	2 >	z	Z >	- X) }	2 3	2 2	JSI A	N Si	z	- 2	Z Z	Z	<u>></u> >	2 d	Y O	Z	N	. ×	N
o .	Soile Lot Area	4,800	Ш	6,103	7.40X	4,200	223 4.200	123 4.20X	7007	223 4,20X	22.4	223 4-40X	523 4.20X	323	4.35	2,780	22	3.88.	3,94	23 4,25	3,916	223. 4,004	323 4.000	700'7	22.4	23 4,000	323 4.000	700,4	323 4,003	F23 4,00K	4,000	223 4,000	323 4.000	323 4,000	4,000	23 5.28	4,00	223 4 000	923 4,85	323 4,20X	323 8,88	200	\$23	32E 6.EZ	7.8	226 5.18	929 5,160	5,160	225	324 5.180	7.60
0	5		(4 Kz	8 S	2 (8	0 -	1 1	200		100	88	8	400	200	1 1	1 1	88	200	1 1	11 13	700		500	300	98	1 4	1 4	200	1 1 1	1 3	100	1 1	100	9	1	900	000	300	300 1 18	100	400	200	100	200	198	2 13	2 1	700 21 15	500	400	200 21 13
	Assessed Assessed	11	555,400 \$60,500	500 549 300	S60,400 S66,000		548,300 \$52,500		ļ	\$28	7,800	\$45,200 \$49.	200 548	5,200 349	3300 \$50	3,400 \$47.	1800	2003	3,300 542,	3,600	\$42,600 \$46,	700	3,400 \$43	5,200 547,	500	7.730	7,700 \$51	570 573	875 000 1	3,900	5,000	700 848	. 600 \$48.	2,400 526,	250	543	2500	\$41 600 545	9.800 S44	5,900 \$51,	5,300	2000	5,900 \$53	5,100	5300	220	2300 \$87	000	1400 \$55	2.700 \$47	2500 360,
M Current	Arence					0 6	X	3 0	3 0	ż	S 3	\$ \$	S.	3 2	***	ž	0 0	1 3	S	ë	3 1	2 0	SES ES	ž	000	ž,	25	3 3	ž	23	3 2	2 2	2		7	Q.	3	ž ,	236	546	38	2 2	25	24	3 2	20	0	25.	25	\$42	300
Commend	5:1	44	55,100	+	55,600	2 4	+	54.20	2 2	\$4,20	8 8	2 2	S \$4,20	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	24,30	83.00	88	3 2 3	5 14.10	S \$4.20	80 s	2 2 3	5,42	54.10	2 2	Z Z	52,10	2 2	3	24	25.20	8 X	54,10	2 3 3	X X	35.22	26.12	2 2	54,50	S X,X	36.10	0.00	S	25.4	5 35.BC	2 2	54,70	27.7	542	54.7	17 es S
	Code: Classify	188	S RES	3 RES	9 RES		- SE	S RE	2 2000	9 - RE	S. 2	5 12	11274 RE	2 2	KE	28	6. 6	2 6	RE	Seess RE		- 0	8 RS	£	6 6	2	5 6	33937 RE	- 8	8	Acomo De	20102 36102	72438 RE	30201 04440	18	P. RE	2 0	32500 RE	9 RE	8	2 C	84325 PF	31995 RE	4 PE	2 2	200	9 RE	6	8		â marina la
		5320	5330	\$108	5320	5320	223	15221	3202	2320	2225	2320	2255	200	9810	5320	2330	5321	5320	5320	5320	1200	3349	15320	222	2320	8330	1522 1527	15322	8023	5321	0253	18814	2850	2330	5320	5320	5322	5320	5321	5324	255	2306	3793	2223	3333	5320	0285	5321	5220	13EG
-	O CONTRACTOR	WAUKE W	MILWAUKEE W	HAUMBURG I	LWAUKEE W	LWAUKEE W	WAUKEE WI	LWAUKEE WI	WALKEN W	LWAUKEE WI	LWALKEE WI	LWAUKEE W	LWAUKEE WI	COCKFIELD W	STTE WA	LWAUKEE W	LVALINCE W	WALKEE W	LWALIKEEW	CWAUKEE W	LWAUKEE WI	LVALINGE VI	XX RATON FI	LWAUKEE W	MILWAUKEE W	LWAUKEE WI	EWAUKEE W	LWAUKER WE	LWAUKEE W	SVER CO	LWAUKEE W	LWAUKEE W	LEVUENE	LWAUKE W	IWAUKEE W	LWAUKEE WI	LWAUKEE W	WALKE W	LWAUKEE W	MILWAUKEEW	LWALKEE W	MILWALKE W	MO SC	FARRAGUT TN	MILWALIKEEW	I WALKER W.	LWAUKEEW	LWAUKEE WE	LWAUKEE W	LWAUKEE WI	LM&DKEE W
	121				1 1	- 1	1	11	1	1	- [1) [- 1			ì	F	П	1		1	1	- 1	1	1		-	1	H		1	1	1		H	-		Į	Н	- 1	1	1	H	1	1	П	×	AVE	M	M
I	nor Mailing Ad	4915 N 24TH PL	3803 N 167H ST	1339 SCARBORO RD	STHIST	RODSEVELT D	STHST	CAPITOL DR	RIGHT ST	SSTH ST	STHIST	STHE	-IOWARD AVE	ARDINAL CRES	ASTH ST	25TH ST	STHST	OTHER	STH ST	STRST	MSCONSIN A	STA ST	EENFERRY C	STH ST	8 ST STH ST	ZSTH ST	STH ST	FAIRVIEW AVE	250212	ACKHAWK WA	12051	STRST	Lr sr	511158	STHE	STHST	MIH SI	SERVITE DR *	STH ST	STHIST	STH ST	DIA ST	1996	HADY RIDGE L	STH ST	SETH ST	4317 N 26TH ST	BTH ST	FOND DUTAC	STHST	6TH SI
	Š	4915 N 2	3803 N	1339 SC	4321 N	2650 W	433¢ N	6117 W	335 WW	4344 N	N 6565	N 5364	3140 W	12930 C	627 NW	4365 N	N 0703	3129 K	A377 N.	4378 N	31Z1 W	N CUPY	6820 QL	4408 N	N 5535	4419 N	4420 N 3	425 VO	PO BOX	5350 BL	NO SO	A440 N	2514 MC	XOE ON	4456 N	N CST N	75'5 N	N 6958	4471 N	3873 N (NOCES	2813 N	80 X	12742.5	4305 N	22.22 23.12.22	4317 N	4325 N	W 0638	N 5553	48/Z N
	De C	YM		VAS	W H W	SELICAL.	2	Chadded 1	WUNTY		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	-		2	SUST FBO							T.M.	DZ.									20			N & RINDA												***************************************		ATE BANK	6.BETTY	
9	Owner Na	T & COROTH	OTHAL SMITH	ENIMUS ACIMER 11 THR	YO & HELEN	ACMES EVAN	R WILLAMS	HOMES L.C.	UNITED COM	SANT	O TAYLOR	LPCHURCH) JCCO	SOPERTIES L	ESTATE & T	OSTER	T PAGE	WILLIAMS	RTHA B	HEART	IT HOMES LLC	SANT PROCE	APITAL FUNDI	HAMPTON &	LAMES W PERGUSON REPARATION OF THE PER	GILBERT	r M ELY	SANGE LED	SILBERT	PATRICIA A NELSON	OUIS HOLT	SHACKELFO	SON	OPERTIES 3 LLC	HANIEL MOCLENDON & R	NCKSON	BAR	BOIN TRUST	RIDGE	DE DIJACKSON	WS.	NC STREET	JRK	LEBREW	MARIO L REED	RANT	GRANT	GREEN	LWAUKEE ST	FALEXANDER	MAGEE 1.0.0
-	Nacidati	ROOSEV	OTHALS	ERICK N.	JOE W W	GARDEN BASE BASE	FRONDLA	RACHAEL	PASTORS	PRENE BE	A SONIA	SUKETA	AVIVADA	SALIDAP	AMERICA	DONALD	WARGAR.	DARRELL	LOVE MA	CHENYA	STARIG	TANKET M	METROC	CAROLY	DAMES W	LYNDBL	KIMBERL	1 100 F M	KEUANE	PATRICIA	ROBERT	BERTHA I	STEVE	3 3 3 5	NATHAN	WILEB	200	MENRY BILBO IN T	TONI ESK	LAWREN	FREDLES	ANNHO	MSHALY	MAEDIA	MARIOL	SE SECOND	LOUISE	SANNAS	NUMBER	WILLIAME	JAMES E MA
ш	Property Address			***************************************							***************************************			-										Ì					***************************************					***************************************													***************************************				
	Property	39 N 24TH PL	4353 N 24TH PL.	OS N 25TH ST	ZI N ZSTH ST	SON 25TH ST	24 N 25TH ST	338 N 25TH ST	XON 25TH ST	MAN 25TH ST	S N 25TH ST	ST ST ST	35 N 25TH ST	58 N 25TH ST	25 N 25 TH ST	966 N 25TH ST	S HESVE	T N ZZ N ZZ	ST N 25TH ST	378 N 25TH ST	883 N 25TH, ST	TO MAKE NOW	07 N 25TH ST	TS HISEN BO	14 N 25TH ST	79 N 25TH ST	620 N 25TH ST	SH SS N SS	28 N 25 N ST	131 N 25TH ST	34 N 25TH ST	TS HLSZ N CH	144 N 25TH ST	150 N 251 H SI	SENSE	S7 N 2STH ST	180 N 25 TH ST	186 N 25TH ST	171 N 25TH ST	172 N 25TH ST	COS N 25TH ST	181 N 25TH ST	485 N 25 TH ST	304 N 28TH ST	4305 N 26TH ST	311 N 26TH ST	4315 N 26TH ST	321 N 26TH ST	22 N 25TH ST	333 N 26TH ST	340 N 251 M 24
ā			지역					ts t	1.	¥	, k	ı.	ts.	is t	_{_	1. 1	i d	1.	is.	51 4	ı dı	ó	fe.	57 4	is to	122	S.	2 2	S	P2	S L	000	S.	ls to	S	₽ 4	is is	i d	51 4		5		ST 4		1.	o S	L L	IS t	ST	ST	ts.
a	Steet Name	24TH	24TH 24TH	E 2	H	E P	ZSTH	25TH	E H	H,	25TH	25TH	2STH	ZSTH	25TH	25TH	25TH	H	Ë	TH	計		TH	TH.	7.5	T.	H.	112	THE PERSON NAMED IN	TTK.	STH	TH		E E		этн	E L	TIM	STH	STH	E .	H	25TH	STH	26TH	36TH	STH	STH.	STH.	STH	STH.
2.55	10 E	2 2	zz	N N N N N N N N N N N N N N N N N N N	Н	N N 25	z	z	z	z	Z	z	z	z	z	Z	2 ;	2	Z Z	78 N 25	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2 Z	77 N 25	N St	A N	N S	20 N 22	N N	18 N 25	77 N	Z 2	10 N 25	z z	2 2 3 8	1 N 2 Z	57 N 22	2 2 2 2	2 N	7 N Z	72 N 2	2 2	2	z	z	2 2	Z	z	21 Z	25 N 25	Z 2	40 L N 16
4 8	Street orkey North	1211000 432	2451209000 4343	20055000 4305 7746000 4345	2048000 4321	1715000 435	0714000 4334	2773000 430	2045000	1772000 434	3044000 ASA	2043000 4353	3710000 435	0042000 435	1041000 436	1708000 436	0707000 4370	706000	1039,000 437	3705000 437	CC18CC0 43E	245000	2082000 44C	2015:000 44C	0017000 4414	3060000 441	0018000 442	0009000 4423	3020200 442	0058000 440	44 0001200	0022000 4440	0023000 4444	M224000 42	0025000 4456	0075000 445	0026000 4460	0027000 4458	0073000 447	0028000 447	0023000 6478	0071000 4481	0070000 4485	0025000 4304	9107000 4305	0105000 4311	0105000 431	0104000 43	3030000 43	0102000 43	2310049000 4340
			5 2451	e 2310	8 2310	9 2340	11 2370	12 2310	2 2	15 2310	16 2310	18 23 25	15 2310	2310	22 2510	23 2310	22 23	3 8	27 2310	28 2310	33	38.5	32 2310	33 2310	2 2	38 2310	37 231	8 8	2310	41 231	23,5	3 4	45 231	45	48 2310	49 231	237	52 2310	53	54 231	8	23.5	53.0	22 25	80	23 23	2310	64 2310	3 88 88 88	67 2310	

