

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 other 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,

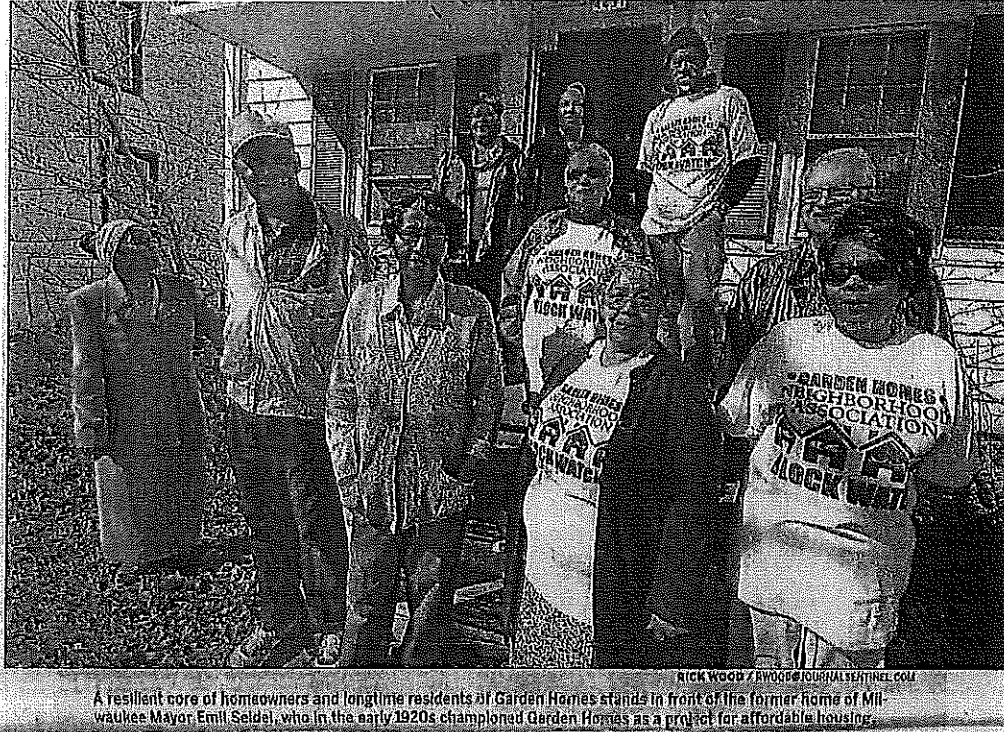


Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

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.

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 &
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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

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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 1/8th portion of the Garden Homes Neighborhood. Specifically, the boundary area is defined from W. Hampton Avenue at N. 2th Street 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. 2th Street; and proceeding northward on the eastside of N. 2th Street 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. 2th Street 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 five (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. 27th 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. Board size. 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. Composition. 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. Term. Appointments to the board shall be for a period of one year. Directors may be re-elected.
4. Elections. 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. Primary Responsibility. 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. Meetings. 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. Staffing. 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. Changes. 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 30th of each Plan Year, with the official City records and the assessed value of each tax key number with the district, as of January 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

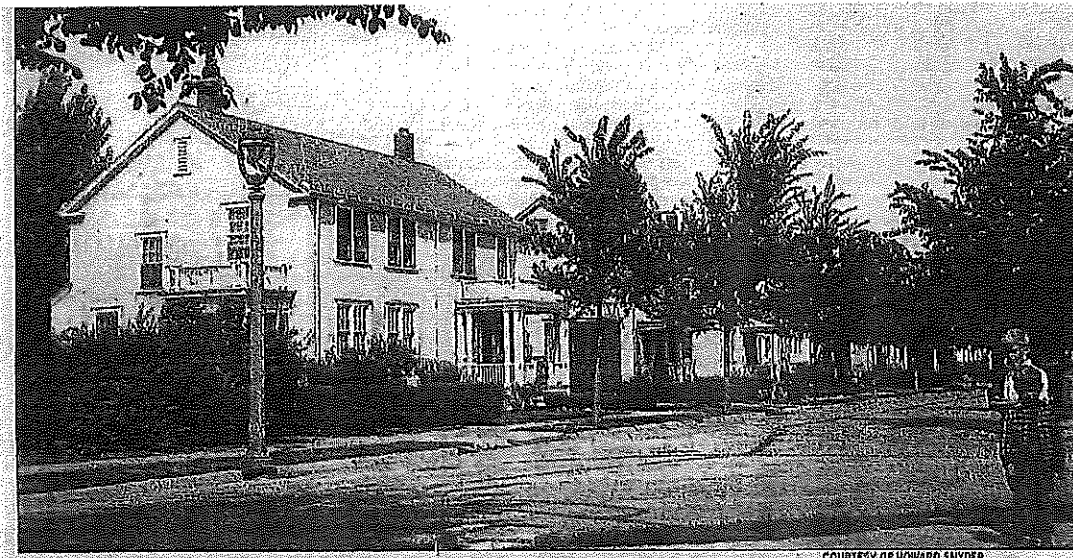
VIII. CONTRACTION WITH HGH NID

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

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, ajsonline.com/photos.

A. Wisconsin Statutes 66.110

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; Stats. 1999 s. 66.1109; 2001 a 85.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan.

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

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

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

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

3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

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

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

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

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

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

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

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

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

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

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

2. The owners of property assessed under the operating plan improvement district

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

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

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

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

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

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

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

(c) After the expiration of 3 days after the date of the hearing under par. (a) 3., and after adopting any additional provisions that may be necessary under par. (a) 3. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation will, on the latest continuation date entered into to implement the operating plan expires, if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3.