HISTORIC GARDEN HOMES PROPERIY LIST 11-13-15

		-		_	_].	- -		Ι,	.[.	Ţ				Ţ	_],	1	Ļ		Ţ,	Ļ	,	<u>, </u> ,		Ţ	Ĺ	_	Ţ		_[,	Ţ	<u>, </u>	Ţ]				,,	L			_	Π.	Ţ	Ţ		Ţ,		Γ,		
1	8 8	1/2	36	199	58	8 2	2 22	92	15 t	1818	8 192	33	81	8 8	99	18	53 5	8	193	99,9	3 52	192	92	باري	2 5) 192	ič.	88 55	65	120	20	8 19	9	3 59	9	gy		, g	9 99	, g	52	99 9	9 99	192	92	· ·	وراع	92	92 ×	2 0	<u>.</u> ,	1	
Ì	¥ K	Ä	ď	ě	ăź	4 K	á lái	Ϋ́	ě.	K 10	¥ 22	Α,	ă	1	ď	ď	iz o		ď	ř	ž ž	ă.	ž	<u>خا</u> رُ	ž á	182	ď	E S	2	ĸ	ă lâ	1	ž	z K	, N	oz o	182	ă G	1	2/8	RS	24/2	K 82	8	2 6	1	82		# E	18	9 5		4 E
	<u> </u>	٢.	۲	إرا	اد	 داد	ارد	۲.	ا		2	Į.	2	2		Ž	<u>}</u>		<u>}</u>	ر دِارِدِ	 داد	<u>ا</u> درا	7		<u> </u>		بخ	<u>ا</u>	<u>ا</u>		إ_	_ دار:	۲.	_		<u>ا</u>		<u>ک</u>	<u> </u>	<u>}</u>	<u>}</u>	ار دارج	ב ייי	 }-	, رځ	<u></u>			داد		AERCIAL B	ERCAL	FERCIAL
*	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	EFAM	EFAMI	LE-FAMI	E-FAMI	E S S	i Ya	LE-FAMI	NA: N		INGLE-FAMILY	EFAM	FFAM	FEAL	Ц	E-FAMI	FFAM	E-FAM	LEFAM	E-FAM	EFAM	EFAMI	E-FAMI	LETAN	CE-TAIN	E-FAM	E.FANSI	ASILE-FARM	E-FAMI	 ส	NG E-FAK	FFAM	E-FAMI	E-FAM	SINGLE-FAMIL	E-FAMI	E-FAMI	F 53 M	EFAMI	E-FAMI	E-FAMI	E-FAMIL	ETAM	E-FAMI	EFAMI	NT LAN	NGLE-FAWII	ă	EFAMI	-SAMIL	COMIC	COVID	COM
-	2 2	SIN	SING	SING	SING	SINS	18	SING	N C	Sign	SIS	SING	SING	N C	PUD	SING	200	SSS	SING	SINS	2 0	SING	SING	SING	O CO	SING	SING	200	SKAS	2	SING	SIS	SVIS	2 5	SS	S	SINC	SNS	SING	SING	SING	SING	SING	SING	SING	> 6	SING	E L	SIS	32	SXIN C	NE STATE	NAX.
- :	2	<u>`</u>	Z.	z	z	z >	z	z	z :	Z 2	z	z	2 2	Z Z	Z	z:	Z Z	Z	z	> 2	· /-	<u>۲</u>	Ϋ́	≻ : 5 :	2 >	Z	2	> Z	7		> 2	· >	<u>}</u>	* *	>	> z	>	z >	Z	> >	>	>	zz	۲	≻ 2	2 >	, <u>, , , , , , , , , , , , , , , , , , </u>	2 3	>	· ×	z)	z	z
,	9,6	4,00	4,15	4,11	3.78	4.10	5,00	4,00	7,90	4 4	4.11	4,00	4,30	3	9,40	5.44	21.5	3	4.98	5,44	5.15	4,69	4.92	3	2 2	4	4,24	8 9	8,	5.28	82	18	4,72	5.20	80.0	5.90	38.5	5.40	5.08	8 2	4.72	545	35.	4.90	6	530	5,45	27.5	5.40	23,72	5.41	. a	4.03
	1923	1823	0	1924	1833	1924	1923	1924	0	1924	30	1924	1923	3 2	1923	1923	200	1228	1923	1923	1923	1924	1923	1924	1974	1923	1924	200	1968	1929	1951	576	1945	1945	1945	1965	ā	1945	3	3 3	1944	1945	į	1945	7	- 3	1927	8	38	1952	d	, 0	
1	2 0	,	io	Ω	Q	2 5	9	Q	2 5	2 5	0	Ö	00	2 6	0	0	2 9	2	ā	0 5	2 0	0	o	9 (0 0		0	2 9	0		000	0	0			00		0 0	,	9 6	0	0.0	20	0	0		. 0		00	20	000	2 0	Q
	347,700	349 EC	Š	\$45,50	8.5	4.6	24.70	\$58,90	\$5.80	2,83		\$57,90	25,25	218	\$62,30	253.20	A. A.	\$51.10	\$49,40	25.0	100	\$49.00	\$47,80	2015	248	245.80	549.60	553.80	\$41.70	SE8.400	5.4	241	240.70	545.00	28.53	243 15 15 15 15 15 15 15 15 15 15 15 15 15	353.00	240.70	239,60	3	\$42,00	2 2	25.25	\$16,50	844		\$43.10	\$59,80	221.60	200	384.60	2254.80	27.00
	263 500	500	ន	1,300	2 900	200	3	4,830	8	30.00	8	888	000	38	93	\$48,400	3 9	8	900	300	3,600	1,800	3,200	8	100	341,500	5,400	8 8	17, 100	\$63,700	2 900	8 490	8 200	300	3	2 88	8	2000	88	8 8	7,500	88	888	\$12,000	240.800	8 8	98.30	8	200	236 900	88	000	ž
ľ	ងន	3		ă	S.	4 E	3	14	ľ	4 2	÷	ž	4	1	A	4	rå	1	ŭ	3 2	3	13	ŭ	3	413	ä	Ĭ.	ř	22	*	មន្ត្រ		И	* 4	ä	aj	A	د ای	F	Z E	a	الله	s E	15	iš.		23		3	ĬŠ	ä	ដ	4
-	201.20	\$4,100	S	2,200	8	200	2,000	8	2 800	200	S	7,100	300	1000	6,000	24 800	8 8	000.83	800	28 25	202	4,400	54,630	8 8	3 5	4,300	82	8 8	7,600	700	900	4.900	250	700	5,000	88	2 800	980	1 1 1 1 1 1	800	4,500	900	4,200	500	4 100	2000	\$4,B00	050	900	\$32,000	3,500	180	3,000
ľ	1	*		Ŋ	*	4	, ,	*	5	ně		*	**	1	14	1	-	-	1	*	14	2	**	7	1 2	^	13	"	*	1	-	1	S	1	9	W 4	 	-	1	4	ý	*	3 13		5	ļ	· cs	1	200	is.	*	1	1
1	25.5	SS S	EX.	122	ES C	SER	RES	SES	RES	PES	20	REG	RES		Res	RESS	2 2	188	RES	Sign	RES	RES	RES	SE SE	N K	RES	RES	200	RES	RES	KES	RES	RES	SES SES	RES	RES	E	E SE	188	RES	RES	SE	25	RES	RES	38	RES	SES S	SE SE	NA PA	MER	Į.	MER
,	60	66	70	2	9	3 2	2	249035	ស្ល	ع ا	8	24	138	16	ន	22.50	0	280433	22	3 3 3 3 3 3	8 8	EQ.	8	8	3 2	8	90	g 8	8	65	60000	5	60	8 8	8	8 6	8	8 8	2 2	8 2	8	82168	28 5	89	90	8 8	8	16	2096105	SB	21 22	2 2	R
- 1	7 2	22	532	ES	252	71.5	233	23	755	S 6	532	SZ	25	100	832		Ä	183	225	8	â	532	225	3 6	1/17	8	532	252	532	225	2 2	G	259	7 8	232	2	X	X 6			533	532	100	532	8	3 6	. E		3 23	183	225	1	ä
	3	M	W	ž	≨	3	M	W	200	NELLS V	×	5	8	ž 3	8	M	\$ 3	3	W	3	3	K	W	×,	× ×	3	×	§ 3	₹	<u> </u>	š	×	5	3 3	ž	§ §	¥	146	š	3 3	×	W	ž	W	ž.	₹ ₹	×	≱.	₹ ₹	2	M	Ş.	
	WALKE	ARUKEE	WAUKEE	WAUKE	WAUKE	ARIOCA	WALKER	WAUKEE	XY SY	SCONSIN DELLS WI	WAUKEB	WAUKEE	WAUKEE	WALKER WALKER	MAUKEE	WAUKEE	WACK FIRE	WAUKEE	WAUKE	WACKER	WALKER	MAUKEE	WAUKE		NATIKEE	MAUKE	WAUKEE		MAUKEE	WAUKEE	WAUKE	MAUKEE	WAUKEE		WALKEE	WAUKEE	WALKEEN	NON N	WOKE	WALKER	WAUKEE	WALKER WALKER	VYORK	MAUKEE	WAUKE	WAUKE MALIKER	MAUKEE	NO.	WAUKER	A LYCE	WAUKEE	MAUKEE	NELAN V
-	ME	MIL	MIL	THE STATE OF	MIC	Ö	N I	MIL	B	SMS	MIL	MIL	P.		Y KIL	T MARLY		E	MIC) MIC		MIL	MIL			E	MIC		MIC	NE NE	N.	MI	WIL	ĮŽ	(VIII)	N X	MIL	M.	1	Net.	ME	CINE I	NEV	N.	Mari		IMIL		MIL	M	I WILL	MIL	ě
				#326		\$	SC			-			Įij.			STIER		l	설										-		9																	뜋				E AVE	SS WAY
c	10 10	21	WAY	VAL AV	N 66TH ST	TIMO O	ENDALE	63	43	HA DR	YWAY.	ប់	PORD AV	ST ST	ST	RIC MIT	NAAY	ļ	A ZTVA	ST	482	ST	ST	والما	, l	ST	18	ST	s	IS!	ST	S	JS.	, ts	15	ے وا	ما		į 1	مارط	ഖ	ts t	22.0	ST	JS.	<u>الإلا</u>	, d	(C)	ts ts	R ST	15	ST HON	RIE GR
	N ZBI H	N 26TH	A BROAD	WINATIONAL AVE #326	N 66TH	ONTAR	N GOLL	FO BOX 241603	0X 650	A PANA	809 N BROADWAY	N B/TH	W MED	Z Z	HT27 N	722 W HISTORIC MITCHELL S	N CHES	PO BOX 90431	WPEB	N ZSTH	N 28 ST	N 26TH	N 25TH		ATA SEC	HTB1 N	N 18TH	HOS N BROADWAY	N 2817	N 257H	N ZBTH	4512 N 26TH ST	N ZETH	267 7	N 26TH	N 26TH	% 28TH	WMEO	PO 50X 16272	2 2	N 26TH	1 28 H	X 2864	1387A	¥.58.≥	HECK!	N 26TP	4537 W SPENCER PLACE	F 25 X	N WAT	HITTO N	W FOR	8 P8
ľ	5707	1362	808	811	3873	4686	9181	õ	8	888	8	8537	6502	3 14	7523	222	2 8	8	8303	45	4487	4463	4468	24.68	2 6	4228	1503	200	4500	8	3	5.	4513	4519	4524	925	2	1928	8	2 3	4545	4550	\$ 8	4558	458	8 3	457		4575	1684	4340	5202	ŝ
	,								,				l													***************************************					4			***************************************		ł		-													إ	ا او	
	TIFE			Q ITC	٠	9			SSCE	9	177							L								NULLC					GEORGI			***************************************		99 199				FE EST			,	TIE				꼾			A VED 3 N	A DECEM	IS ITC
9	DA & VIC	3 444		INGS TV	ACKEO	TURES L	1		PRISING	TED PRO			8,	XRANE	93	MIGUEL PRADO	AHOS	NOSNIBO	RNER	ž	* 85 V	ĕ	JOSEPH A BOVA	S S		TURES	9	JOHN HENRY SEYMORE			3 C	ATELIA		2		A CARR	SON	HS CO	THE PAUL AND DOMAZ		ELL &	z	TI ME	JEN KH	DON A BROWN	CKEE	ž		ě,	_	GREGORY BRADFORD		NAMEN
	NA P	ABERNA	FINEW	ER HOLL	NCED	NEW OF	SO SO	RICE	BNTER	2000	FMILW	PRYCE	AL BOY	96	N COPE	LPRACK	S R EUV	L FE R	ERL TU	E Kr WILS	HAPTO	N SAR	MA BOV	0 400	C	SS VEN	INE BYR	TENENT ST	MAYS	LNEA	MS, LOR		L VS II	A BROW	LDAM	3 3	PATTE	OK F NA	S S	MAEB	ORE	L WILSO	SIDENC	LAH YAB	BROWN	F Mil W	E. L. LAS	SON.	E D FUL	ORP US	SEY BE	A SALE	ARY INV
	A BER	VANL	CLLO	PREMI	LA WR	PAC PAC	1 S	MAA	YOUNG	AMERI		STEVE	VICTO	ADAR	ESSIE	MIGUE		N V	HEATH	MATTE	2	ANDRE	desor	JEMPAIN.	XEDO.	BUSIN	CARO.		RUBY	Ž S	<u> </u>		DORIS	ZANESC PARESC PA	ZAR.	8 8 8 8	BRANC	DERR	THE	BESS	JERRC	ANITA	SATR	ABDUL	YNO.		를 전 전	BONA	ROBBI	1300	GREGO	NADE	
										-																																											
																																					$\ $														***************************************		
	PATE OF	EH SI	18TH ST	BTHST	SETH ST	SHE	STH ST	18 H S	STHST	STHE	SET ST	STH ST	SETH ST		BTH ST	26TH ST	28 H ST	NH ST	26TH ST	TEL ST	N L N	STHIST	26TH ST	SETHST	E PER SE	BETH ST	26TH ST	SET SE	28TH ST	ZBTH ST	26TH ST	15 × 19	IS HUBZ	2 H 2	26TH ST	SET ST	387±SF	2674.57	28TH ST	STAS	26TH ST	26TH ST	267HST	10 KT 92	28TH ST	ST ST	38TH ST	26TH ST	26TH ST 26TH ST	THE ST	4338 N 27TH ST	2. H.S.	27TH ST
	2352 N 2	4362 N 2	4366 N 2	4369 N 2	4372 N 2	1375 N 2	4380 N 2	4381 N 2	4387 N.	4395 N.	4401 N 2	4407 N 2	4414 N 2	A 5024	4430 N 2	4440 N 2	ACAC N.	155 N	4451 N 2	N 858 N	1 CN CANA	44E3 N 2	4468 N 2	1469 11.	N 27.2	4178 N. 2	4481 N 2	4484 N.	4 SOO N 2	4503 N.	4507 N	4512 N 2	4513 M.	4519 N.2	4524 N.	4525 N.	4531 N	1532 N	4538 N	N 12	4545 N	4550 N	4557 N.	1558 N.	284 N	4564 N N N N	A STAN	4575 N	N 655	N (0)	4338 N	N D904	4382 N
	5																											S											i in		25		2 2	S	S.	10	7 5	15	TS L	S	IS S	0 8	12
	1									T	-					П	Ī		-		T	Γ	П	1	T			T			Ī	T	\prod	T				T										\prod					
1	Į,	-	ŗ	Ŧ	٦	ε],		F	Ŧ	ر براج	E F	F	<u>ا</u>	2 2	×	된	اع	2	I	E	r z	L	ž	2	팔 ?		F	된	F	<u> </u>	<u>ا</u> ج	5 4	Į.	z	¥	<u>r</u> 2	E	ا و اع	2	E 2	E	٤	E E	E	Ŧ		e E		돌		.	手	Ŧ
ار	2 Z	192	N 287	N 26TH	N 25	N 28TH	S 25	N 28T	Z 281	2 z	Z Z	N 26	92 N	2 4	2 Z	z z	9 E	2 Z	35	χ χ	4 F	2	76.	e z	2 2	2 E Z	N 1251	Z 2877	Т	N 26TH	2 Z	2 Z	N 26	2 2	N 26	N 26	N N	2	2 N	19E	N Z6TH	Į	2 2	Z Z	11	2 2		Z Z	1 1	1 1	2 5	I I	N ZZEF
2	ZZ] 	368	369	12	375	980		£	385	9 9	407	7.4	8	8	8	3 :	1 9	157	8	200	Ę	46.6	\$ 3	172	212	ΙI	- 1	1	1 1	202	512	513	518	\$24	525	531	252	3 12	15/2	545	il		358	155	1		1			Ιŧ	3	ΙL
-	¥ (\$	4 8 3 8	2 000	900	900	8	38	8	300	8	888	2000	500	000	8	4	800	300	88	900	3 2	88	000	8	888	\$ §	4 0002	9000	900	8	2000	38	900	888	808	2000	2000	P 2002	38	0000	900	2000	000	883	3000	88	188	8	0000	18	9000	300	4000
4	2310050	210052	2310053	2310093	2310054	2310092	21005	2310091	2310/350	231008	2310088	2310037	2310055	231000	2310068	2310077	2310076	2310070	2310,907	23100BK	237050	210805	2310082	231080	231028	23162	2310802	21000	2311038	2311012	2311012	231.02	231101	231103	2311040	231100	231100	231104	231704	231100	231100	23110	21100	120	231100	231.04	3 6	231998	231998	21015	135 2310169000 4338	231011	231309
	68 2	1	12	c	E	22	•	m	5	8	5 6	83	3	88	15		စ္က မ	ð	8	8	7 5	8	2,5	8	8 5	Ī	ŝ		18	8	102	98	9	2	2	Ÿ	100	?	<u> </u>	202	22	2	y y	18	27		18	国	SE	78	8	<u> </u>	8