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

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

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

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

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

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

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

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

B. Petition

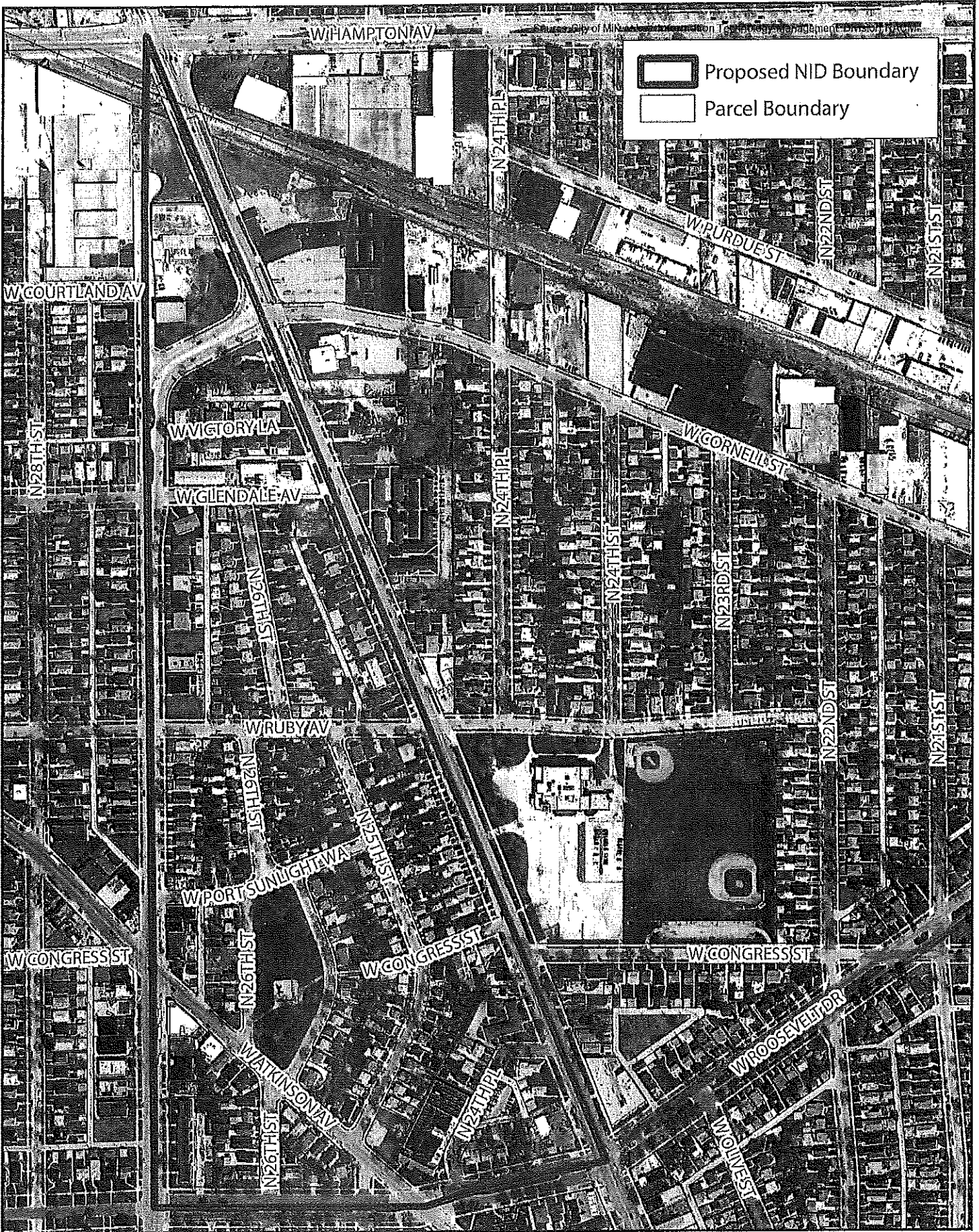
Appendix B: NID Petition

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.

<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1. <u>Joe Bova</u>	<u>4465 N. 26th St</u>	<u>Joseph Bova</u>
2. <u>James M. Crockett</u>	<u>2615 W. ATKINSON AVE</u>	<u>J M Crockett</u>
3. <u>Jackie A. Johnson</u>	<u>2449 W. Congress</u>	<u>JACKIE A. Johnson</u>
4. <u>MATTIE PAYNE</u>	<u>2453 W. Congress</u>	<u>Mattie Payne</u>
5. <u>JAMES E. Magee</u>	<u>4340 N. 26 St.</u>	<u>James E. Magee</u>
6. <u>Janet L. Mays</u>	<u>4401 N. 25th St</u>	<u>Janet Mays</u>
7. <u>Ella Dunbar</u>	<u>4460 N. 25th St</u>	<u>Ella Dunbar</u>
8. <u>Judy Leppine</u>	<u>4484 N. 26th St</u>	<u>Judy Leppine</u>
9. <u>Martina Phillips</u>	<u>2621 W. Aubs</u>	<u>Martina Phillips</u>
10. <u>Bernice Lane</u>	<u>4377 N. 25th St.</u>	<u>Martina B. Lane</u>
11. <u>Sam P. Bailey</u>	<u>4525 N 26 St</u>	<u>Sam P Bailey</u>
12. <u>Gloria Ewing</u>	<u>2523 W. ATKINSON AVE</u>	<u>Gloria Ewing</u>
13. <u>MATTIE M. CANCER</u>	<u>4458 N. 26th St</u>	<u>Mattie M. Cancer</u>
14. <u>BISHOP JOHNA BARTONSD</u>	<u>4462 N. 26th ST</u>	<u>Bishop John A. Barton</u>
15. <u>Toni Eskridge</u>	<u>4471 N. 25th St</u>	<u>Toni Eskridge</u>