S			-].	-		-		.	Ţ.	-	-	-]-	F	<u> </u>	-	1	-			-	-	-	-[-	Ţ-	-	Ţ.	-	-[.		-		.].	-	-	-	-	-[-	-	-	-[.	Ţ.	I		-	Ţ,	Ţ	Ţ	-	-	Ţ.		-	Ţ	-	-	H
,	4.	L	- E-1	E E	RT3	502	3.5 5.5 5.5 5.5 5.5 5.5 5.5 5.5 5.5 5.5	82	2 52	SW2	RM2	RM2	28.62	RMZ	RM2	RMZ	238	DKAN	ENG.	PKAZ	RTZ	RTZ	RT2	7 L	X	RT2	RTZ	12	200	212		FWZ	25 g	2 82	RSS	RS5	82	2 S	RSE	RS6	S2 5	1 2 2 2	23)	282	22	200	200	P.SS	RSS	8 8	8 8	RSS	35	88	25.	2 S	RNZ
	MIXED: COMMERCIAL	WHOLESALE & RETAIL T	MIXED, COMMERCIAL	X X X	DUPLEX	SINGLESTANILY		SINGLE-FAMILY	SUP. EX	VACANT LAND	MULTI-FAMILY	MULTERAMILY	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY	MINITER MINIT	MULTI-FAMILY	MULTI-FAMILY	DUPLEX	SINGLE-FAMILY	SOLD STATE OF THE	SING PERMIT	PUBLIC & OUASI-PUB	louplex.	SINGLEFAMILY	MIXED: COMMERCIAL	CINGLE-TAME!	DUPLEX	DUPLEX	MULTI-FAMILY	SINGLE FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SING FAMILY	PUBLIC & CHASCATE IN	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SING FEMALE	SINGLE-FAMILY	MULTI-FAMILY	SINGLE-FAMILY	SING C. COMMERCIAL	ISINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE, FAMILY	SINGLE-PAMILY	SINGLE-FAMILY	DUPLEX	SINZLEFAMILY
1	3,320 ₹	3.272 Y	X 000 X	4,120 Y	4 120 N	4.120 Y	3.090	N 2007	4,120	6,965 N	6,389 N	Z 2	2 Z	6,050; N	6.050 Y	5,940i N	2 2	N SES	7,067 Y	8,005 N	4,000 N	4,000	7	2 897.3	3,124 N	4,640 N	4,160 Y	N .	A 100 / 7	× 080 S	7,272 Y	7,592 N	5,149 7,725 V	4.815 N	5,400 Y	5.400 N	Z 2	8,513 Y	5,067	4,600 7	4,120 Y	A 006 3	5,892	3,625 N	X 22 2	× >	¥.040	4,040 Y	4,040 N	> \ 	N ONO	4.040 N	> 2	200,4	A,OAC	Z 3	\$ Z288
9	0	0	0 20	2, 1927	223	11 1928	1 1928	1 1928	1928	0	0	1828	1946	1948	1931	1951	1301	1951	3 1951	1951	1926	1927	135/	1038	0	1927	1927		1004	1923	1823	1961	1,524	1824	1936	1836	35.5	0	1850	1954	7852	1824)	1949	1950 2	\$221	1959	1952	1952	1953	1953	1983	1850	1960	1950	1980	500	1983
2	44,000	71,800	50,000	\$57,500	255,300	26.72	549 400	40.00	253 000	ន	ន	\$140,600	07.400	5110,400	006,900	11.60	200	388	\$104,600	2103,500	53,100	43,600	322,000	53.400	8	\$60,100	27,700	8 8 8	2 450	25.00	22.20	22,600	1009 68	002.1	e8, 100	008/25	B 26	3	, 20,700	8	27.700	200, 80	1,100	005.01	18,500	000,12	27 100	2002	35.100	20,700	2 500	74,830	27.70	13,480	000'01	22.900	900
	\$141,800 \$1	169,700 \$1	587,400	П	1	\$43,700	Ц	ı	\$46,800	ន	0\$	- 8		\$103,400 \$1		"[`	"	S 506 888	ı	\$97,500 \$1	1	-1	200	1	8	002	\$3,500	5201,000	20,43	\$49.400	58,700 \$	5190,600	35,100	H	Н	\$43,100	ł	ı	45,600	32,600	525 BOO	23.300	45,000	20,400	2 200	101 00	33,000	30,600	35,000	33,600	38,400	30,700	33,700	39,300	\$35,900	AB,500 81 F00	\$ 700
_		\$2,1001.5					83.600			я				\$ 000,72	\$ [000	3	000	1000	1000					L				-	l			***************************************										8	100	23	ion	3 8	28	8	8	8 2	8	8	8 8	8	8	3 6	2000
-	MER S2	-	# # # # # # # # # # # # # # # # # # #	23	312	83	8	X X	83	¥	100	2 3	AP S7.	AP S7	A.P. 57.	2 5	100	AP	A.P. \$86.	AP SE	55 \$4,	# 6 S	300	S	ĕ	'85 S3	3	52,000	3 6	1 13	53	4P 512	Z S	ss se	S	S31	2 2	105	53 \$5,	S 250	a c	58	SS SS) SSS	2 8		1	25	25	2 2	3	Z.	3 2	25.	3	1 3	2 2
	, e	2	S OC	9	200	22091abs A	8 1	0 6	on.	2	2 (1)	2	8	1 N	Σ 6	N	0 00	2	2	24 6	2	00 1	2 0	2785134 R	8	R	æ	09256	2	12	R	2	3 8	R	e.	ix is	x ä	: G	R	200	20130	R	32,333 RE	2	2	200		œ.	2	Z a	SECUT RE	ä		8		r z	96228 Ri
	5320	\$320	5320	5320	2220	223	3330	0253	5320	5320	5320	0000	5220	NEE PALLS WI 15305	9320		Comp	5320	5320	5220	5340	222	0000	232	5322	4230	2220	2220	2830	2220	5120	233	5220	3404	9250	5320	UCLY	5320	2320	5324	DGES:	5220	5320	2222	2302	15320	5320	2320	5321	0253	5320	ZZE5	2022	5320	73.70 CEST	766	5325
-	MICWAUKEEW	MILWALKEEW	MILWACKEE W	MLWAUKEEW	MILWAUKEE WI	MILWAUKEEW	MILWAUKEE W	MILWALKER	MILWAUKEEW	MILWAUKEE W	MILWALKEEW	MAIL VAN UNCER VIV	MILWAUKEEW	MENOMONEE PA	MILWAUKEEW	MACLWACKER WE	AAH WAA MEET VAL	MILWALKEEW	MILWAUKEE W	MILWALKET W	RACINE WI	MILWAUKEE W	AND WALLEY W	MILWALKEE W	Г	JOWENSBORO KY	ur I	MILWAUKEE W	PAIL WA JKEE WO	IMILWAUKE: W	MLWAUKEEW	MILWAUKEE	MILWAUKSE W	LEMUT	ы	MILWAUKEE WI	MILVA INCHES	MILWALINGE	MILWALINGE WI	MINACINEE	MILWAUKEE W	MILWADICE W.	MILYNAUKEE WI	MLWALKEEN	MILMALISCHE WI	MLWAUKEEW	IMI,WAUKSE W	MLWAUKEEW	MLWAUKEEW	MILWAUKEE W	MILWAUKEE W	WEST ALLIS WI	MILWAUKEE WI	MILWAUKEE W	OKLAHOMA CITY	MI WALKET W	MILVAUKEE W
3	4394 N 27TH ST	4402 N27TH ST	4422 N 27TH ST	4428 N27TH ST	3043 N 215T ST	4446 N 27TH ST	2452 NORTH 27TH STREET	3841 N 12TH ST	4466 N 27.5T	809 N BROADWAY	820 N PLANKINTON	POS N BROADWAY	4227 N 18TH ST	PO BOX 1073	4550 N 27TH ST APT 3	2502 N 151 S1	4550 N 277H FT	\$120 W REICHERT PL	4620 N 27TH ST	3300 W FLORIST AVE	219 WOLFF ST	2511 WATKINSON AV	2523 WATKINSON AV	4704 N SOTH ST	9480 WATERTOWN PLANK RD	480h FREDERICA ST	2615 W ATRINSON AVE	2822 W LINWAL LN	2453 WCONGRESS ST	2457 W CONGRESS ST	2465 WICONGRESS ST	PO BOX 11214	2610 W PORT SUNLIGHT WAY	770 E MAIN ST STE 501	2422 W ROOSEVELT OR	2102 W FOND BULLIC AVE	2456 W ROOSEVELY DR	2450 W ROOSEVELT DR	2496 WRUBY AV	2612 W RUEY AVE	4305 N TEUTONIA AV	4321 N TELTONIA AVE	3535 W STATE ST	929 N ASTOR ST# 1801	PO BOX 250861	4415 N TELTONIA AV	#421 N TEUTONIA AV	4427 N TEUTONIA AVE	Seson estra ST	A443 N TELTONIA AV	PO BOX 080468	2453 S 109TH ST	AAAS NITEITONIA AV	4471 N TELITONIA AV	4400 WILL ROGERS PWRY # 300	4041 N SHERMAN RI VO	4505 N TEUTONIA AV
	WILLEN E CAMPBEI	MCMP PROPERTY LLC	VICTOR M SUMBRY	VICTOR SUMBRY	COMPAN ES LENNINGS	DEBORAH L DODSON	WILLIE FIFER JR & NEDRA	BETTY JEAN BYAS	ROY C YOUNG & LA VERNE HW	CITY OF MILW	AND SHOUSING CORP	COTY OF ME WALKER	KATRINA F FISHER	CMR27TH LLC	FLOWER LEWIS	MENKY ANN AYLES	B LGASTON	MICHAEL G COOMBS	KATHERINE M. HANDY	SANDRA A JONES	HAROLD FOOLE.	JIMMIE L.WRIGHAM	GLORIA DEAN EWING	DORIS SINGLETON	MILWAUKEE COUNTY	US BANK NATE ASSM	JAMES COCROFT	TACH IN IND A CHARTEN NKE	MATTIE WILLIAMS	GARY HELGELAND	MALIK GRANT	BOULEVAND PROPERTIES, U.C.	PRINCETON COMMERCIAL	SCREAMING EAGLE PROPLIC	LEARLESS & CAMPRELL	SECWAY BANK & TRUST CO	GARDEN NOWES EVANGELICAL	GARDEN HOMES EVANGELICAL	ANGELA MITCHELL	INACSMELL LURAIS	LOUS AAA SERV CENTER INC	VERGIL BRASWELL & DOROTHY HW	ANDY SONG	BRAWNER AND MILLS LLC	SS PROPERTY	LINDA P WATE	DARLENETHOMAS	ADDISON, L. C. & MARY J	LATINA Y CUINN	U D O'NEAL JR & LOLA O'NEAL	NEW PRIDE PROPERTY LLC	GUPTA PROPERTIES LLC	LAKE MOKE TAN OR	CHERYLHILL	WELLS FARGO BK NA	ROBERT MOCKS JR	JAMES T JOHNSON
tu - u	ST 4394 NZT-HST	ST 1402 N ZTTH ST	ST AZZNZTHST	ST 4428 N 27TH ST	ST 4440N2774ST	ST 448 N 27TH ST	ST 4452 N 277H ST	ST 1462 N 277H ST	ST 4486 N 27TH ST	ST 4502 N 277H ST	ST ASSOCIATION	ST 1450 N 2771 ST	ST (4536 N 27TH ST	ST 4544 N 277H ST	ST 4550 N 277H ST	CHINA MANAGANI CA	ST 4580 N2774 ST	ST 4610N277HST	ST A620 N 27TH ST	ST 4630N277HST	AV 12507 W ATKINSON AV	AV (2511 W ATRINSON AV	AV 2523 WATRINSON AV	AV 2203 WATRIMSONAV	AV 2604 W ATKINSON AV	AV 2507 WATIQUSON AV	AV Z815 WATKINSON AV	ST 2249 W CONDERSO ST	ST 2453 W CONGRESS ST	ST 2457 W CONGRESS ST	ST 2465 W CONGRESS ST	AV 2800 W GLENDALE AV	T WA ZETOWPORT SUNLIGHT WA	T WA 2814 W PORT SUNLISHT WA	DR 2422 W RODSEVELT DR	DR 2428 W ROCSEVELT DR	DR 1242 WROOSEVELT DR	DR 12450 W RODSEVELT DR	AV 2495 W RURY AV	AV COTZ W KUST AV	AV 4305 N TEUTONIA AV	AV 4321 N TEUTONIA AV	AV 4335 N TEUTONIA AV	AV 14351 N TEUTONIA AV	AV 4289 NTELTONIA AV	AV A415 N TEUTONIA AV	AV 4421 N TEUTONIA AV	AV 427 N TEUTONIA AV	AV 4433.N TELITONIA AV	1 AV 4443 N TEUTONIA AV	A AMBIN TELTONIA AV	AV 4455 N TELITIONIA AV	AV A465 N TELITOSSA AV	AV 4471 N TEUTONIA AV	AV 4477 N TEUTONIA AV	AV C485 N TELTONIA AV	AV ASOSINTEUTONIAAV
6	27TH	NEZZ N	N ZZTH	N 27TH	N STTH	N 277H	N 27TH	Z7TH	Ŧ	N 27TH	5 2	24.6	N 277H	N 27TH	Z71.H	N STATE	MLZZ N	N 27TH	N (277)H	- 1	ATKINSON	W ATKINGON			IATKINSON	ATKINSON	ATKINSON	W CONGRESS	CONGRESS	CONGRESS	W CONGRESS	W GLENDALE	PORT SUNLK	PORT SUNL	ROOSEVELT	W HOOSEVELT	ROOSEVELT	5 EL 7	RUBY	1	N TECTONA	N TELTONIA	N TEUTONIA	N TECTONA	NITEUTONIA	N TELTONA	N TELTONIA	A TELTONA	NO LE LONG	N TELTONIA	N TEUTONIA	N TELTONIA	Z TEUTONIA	N TEUTONIA	N TEUTONIA	N TEJTONIA	N TEUTON'A
	11	141 2310097000 4402	143 2310613000 4422	144 2310814000 4428	145 2310818000 440	147 Z310817000 I 4448	148 2310813020 4452	150 2372620000 4482	151 2310621000 4468	152 2311015000 4502	15.4 22110104001 4512	155 2241018000 4530	156 2311019000 4535	157 2311020000 4544	158 2311021000 4550	123 731 NAZAWA 4556	1611, 2319982000 4580	152 2310909000 4510	153[2310905000 4620	154 2310504000 4830		1	168 2310031000 2523	165 2313101000 2603	il	1		1	ì	H	1	1/8 23148/5100 2603	1	ΙI	- 1		1	l	187 2311035000 2486	180 3410429000 3471	190 2451203000 4305	191 2451202000 4321	192 2451201000 4335	153 245989000 4351	195 2459997000 4289	198 23105/4000 4415	197 2310013000 4421	198 23-10012000 4427	2001 20100100100 2010	201 2310000000 4443	202 2310008000 4449	203 2340007000 4455	205 231005000 4485	206 2310004000 4471	2071 2310003000 4477	209 2310001100 4485	210 2341034000 4505