HAMPTON AND TEUTONIA PROPOSED NID



D. Garden Homes Historic District Boundary Map

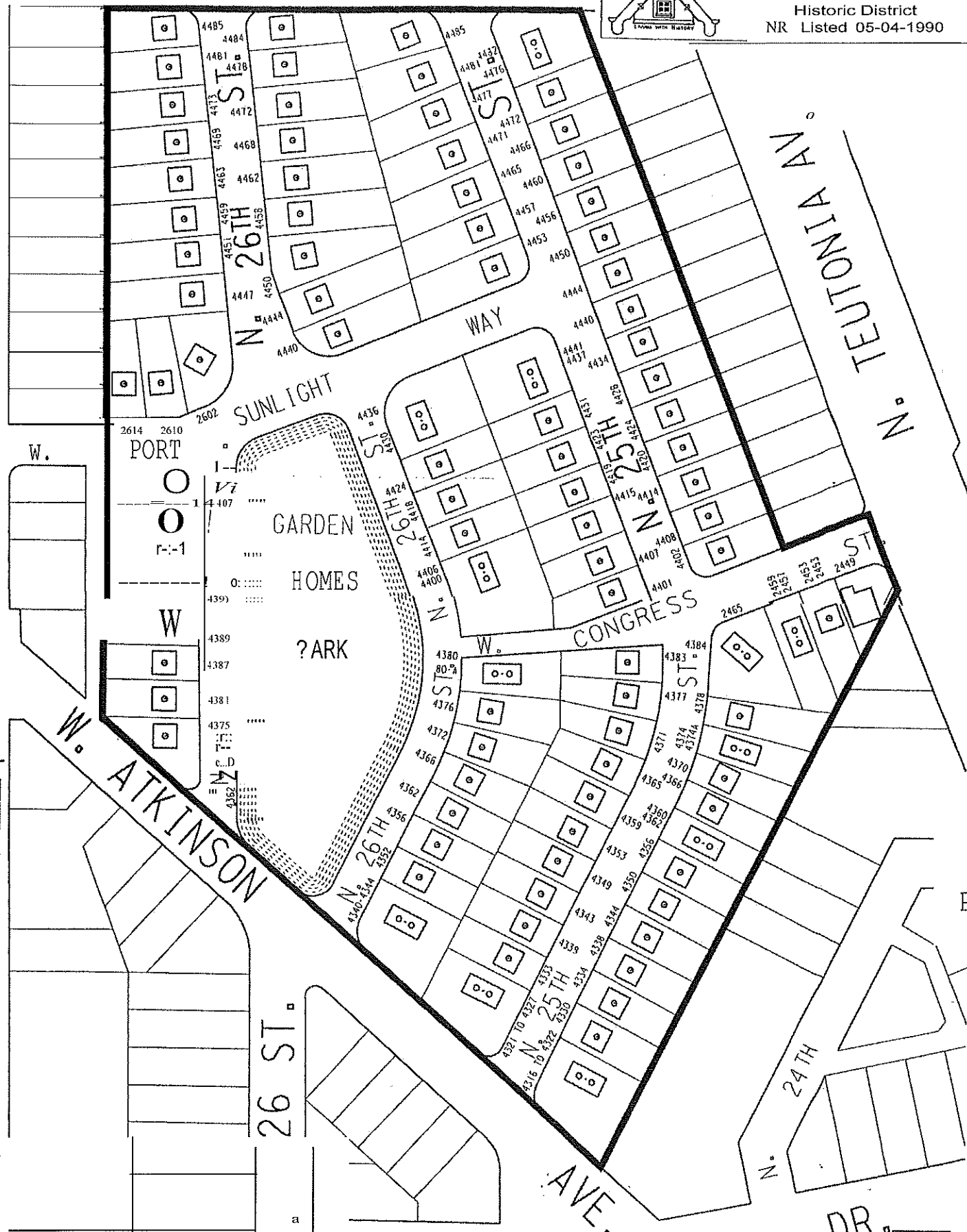
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AVE.



National Register
Garden Homes
Historic District
NR Listed 05-04-1990

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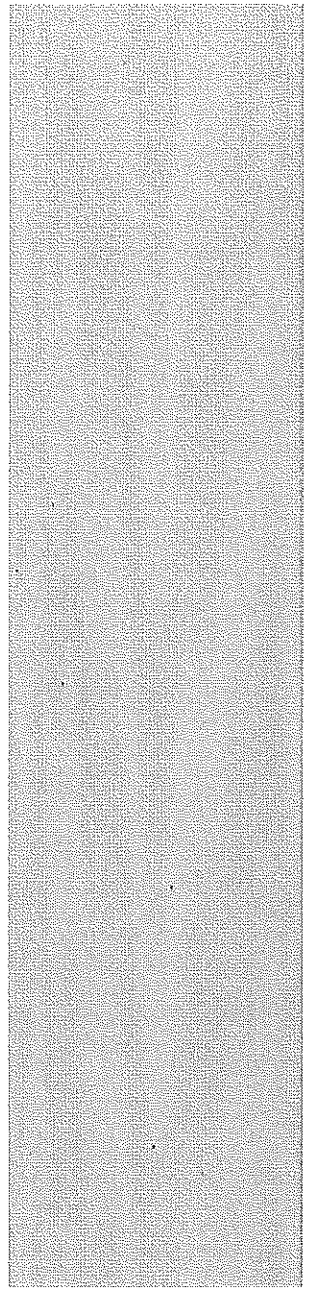
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ROOSEVELT