>-	Ŀ	-	-		-	-	-	-	-	F	-	-	-	٦	-	•	-	٢	-	-		_	
×	FMZ	5W12	84.2	RIC	RNZ	2	PAGE	RAZ	RM2	RMZ	8872	183	E)	C K	ē	102	RARZ	RIC	20.02	FREZ	8,12	24.5	24.72
Š	SINGLE-FAMILY	MULTEFAMILY	HULT-FAMILY	MULTI-FAMILY	MULTI-FAMILY	×	×	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	×	MIXED COMMERCIAL &	SINGLE-FAMILY	VACANT LAND	×	MANUFACTURING, CONS	SERVICES, FINANCIAL, I	FAMILY	«ቢኪ-Faully	አደቢፒ F F A MILY	MULTIFAMILY	FAMILY	FAMILY
	SING	MULT	L. I. I. T.	ואררני	MULT	Sand	DUPLEX	SINGL	SAG	SING	(E) dna	MIXED	ONIS	Ś	DUPLEX	mani.	SERVIC	INULTI-FAMIL	IMM TI	T.0.X	THE	MULTIFFAMIL	MALA TALKANI
١	٠	Z.	Z	Z	¥	z	٠	z	z	۶.	z	z	z	z	۶	z	Z	z	72	z	z	z	z
u3	00**	13,200	(4,400)	5,600	6,605	4.400	4,430	4.402	4,403	5,760	5,315	24,968	7,436	875	25,265	77.71	8,473	C9*'9	4,858	5.700	5,016	6,120	5775
a	1 1949	1851	1883	1945	4 1945	2 1954	31.1546	1 1951	1] 1853	1282	0	0 0	1 1913	9	2 1523	0 0	1 1951	1561.19	1821	195:	4 1951	1951	1981
O	8	Ø	R	R	2	20	Q.	8	g	R	\$0	Q	α	20	8	S	я	R	æ	8	я	R	æ
2	242.600	X) \$118,800	580,209	COS 2015 CO		X) sea_eoc	50 000 E	200,000	228 800	541,800	ios.	C 2:30 800	006,853	io\$	DOT \$5.58 700	xx16,250	006'96\$ OX	00 2:06 400	188 163 C	L	COS COLS CO	200 100	COS 755 (C)
3	\$38,300	\$102,800	\$74,700	\$95,600	\$121,40	COE 85\$	007,848	5,85	\$24,300	538,700		\$118,500	006,852		\$28,000	5271,600	009.883	\$100,400	CCB.888	\$20,500	COS, 792	528,900	CC6 883
_	10000	\$14,000]	\$5,500	\$7,000	57,000[5000	\$4,300	200,13	54,300	006,33	Sci	\$14,200	25,600	g	\$10,700	CC9' PTS	\$6,000	\$6,000	\$6,000]	\$5.000	\$6.000	56,500	000 95
¥	RES	1600	A/AP	MAP	dYM	RES	RES	RES	RES	RES	EOM.	NER	RES	жG	RES	MER	MAP	MAP	- dyw	WAP	dyn	MAP	dvy
٦,	53209	53203	53210	532030111	52223	\$3209	53209	21001	292106433	532096226	53202	532163641	53072	53202	53209	532095638	51218	53508	54115	23154	532256508	53210	81.61.5
		1	_																				
-	WILWALKEE W	MILWAUKEE W	MILWAUKEE W	MILWALKEEW	MUNACHERY	MILWAUKEEW	MILWAUKEE WI	ABERDEEN MD	COLUMBIA SC	MILWAUKEE W	MILWAUKEE W	MILWAUKEE WI	PEWAUKEE WI	ANLWAUKEE W	MILWAUKEE W	MILWAUKEE VA	MILWAUKEE IN	MILWAUKEE W	DE PERE W	OAK CREEK W	MUWAUKEE W	MUNACHCE NA	WINNER W
r	4511 NTELTONIA AV	4075 N 18TH ST	2874 N \$2MD ST	PO BOX 510524	4545 N TEUTONIA AVE APT 2	PO BOX 090724	45S7 N TEUTONIA AV	702 WINEBERRY WAY	16 BERRYHILL RD STE 200	4575 N TELITONIA AVE	809 N BROADWAY	3430 N 41ST ST	N38W27158 WOODLAND DR	809 N BROADWAY	A653 N TELITONIA AV	2501 W HALKPTON AVE	SE28 N \$2ND ST	5900 S HONEY CREEK DR	1928 CALLAS PO	1110 E STONEGATE	PO 90X 250838	2423 N 59TH ST	1382 N.44TH S.T.
	HENRY C MOORE JR	BRUCE & GLORIA WRIGHT IN	STYLES REAL ESTATE LLC	RICHARD C VODEN	ISIAH DOLUGLAS	ROYCE MC KEE & AUDREY HW	LAKESHA T GREEN	VINCENT M MARTIN, JR	BAT HOLDINGS ONE LLC	ABRAHAM LEFLORE &	CITY OF MILW	NEOWIA TOWNSEND	J/S URBAN DEV CLC	IOTH OF MILW	CLEMMEL G ANTHONY	T RYAN ENTERPIRSES INC	GENE R HUGHES	KENTON BURTCH	INARY HAAS	VERONICA PLIVALCABA	LIMMY L DESHAZER	LAWRENCE A MARTIN JR	STATES MERRINGS STATES
u.	4511 N TELTONIA AV	4517 N TELITONIA AV	4533 N TEUTONIA AV	4539 N TELITONIA AV	4545 N TELTONIA AV	4553 N TEUTONIA AV	4557 N TELTONIA AV	AV 4563 N TELTONIA AV	AV ASSENTEUTONIA AV	4575 N TELITONIA AV	4579 N TEUTONIA AV	4809 N TELITONIA AV	ABAS N TEUTONIA AV	AV LASAS N TELCTONIA AV	4663 N TELTONIA AV	AV 14727 N TEUTONIA AV	は 13530WVGCTCRY UA	C ZET WYCTORY LA	2541 W VICTORY CA	2000 W VICTORY LA	2605 W VICTORY LA	LA BROWNICTORY LA	2835 W MITTORY 1.5
ш —	æ	VA	2	AV.	₹	₹	- A.V	≱	₹	3	٨	×	2	3	3	۸	5	5	5	3	3	3	T .
-	CNA	YNO.	CAR	YNO	SIE	YNO.	200	CNIX	CNIA	NO.	ONIX	YELTONIA	ONA	ONLA CONTA	SNS	ONIA	JRY	CHY	JRY.	JRV.	SRY SRY	JRY	797
	TELTONA	TELTONIA	TELTCALL	TECTONA	ANOTHER AND FIGH	TECHONIA	ľ	(TECTONIA	TELTCNIA	TEUTONA	ı	;	TELTONIA	TEUTONA	TELFONIA	TELTONIA	VICTORY	NCTORY	ı	VICTORY	VICTORY	WOTOR V	ł
ပ 	2	2	2	z	2	z	2	2	~	2	z	2	z	2	Ļ	7	3	3	*	ŀ	W.	<u> </u> _	3
<u></u>		4517	6533	6534	24545	6553	555	957	0 456	257	0 4579	10B# G	199	464	C 4853	0 472	253	2537	157	2800	2805	5 28.	C.) 284£
К	2311533000	2311032000	213 2311031000	2211030000	215, 2311029110	216 2311028000	2311027000	218 2311028000 4563	215 2311025000 4569	2311024000	2271 2319973200	Z319874110	223 2318912110 4648	2310906000 4645	225 2315983202	7271 OL17888725 4727	31090100	223 2310912000	1229 2310911000 2541	230 2210902000	231091000 j	232 2210323330 2810	233 23500000
	21112	2 12 2	7137	4 2	700	21612	2 17	787	2191 2	1300	21 2	222 22	23	24 2	25 2	261 2.	27.2	28 2	12 152	100	34 Z	č,	333