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E. List of Assessments



E. List of Assessments

HISTORIC GARDEN HOMES PROPERTY LIST 11-13-15

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	S	T	W	X	Y	
Lot	Parcel	Shed	Street Name	Street	Shed	Property Address	Owner Name	Owner Address	Owner City, State	Owner Zip	Property Class	Current Assessed Value	Current Assessed Value Improved	Current Assessed Value Total	Year Blk	Year	Lot Area	Owner's Occupancy	Land Use Group	Zone	ALC District
1	2451238000	4330	N 24TH	PL	4330 N 24TH PL	GARDEN HOMES EVANGELICAL	2430 W ROOSEVELT DR	MILWAUKEE WI	53209	RES	\$0	\$0	\$0	0	0	7,629	N	TRANSPORT COMM	R59	1	
2	2451210000	4330	N 24TH	PL	4330 N 24TH PL	ROOSEVELT & DOROTHY M	2430 W ROOSEVELT DR	MILWAUKEE WI	53209	RES	\$4,800	\$53,800	\$58,600	2	1844	4,800	N	DUPLX	R72	1	
3	2451710000	4333	N 24TH	PL	4333 N 24TH PL	BRENET T EASTER	4333 N 24TH PL	MILWAUKEE WI	53209	RES	\$4,900	\$57,500	\$62,400	2	1844	5,640	Y	DUPLX	R72	1	
4	2451225000	4333	N 24TH	PL	4333 N 24TH PL	PL C SMITH	4333 N 24TH PL	MILWAUKEE WI	53209	RES	\$5,100	\$53,500	\$58,600	2	1843	5,100	N	DUPLX	R72	1	
5	2451225000	4333	N 24TH	PL	4333 N 24TH PL	SHAWBURNS L	4333 N 24TH PL	MILWAUKEE WI	53209	RES	\$5,100	\$53,500	\$58,600	2	1843	5,100	N	DUPLX	R72	1	
6	2451225000	4333	N 24TH	PL	4333 N 24TH PL	GARDEN HOMES LUTHERAN	4333 N 24TH PL	MILWAUKEE WI	53209	RES	\$5,100	\$53,500	\$58,600	2	1843	5,100	N	DUPLX	R72	1	
7	2451225000	4333	N 24TH	PL	4333 N 24TH PL	GARDEN HOMES LUTHERAN	4333 N 24TH PL	MILWAUKEE WI	53209	RES	\$5,100	\$53,500	\$58,600	2	1843	5,100	N	DUPLX	R72	1	
8	2451225000	4333	N 24TH	PL	4333 N 24TH PL	JOE W MAYO & HELENA H W	4333 N 24TH PL	MILWAUKEE WI	53209	RES	\$5,600	\$58,000	\$63,600	2	1823	7,400	Y	DUPLX	R72	1	
9	2451248000	4321	N 25TH	ST	4321 N 25TH ST	GARDEN HOMES EVANGELICAL	4250 W ROOSEVELT DR	MILWAUKEE WI	53209	RES	\$4,100	\$49,200	\$53,300	0	0	4,200	N	VACANT LAND	R58	1	
10	2451248000	4330	N 25TH	ST	4330 N 25TH ST	RAS INVESTMENTS III LLC	PO BOX 65	WISCONSIN DELLS WI	53595	RES	\$4,100	\$49,200	\$53,300	0	0	4,200	N	VACANT LAND	R58	1	
11	2451274000	4334	N 25TH	ST	4334 N 25TH ST	FRONDA R WILLIAMS	4334 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,200	\$48,700	\$52,900	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
12	2451274000	4334	N 25TH	ST	4334 N 25TH ST	RACHAEL POWERS LLC	6117 W CARROLL DR	MILWAUKEE WI	53209	RES	\$4,200	\$48,700	\$52,900	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
13	2451274000	4338	N 25TH	ST	4338 N 25TH ST	KENNETH A & LORETTA CAMPBELL	4338 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,200	\$51,300	\$55,500	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
14	2451274000	4343	N 25TH	ST	4343 N 25TH ST	PASTORS UNITED COMMUNITY	335 W WRIGHT ST	MILWAUKEE WI	53209	RES	\$0	\$0	\$0	0	0	0	Y	SINGLE-FAMILY	R56	1	
15	2451274000	4343	N 25TH	ST	4343 N 25TH ST	PRESBYTERIAN CHURCH	335 W WRIGHT ST	MILWAUKEE WI	53209	RES	\$4,200	\$49,100	\$53,300	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
16	2451274000	4343	N 25TH	ST	4343 N 25TH ST	FRONDA R WILLIAMS	4343 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,200	\$49,100	\$53,300	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
17	2451274000	4343	N 25TH	ST	4343 N 25TH ST	CYNTHIA R LEE	4343 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,200	\$49,100	\$53,300	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
18	2451274000	4353	N 25TH	ST	4353 N 25TH ST	SURETYA L PRCHURCH	4353 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,200	\$49,200	\$53,400	1	1823	4,200	Y	SINGLE-FAMILY	R56	1	
19	2451274000	4353	N 25TH	ST	4353 N 25TH ST	AVIVA D MCCOY	3140 W HOWARD AVE # 2	MILWAUKEE WI	53209	RES	\$4,200	\$49,200	\$53,400	1	1823	4,200	N	SINGLE-FAMILY	R56	1	
20	2451274000	4358	N 25TH	ST	4358 N 25TH ST	SALIDA PROPERTIES LLC	12930 CAROLAN CREST DR	BROOKFIELD WI	53005	RES	\$4,200	\$49,200	\$53,400	1	1823	4,200	N	SINGLE-FAMILY	R56	1	
21	2451274000	4358	N 25TH	ST	4358 N 25TH ST	AMERICAN ESTATE & TRUST F90	1816 W ATKINSON AVE	MILWAUKEE WI	53209	RES	\$4,200	\$49,200	\$53,400	2	1823	4,200	N	DUPLX	R72	1	
22	2451274000	4365	N 25TH	ST	4365 N 25TH ST	ST MARK A&E CHURCH	627 NW 15TH ST	SEATTLE WA	98107	RES	\$4,300	\$49,300	\$53,600	1	1823	4,300	N	SINGLE-FAMILY	R56	1	
23	2451274000	4365	N 25TH	ST	4365 N 25TH ST	AMERICAN ESTATE & TRUST F90	627 NW 15TH ST	SEATTLE WA	98107	RES	\$4,300	\$49,300	\$53,600	1	1823	4,300	N	SINGLE-FAMILY	R56	1	