F. 2017 Budget

Appendix F

Historic Garden Homes NID 2017 Operating Budget

Sources

NID Assessment on Residential Property	\$16,500
NID Assessment on Commercial Property	\$ 800
Total Projected Sources	\$17,300

Uses

Home Renovation	\$	7,700
Clean Neighborhood	\$	1,320
Security Cameras	\$	1,650
Home-Grown Gardens	\$	810
Chess in 2 Schools	\$	2,700
Administrative/Audit	\$	3,120
Total Projected Uses	\$1	17,300

H. City Attorney's Opinion

I. Overview of Initial Grant Criteria

()

GRANT F. LANGLEY City Attorney

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



Milwaukee City Hail Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551 Telephone: 414.286,2601 • TDD: 414.286.2025 • Fax: 414.286.8550

August 19, 2016

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

Re:

Proposed Operating Plan for Neighborhood Improvement District No. 6

Historic Garden Homes

Dear Commissioner Marcoux:

This letter is written in response to your request for this office to review the proposed initial Operating Plan for Business Improvement District No. 6 (the "Plan"). You asked us to provide an opinion with respect to compliance on the part of the Plan with the requirements of Wis. Stat. § 66.1110(2)(f).

We have reviewed the Plan, and are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1110(2)(f), in particular subsections 1 through 4 thereof.