24	2451274000	4370	N 25TH	ST	4370 N 25TH ST	DONALD FOSTER	4266 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,600	\$49,400	\$54,000	1	1823	3,780	Y	SINGLE-FAMILY	R72	1	
25	2451274000	4371	N 25TH	ST	4371 N 25TH ST	MARGARET PAGE	4278 N 25TH ST	MILWAUKEE WI	53209	RES	\$3,800	\$47,000	\$50,800	1	1823	3,480	Y	SINGLE-FAMILY	R72	1	
26	2451274000	4371	N 25TH	ST	4371 N 25TH ST	INDY HOLLINGS LLC	4371 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,600	\$49,400	\$54,000	1	1823	3,882	Y	SINGLE-FAMILY	R56	1	
27	2451274000	4371	N 25TH	ST	4371 N 25TH ST	LOVE MATHIAS	4371 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,600	\$49,400	\$54,000	2	1823	3,882	Y	SINGLE-FAMILY	R56	1	
28	2451274000	4376	N 25TH	ST	4376 N 25TH ST	CHEVY A HEART	4376 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	3,941	Y	SINGLE-FAMILY	R56	1	
29	2451274000	4383	N 25TH	ST	4383 N 25TH ST	STARLIGHT HOMES LLC	4378 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,200	\$48,200	\$52,400	1	1823	4,257	Y	SINGLE-FAMILY	R72	1	
30	2451274000	4401	N 25TH	ST	4401 N 25TH ST	JANET GRAY	3121 W WISCONSIN AVE	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	3,916	Y	SINGLE-FAMILY	R56	1	
31	2451274000	4402	N 25TH	ST	4402 N 25TH ST	JAMES GRANT & ROSIE RW	2940 W DOWNER AV	MILWAUKEE WI	53211	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
32	2451274000	4407	N 25TH	ST	4407 N 25TH ST	METRO CAPITAL FUNDING	4402 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
33	2451274000	4407	N 25TH	ST	4407 N 25TH ST	ETRO CAPITAL FUNDING	4407 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
34	2451274000	4414	N 25TH	ST	4414 N 25TH ST	CAROL Y HAMPTON &	6830 QUEENHERRY CR	BOCA RATON FL	33498	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
35	2451274000	4415	N 25TH	ST	4415 N 25TH ST	JAMES W PERSIGNON	4415 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
36	2451274000	4419	N 25TH	ST	4419 N 25TH ST	BENJAMINE GILBERT	4419 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
37	2451274000	4420	N 25TH	ST	4420 N 25TH ST	TRISH GILBERT	4420 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
38	2451274000	4423	N 25TH	ST	4423 N 25TH ST	6030 57 CANADA LTD	4423 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
39	2451274000	4424	N 25TH	ST	4424 N 25TH ST	LUDWIG HOOKER	4424 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
40	2451274000	4426	N 25TH	ST	4426 N 25TH ST	HELANE GILBERT	4426 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
41	2451274000	4431	N 25TH	ST	4431 N 25TH ST	PATRICK A NELSON	PO BOX 262972	MILWAUKEE WI	53214	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
42	2451274000	4434	N 25TH	ST	4434 N 25TH ST	ROBERT LOUIS HOLT	PO BOX 12951	DENVER CO	80239	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
43	2451274000	4437	N 25TH	ST	4437 N 25TH ST	HEAL WILLIAM JR	PO BOX 12951	DENVER CO	80239	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
44	2451274000	4440	N 25TH	ST	4440 N 25TH ST	BERNARD D SHACKLEFORD	4440 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	2	1823	4,000	N	DUPLX	R72	1	
45	2451274000	4442	N 25TH	ST	4442 N 25TH ST	STEFAN JACOBSON	4442 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
46	2451274000	4445	N 25TH	ST	4445 N 25TH ST	COLLEEN MANNES 3 LLC	4445 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
47	2451274000	4450	N 25TH	ST	4450 N 25TH ST	HATMANIEL ANDERSON & RINDA	4450 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
48	2451274000	4456	N 25TH	ST	4456 N 25TH ST	WILLIE B JACKSON	4456 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
49	2451274000	4457	N 25TH	ST	4457 N 25TH ST	DELLA DUNBAR	4457 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	Y	SINGLE-FAMILY	R56	1	
50	2451274000	4460	N 25TH	ST	4460 N 25TH ST	EMILIA BATIOLA	PO BOX 2726	COONAPOLIS MO	64608	RES	\$4,100	\$48,100	\$52,200	1	1823	5,074	N	SINGLE-FAMILY	R56	1	
51	2451274000	4468	N 25TH	ST	4468 N 25TH ST	HENRY BRIDGES IN TRUST	1649 N SERVICE DR # 109	MILWAUKEE WI	53212	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
52	2451274000	4469	N 25TH	ST	4469 N 25TH ST	TONI BERRODINO	4469 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,100	\$48,100	\$52,200	1	1823	4,000	N	SINGLE-FAMILY	R56	1	
53	2451274000	4471	N 25TH	ST	4471 N 25TH ST	LAWRENCE D JACKSON	4471 N 25TH ST	MILWAUKEE WI	53209	RES	\$4,500	\$49,500	\$54,000	1	1823	4,959	Y	SINGLE-FAMILY	R56	1	
54	2451274000																				

HISTORIC GARDEN HOMES PROPERTY LIST 11-13-15

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	S	T	W	X	Y
68	2310050000	4352	N	26TH	ST	4352 N 26TH ST	ALBERT BOSTON & WOOD HW	MILWAUKEE WI	53209	RES	\$4,100	\$47,300	\$51,400	4,000	1	1920	Y	SINGLE-FAMILY	R56	1
70	2310051000	4356	N	26TH	ST	4356 N 26TH ST	EAGLES NEST PROPERTIES, LLC	MILWAUKEE WI	53209	RES	\$4,100	\$43,600	\$47,700	4,000	1	1920	Y	SINGLE-FAMILY	R56	1
71	2310052000	4362	N	26TH	ST	4362 N 26TH ST	WAR LABERNATH &	MILWAUKEE WI	53202	EXM	\$4,100	\$44,500	\$48,600	4,000	0	1923	Y	SINGLE-FAMILY	R56	1
72	2310053000	4368	N	26TH	ST	4368 N 26TH ST	CITY OF MILW	MILWAUKEE WI	53202	EXM	\$0	\$0	\$0	0	0	4,153	N	SINGLE-FAMILY	R56	1
73	2310054000	4368	N	26TH	ST	4368 N 26TH ST	PREMIER HOLDINGS TWO LLC	MILWAUKEE WI	53215	RES	\$4,300	\$41,300	\$45,600	4,100	1	1923	N	SINGLE-FAMILY	R56	1
74	2310054000	4372	N	26TH	ST	4372 N 26TH ST	LAWRENCE JACKSON	MILWAUKEE WI	53218	RES	\$4,100	\$43,900	\$48,000	4,100	1	1923	N	SINGLE-FAMILY	R56	1
75	2310055000	4378	N	26TH	ST	4378 N 26TH ST	J PACIFIC INVESTMENTS LLC	MILWAUKEE WI	53209	RES	\$4,100	\$43,900	\$48,000	4,100	1	1923	N	SINGLE-FAMILY	R56	1
76	2310056000	4378	N	26TH	ST	4378 N 26TH ST	BONA FREEMAN	MILWAUKEE WI	53209	RES	\$4,600	\$43,800	\$47,900	4,200	1	1923	Y	SINGLE-FAMILY	R56	1
77	2310057000	4420	N	26TH	ST	4420 N 26TH ST	BONA FREEMAN	MILWAUKEE WI	53209	RES	\$4,600	\$43,800	\$47,900	4,200	1	1923	Y	SINGLE-FAMILY	R56	1
78	2310058000	4420	N	26TH	ST	4420 N 26TH ST	MIA A PRICE	DALLAS TX	53224	RES	\$4,100	\$43,800	\$47,900	4,000	1	1924	N	SINGLE-FAMILY	R56	1
79	2310059000	4420	N	26TH	ST	4420 N 26TH ST	YOUNG ENTERPRISING SOCIETY	MILWAUKEE WI	53209	RES	\$3,800	\$43,800	\$47,900	4,000	0	7,900	N	VACANT LAND	R56	1
80	2310060000	4420	N	26TH	ST	4420 N 26TH ST	AMERICAN UNITED PROP LLC	WISCONSIN DELLS WI	53985	RES	\$4,200	\$44,500	\$48,600	4,100	1	1924	N	SINGLE-FAMILY	R56	1
81	2310061000	4420	N	26TH	ST	4420 N 26TH ST	BOULEVARD PROPERTIES LLC	SHREVEWOOD WI	53211	RES	\$5,800	\$59,100	\$64,200	5,800	2	1924	N	DUPLEX	R56	1
82	2310062000	4401	N	26TH	ST	4401 N 26TH ST	CITY OF MILW	MILWAUKEE WI	53202	EXM	\$0	\$0	\$0	0	0	4,117	N	SINGLE-FAMILY	R56	1
83	2310063000	4414	N	26TH	ST	4414 N 26TH ST	STEVE PRYCE	MILWAUKEE WI	53204	RES	\$4,300	\$33,800	\$37,900	4,000	1	1924	Y	SINGLE-FAMILY	R56	1
84	2310064000	4414	N	26TH	ST	4414 N 26TH ST	VICTORIA BOYCE	MILWAUKEE WI	53218	RES	\$4,300	\$37,000	\$41,100	4,300	1	1923	N	SINGLE-FAMILY	R56	1
85	2310065000	4414	N	26TH	ST	4414 N 26TH ST	THOMAS D FOX	MILWAUKEE WI	53218	RES	\$4,300	\$37,000	\$41,100	4,300	1	1923	N	SINGLE-FAMILY	R56	1
86	2310066000	4424	N	26TH	ST	4424 N 26TH ST	THOMAS D FOX	MILWAUKEE WI	53218	RES	\$4,300	\$37,000	\$41,100	4,300	1	1923	N	SINGLE-FAMILY	R56	1
87	2310067000	4424	N	26TH	ST	4424 N 26TH ST	ESMIE M COPELAND	MILWAUKEE WI	53218	RES	\$4,300	\$37,000	\$41,100	4,300	1	1923	N	SINGLE-FAMILY	R56	1
88	2310068000	4424	N	26TH	ST	4424 N 26TH ST	MICHEL PRADO	MILWAUKEE WI	53203	RES	\$6,000	\$58,300	\$62,400	5,800	2	1923	N	DUPLEX	R56	1
89	2310069000	4447	N	26TH	ST	4447 N 26TH ST	GENRIE & EDWARDS	MILWAUKEE WI	53204	RES	\$4,800	\$44,400	\$48,500	4,400	1	1923	N	SINGLE-FAMILY	R56	1
90	2310070000	4447	N	26TH	ST	4447 N 26TH ST	CITY OF MILW	MILWAUKEE WI	53202	EXM	\$0	\$0	\$0	0	0	5,177	N	SINGLE-FAMILY	R56	1
91	2310071000	4450	N	26TH	ST	4450 N 26TH ST	MAYRAE LEE ROBINSON	PO BOX 84-43	53202	RES	\$8,000	\$48,100	\$52,200	8,500	1	1923	N	SINGLE-FAMILY	R56	1
92	2310072000	4451	N	26TH	ST	4451 N 26TH ST	HEATHER L TURNER	MILWAUKEE WI	53222	RES	\$4,800	\$44,500	\$48,600	4,800	1	1923	N	SINGLE-FAMILY	R56	1
93	2310073000	4458	N	26TH	ST	4458 N 26TH ST	MATTIE K WILSON	MILWAUKEE WI	53209	RES	\$4,800	\$43,300	\$47,400	4,800	1	1923	Y	SINGLE-FAMILY	R56	1
94	2310074000	4459	N	26TH	ST	4459 N 26TH ST	CITY OF MILW	MILWAUKEE WI	53202	EXM	\$0	\$0	\$0	0	0	4,600	N	SINGLE-FAMILY	R56	1
95	2310075000	4462	N	26TH	ST	4462 N 26TH ST	JOHN A BERTON SR &	MILWAUKEE WI	53202	RES	\$4,200	\$43,900	\$48,000	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
96	2310076000	4463	N	26TH	ST	4463 N 26TH ST	JOHN A BERTON SR &	MILWAUKEE WI	53202	RES	\$4,200	\$43,900	\$48,000	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