Very truly yours,

GRANIF LANGI

IEDENVR MCKENZIE

Assistant City Attorney



STUARTS. MUKAMAL

THOMAS J. BEAMISH

MAURITA F. HOUREN JOHN J. HEINEN

SUSAN E. LAPPEN

JAN A. SMOKOWICZ

PATRICIA A. FRICKER

HEIDI WICK SPOERL

KURT A. BEHLING GREGG C. HAGOPIAN ELLEN H. TANGEN JAY A. UNORA KATHRYN Z. BLOCK

KEVIN P. SULLIVAN

THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
JEREMY R. MCKENZIE
PETER J. BLOCK
NICHOLAS P. DESIATO
JOANNA GIBELEV

JENNY YUAN KAIL J. DECKER ALLISON N. FLANAGAN LA KEISHA W. BUTLER PATRICK J. LEIGL HEATHER H. HOUGH

ANDREA J. FOWLER

PATRICK J. MCCLAIN NAOMI E. GEHLING CALVIN V. FERMIN

BENJAMIN J. ROOVERS Assistant City Attorneys

I. Overview of Initial Grant Criteria

Historic Garden Homes Neighborhood Improvement District

Mission: The Historic Garden Homes NID will energetically support projects that eradicate POVERTY, the Garden Homes Neighborhood's number one problem.

Focus: To fund structural levers that undermine poverty, namely, secular projects that:

- 1) Fix the environment
- 2) Build community relational cohesion
- 3) Strengthen families
- 4) Bolster collective efficacy
- 5) Promote health and life-expectancy longevity
- 6) Flourish creativity and artistic development
- 7) Celebrate cultural and neighborhood values
- 8) Preserve the neighborhood's historic heritage
- 9) Attack poverty directly

As the Garden Homes Neighborhood experiences poverty at 33% (2010 U.S. Census), its outcome may be expected to coincide with the pathway of all typical poverty neighborhoods. It will be rift with violence, racism, food insecurity, housing insecurity, undiagnosed health problems, disparity in infant mortality rates and high unemployment. It may be a neighborhood where the "American dream has essentially packed up and left the neighborhood "(In Milwaukee, you ZIP code can limit your dreams, TMJ, March 13, 2016). Place matters. Where there is a sense of trust, social cohesion and collective civic engagement, poverty can be halted in its tracks. Reversals can happen. A neighborhood can flip back to have a positive enduring effect on a city's overall health. Thus the mission of the Historic Garden Homes Neighborhood Improvement District is to not only do "good" things, but to do "good" things that have a greater purpose.

J. Public Input Schedule

Historic Garden Homes Neighborhood Improvement District

Public Input Overview

September 26, 2015	Outreach with Washington Park NID Chairperson at Atkinson Library
September 26, 2015	NID concept kick-off at Atkinson Library -Garden Homes Neighborhood Association, Inc. Board of Directors formally adopts HGH NID, approves -GHNAI to be Steering Committee for NID application
November 28, 2015	Focus groups meet: 2 focus groups meet at Atkinson Library, surface twelve interest areas
February 6, 2016	Information meeting with Alderman Ashanti Hamilton
February 27, 2016	Steering Committee approves HGH NID board and assessment methodologies.
March 19, 2016	Information meeting notification flyers hand-delivered to 150 area households, mailed to 12 owner-investors
March 26, 2015	Information meeting held at Atkinson Library
April 14, 2016	Outreach with Sherman Park NID Chairperson
•	, , , , , , , , , , , , , , , , , , ,
May 21, 2016	Steering Committee approves 2017 Operating Plan draft
	•
May 21, 2016	Steering Committee approves 2017 Operating Plan draft Operating Plan meeting notification mailing to all 209
May 21, 2016 May 28,2016	Steering Committee approves 2017 Operating Plan draft Operating Plan meeting notification mailing to all 209 owners of 330 residential units and 8 commercial units Operating Plan meeting at Atkinson Library, Mr. Kenneth Little, DCD, City of Milwaukee, provides technical

K. Frequently Asked Questions

Historic Garden Homes Neighborhood Improvement District (HGH NID) Frequently Asked Questions

Who is the Garden Homes Neighborhood Association, Inc. (GHNAI)?

The Garden Homes Neighborhood Association, Inc., ongoing since 1972 and incorporated during 2012, has championed causes and developed projects that uplifted the historic district area, unified neighbors to experience community self-determination, impacted the sting of poverty and accentuated the proud history of the original Garden Homes Neighborhood and the people who live within the community served by the association. Since Wall Street's greed came home to roost in 2008 causing 30 families within a two-block radius of the Garden Homes Historic District to abandon their homes, the association has embarked on ardent and resilient projects to recapture the neighborhood, restore the time-honored values promoted by Mayors Emil Seidel and Daniel Hoan, and revive hope for all residents and other stakeholders that the neighborhood will not only survive but will also thrive.

Who came up with the idea of the HGH NID?

Pressed with the revolving door of families not wanting to buy available homes in the Garden Homes Neighborhood because they perceived the neighborhood as unsafe and the neighborhood was unsafe because there are too many abandoned homes, GHNAI began forming a strategy to topple this two-headed conundrum. The NID concept seemed ideal to infuse vital resources into the Garden Homes Neighborhood on an on-going basis to address both the safety and the housing needs simultaneously. NID made sense. GHNAI further reasoned that while the NID plates were spinning year-after-year, it could forge collaborative resources to address the safety and housing needs more succinctly.

Have any other NIDs been established in Milwaukee or the State of Wisconsin?

The HGH NID would be the fourth NID in the City and likely the State. Thus far there are NIDs in the Pabst Brewery area, the Washington Park neighborhood and the Sherman Park neighborhood. Cities are not required to report to the State if they have NIDs established in their areas, thus it is unclear whether other NIDs exist. The authorizing statute for NIDs was created in 2006.

How long will the HGH NID last, how can it be dissolved?

The HGH NID is designed to be permanent. However, the HGH NID can be dissolved or terminated at any time by the HGH NID Board of Directors, 50% or more of the property owners (based on assessed property value), or by the Milwaukee Common Council. The HGH NID is democratically elected by the property owners, residents and commercial business owners of the prescribed area, providing a safeguard against the HGH NID becoming unresponsive to the needs of the neighborhood's stakeholders.

Isn't this just another tax on struggling homeowners?

The NID is designed to make sure everyone, especially absentee property owners, are contributing to the aspirations and success of the neighborhood. Of the 330 residential units eligible to be in the pool for the NID program assessments, owner-investors own 238 units (72%), and of the 238 residential units, the GHNAI association could not track down 14 owner-investors, the group that could be clearly recognized as "absentee property owners." By far, the owner-investors will be investing the greater financial amount for the HGH NID program to happen.

What is the Certified Letter requirement?

The NID Statute requires that a certified mailing goes out to every property owner prior to the public hearing. If the certified mailing is not sent, the HGH NID cannot proceed. The NID Statute only requires that the certified mailing be sent, not that it be actually received by the property owner. The GHNAI is putting the up-front postage expense (at \$3.77 p r piece) to cover the cost of this certified mailing. This is a one-time cost that will be paid back to GHNAI from the first year operating budget of the HGH NID.

Who will govern the program?

The governing body of the HGH NID is the HGH NID Board of Directors. The NID Statute requires that after the HGH NID is established, a Board of Directors will be selected by the residential property owners, area residents, commercial property owners and commercial business owners. The HGH NID will have a Board of Directors of five (5) Directors: four representing the residential constituencies and one representing the commercial constituencies. These Directors will serve for a three-year term and the Board of Directors will subscribe to its operational rules as presented in the HGH NID bylaws when conducting the business of the HGH NID. As the terms of office are staggered, various members of the Board of Directors will be elected annually.

What is the city's role, does it have oversight, does it charge an admin. fee?

The city's role in the HGH NID is as follows: (a) approve annual plan; (b) provide technical assistance related to the plan; (c) monitor and apply for outside funds; (d) collect assessments; (e) receive annual audit; (f) provide assessment data; and (g) encourage other government units to support the district. The city does not charge a fee for these services.

How are the funds assembled?

Starting December 2016, each December the assessment will appear on the tax bill of each property owner in the HGH NID. The property owner must pay the tax bill by January 31 of the subsequent year or pay by installment. The HGH NID assessment must be paid as part of the first installment. The city disburses the projected assessments to the HGH NID around April of the Operating Plan Year.

	•			