97	2310077000	4463	N	26TH	ST	4463 N 26TH ST	JOHN A BERTON SR &	MILWAUKEE WI	53202	RES	\$4,200	\$43,900	\$48,000	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
98	2310078000	4463	N	26TH	ST	4463 N 26TH ST	JOHN A BERTON SR &	MILWAUKEE WI	53202	RES	\$4,200	\$43,900	\$48,000	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
99	2310079000	4463	N	26TH	ST	4463 N 26TH ST	JOHN A BERTON SR &	MILWAUKEE WI	53202	RES	\$4,200	\$43,900	\$48,000	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
100	2310080000	4468	N	26TH	ST	4468 N 26TH ST	JAMIE D ADDISON JR	MILWAUKEE WI	53209	RES	\$4,400	\$47,000	\$51,100	4,200	1	1949	Y	SINGLE-FAMILY	R56	1
101	2310081000	4478	N	26TH	ST	4478 N 26TH ST	B. A. WILLIAMS	MILWAUKEE WI	53209	RES	\$4,300	\$43,300	\$47,400	4,300	1	1924	Y	SINGLE-FAMILY	R56	1
102	2310082000	4481	N	26TH	ST	4481 N 26TH ST	BUSINESS VENTURES INC LLC	MILWAUKEE WI	53209	RES	\$4,300	\$43,300	\$47,400	4,400	1	1924	Y	SINGLE-FAMILY	R56	1
103	2310083000	4484	N	26TH	ST	4484 N 26TH ST	CAROLINE BYRD	MILWAUKEE WI	53209	RES	\$4,200	\$45,400	\$49,500	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
104	2310084000	4485	N	26TH	ST	4485 N 26TH ST	JOHN HENRY BETRORE	MILWAUKEE WI	53209	RES	\$4,200	\$45,400	\$49,500	4,200	1	1924	Y	SINGLE-FAMILY	R56	1
105	2310085000	4485	N	26TH	ST	4485 N 26TH ST	CITY OF MILW	MILWAUKEE WI	53202	EXM	\$0	\$0	\$0	0	0	4,200	N	SINGLE-FAMILY	R56	1
106	2310086000	4485	N	26TH	ST	4485 N 26TH ST	RUBY THOMAS	MILWAUKEE WI	53209	RES	\$4,200	\$43,300	\$47,400	4,200	1	1923	Y	SINGLE-FAMILY	R56	1
107	2310087000	4485	N	26TH	ST	4485 N 26TH ST	MILWAUKEE WI	MILWAUKEE WI	53209	RES	\$4,200	\$43,300	\$47,400	4,200	1	1923	Y	SINGLE-FAMILY	R56	1
108	2310088000	4485	N	26TH	ST	4485 N 26TH ST	MILWAUKEE WI	MILWAUKEE WI	53209	RES	\$4,200	\$43,300	\$47,400	4,200	1	1923	Y	SINGLE-FAMILY	R56	1
109	2310089000	4485	N	26TH	ST	4485 N 26TH ST	MILWAUKEE WI	MILWAUKEE WI	53209	RES	\$4,200	\$43,300	\$47,400	4,200	1	1923	Y	SINGLE-FAMILY	R56	1
110	2310090000	4512	N	26TH	ST	4512 N 26TH ST	TERENCE NESSER	MILWAUKEE WI	53209	RES	\$4,200	\$38,000	\$42,100	4,200	1	1945	Y	SINGLE-FAMILY	R56	1
111	2310091000	4512	N	26TH	ST	4512 N 26TH ST	TRACY DI DONATELLA	MILWAUKEE WI	53202	RES	\$4,200	\$38,000	\$42,100	4,200	1	1945	Y	SINGLE-FAMILY	R56	1
112	2310092000	4518	N	26TH	ST	4518 N 26TH ST	DORIE & SMITH	MILWAUKEE WI	53209	RES	\$4,500	\$38,400	\$42,500	4,200	1	1945	Y	SINGLE-FAMILY	R56	1
113	2310093000	4518	N	26TH	ST	4518 N 26TH ST	DOROTHY JACKSON	MILWAUKEE WI	53209	RES	\$4,500	\$38,400	\$42,500	4,200	1	1945	Y	SINGLE-FAMILY	R56	1
114	2310094000	4524	N	26TH	ST	4524 N 26TH ST	YANJIRA BROVON	MILWAUKEE WI	53209	RES	\$4,700	\$40,300	\$44,400	4,500	1	1945	Y	SINGLE-FAMILY	R56	1
115	2310095000	4524	N	26TH	ST	4524 N 26TH ST	LARRY L DAVIS	MILWAUKEE WI	53209	RES	\$5,000	\$41,900	\$46,000	4,500	1	1945	Y	SINGLE-FAMILY	R56	1
116	2310096000	4524	N	26TH	ST	4524 N 26TH ST	BALLEE SAM P & CARRIE B	MILWAUKEE WI	53209	RES	\$4,800	\$41,900	\$46,000	4,500	1	1945	Y	SINGLE-FAMILY	R56	1
117	2310097000	4524	N	26TH	ST	4524 N 26TH ST	BRADY WILSON	MILWAUKEE WI	53209	RES	\$4,800	\$41,900	\$46,000	4,500	1	1945	Y	SINGLE-FAMILY	R56	1
118	2310098000	4532	N	26TH	ST	4532 N 26TH ST	BERRICK WASH	MILWAUKEE WI	53209	RES	\$4,800	\$41,900	\$46,000	4,500	1	1945	Y	SINGLE-FAMILY	R56	1
119	2310099000	4532	N	26TH	ST	4532 N 26TH ST	REGINALD W REED SR	MILWAUKEE WI	53209	RES	\$4,800	\$41,900	\$46,000	4,500	1	1945	Y	SINGLE-FAMILY	R56	1
120	2311000000	4538	N	26TH	ST	4538 N 26TH ST	THE PAUL AND DOMAZ	MILWAUKEE WI	53218	RES	\$4,600	\$44,000	\$48,100	4,600	1	1944	Y	SINGLE-FAMILY	R56	1
121	2311001000	4541	N	26TH	ST	4541 N 26TH ST	BESSIE MAE BROVON LFE EST	MILWAUKEE WI	53209	RES	\$4,600	\$44,000	\$48,100	4,600	1	1944	Y	SINGLE-FAMILY	R56	1
122	2311002000	4544	N	26TH	ST	4544 N 26TH ST	ANNETTE JACKSON	MILWAUKEE WI	53209	RES	\$4,800	\$46,500	\$50,600	4,800	1	1944	Y	SINGLE-FAMILY	R56	1
123	2311003000	4545	N	26TH	ST	4545 N 26TH ST	JERROLD R EMBEL &	MILWAUKEE WI	53209	RES	\$4,800	\$46,500	\$50,600	4,800	1	1944	Y	SINGLE-FAMILY	R56	1
124	2311004000	4550	N	26TH	ST	4550 N 26TH ST	ANTAL WILSON	MILWAUKEE WI	53209	RES	\$4,500	\$37,500	\$41,600	4,700	1	1944	Y	SINGLE-FAMILY	R56	1
125	2311005000	4553	N	26TH	ST	4553 N 26TH ST	DENISE HUNT	MILWAUKEE WI	53209	RES	\$4,800	\$40,100	\$44,200	4,400	1					

HISTORIC GARDEN HOMES PROPERTY LIST 11-13-15

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	S	T	W	X	Y
211	231023000	4511	N	TEULTONIA	AV	4511 N TEULTONIA AV	HENRY C MADORE JR	MILWAUKEE WI	53009	RES	\$4,300	\$39,300	\$42,600	1	1949	4,400	Y	SINGLE-FAMILY	RAZ	1
212	231023000	4517	N	TEULTONIA	AV	4517 N TEULTONIA AV	BRUCE & GLORIA WRIGHT IN	MILWAUKEE WI	53009	MAP	\$74,000	\$122,500	\$178,500	8	1951	13,200	N	MULTI-FAMILY	RAZ	1
213	231023000	4533	N	TEULTONIA	AV	4533 N TEULTONIA AV	STYLES REAL ESTATE LLC	MILWAUKEE WI	53110	MAP	\$3,500	\$24,000	\$27,500	4	1953	4,400	N	MULTI-FAMILY	RAZ	1
214	231023000	4539	N	TEULTONIA	AV	4539 N TEULTONIA AV	STYLES REAL ESTATE LLC	MILWAUKEE WI	53110	MAP	\$3,500	\$24,000	\$27,500	4	1953	4,400	N	MULTI-FAMILY	RAZ	1
215	231023000	4649	N	TEULTONIA	AV	4649 N TEULTONIA AV	STAN KOLBAS	MILWAUKEE WI	53009	MAP	\$7,000	\$71,000	\$78,000	4	1945	6,800	Y	MULTI-FAMILY	RAZ	1
216	231023000	4653	N	TEULTONIA	AV	4653 N TEULTONIA AV	BOYCE MC KEE & AUDREY HW	MILWAUKEE WI	53009	RES	\$4,300	\$39,300	\$42,600	2	1954	4,400	Y	DUPLEX	RAZ	1
217	231023000	4655	N	TEULTONIA	AV	4655 N TEULTONIA AV	LAKESIDE GREEN	MILWAUKEE WI	53009	RES	\$4,300	\$39,300	\$42,600	2	1954	4,400	Y	DUPLEX	RAZ	1
218	231023000	4658	N	TEULTONIA	AV	4658 N TEULTONIA AV	VINCENT M MARTIN, JR	ABERDEEN MD	21201	RES	\$4,300	\$39,300	\$42,600	1	1951	4,400	N	SINGLE-FAMILY	RAZ	1
219	231023000	4659	N	TEULTONIA	AV	4659 N TEULTONIA AV	BAT HOUNGINS CHE LLC	MILWAUKEE WI	53009	RES	\$4,300	\$39,300	\$42,600	1	1953	4,400	N	SINGLE-FAMILY	RAZ	1
220	231023000	4679	N	TEULTONIA	AV	4679 N TEULTONIA AV	ABRAHAM LERLORE &	MILWAUKEE WI	53009	RES	\$4,900	\$29,700	\$34,600	1	1948	5,700	Y	SINGLE-FAMILY	RAZ	1
221	231023000	4679	N	TEULTONIA	AV	4679 N TEULTONIA AV	CITY OF MILWAUKEE	MILWAUKEE WI	53009	EXM	\$14,300	\$118,000	\$132,300	0	0	5,210	N	DUPLEX	RAZ	1
222	231023000	4679	N	TEULTONIA	AV	4679 N TEULTONIA AV	CITY OF MILWAUKEE	MILWAUKEE WI	53009	EXM	\$14,300	\$118,000	\$132,300	0	0	5,210	N	DUPLEX	RAZ	1
223	231023000	4679	N	TEULTONIA	AV	4679 N TEULTONIA AV	CITY OF MILWAUKEE	MILWAUKEE WI	53009	EXM	\$14,300	\$118,000	\$132,300	0	0	5,210	N	DUPLEX	RAZ	1
224	231023000	4645	N	TEULTONIA	AV	4645 N TEULTONIA AV	US BANK	MILWAUKEE WI	53009	RES	\$5,500	\$53,500	\$59,000	0	1973	7,450	N	VACANT LAND	RAZ	1
225	231023000	4653	N	TEULTONIA	AV	4653 N TEULTONIA AV	CLEMENS G ANTHONY	MILWAUKEE WI	53009	RES	\$10,700	\$29,700	\$30,400	2	1920	25,260	Y	DUPLEX	RAZ	1
226	231023000	4772	N	TEULTONIA	AV	4772 N TEULTONIA AV	T RYAN ENTERPRISES INC	MILWAUKEE WI	53009	RES	\$14,900	\$71,000	\$85,900	0	0	7,711	N	MANUFACTURING ZONE	RAZ	1
227	231023000	4772	N	TEULTONIA	AV	4772 N TEULTONIA AV	T RYAN ENTERPRISES INC	MILWAUKEE WI	53009	RES	\$14,900	\$71,000	\$85,900	0	0	7,711	N	MANUFACTURING ZONE	RAZ	1
228	231023000	2531	W	VICTORY	LA	2530 W VICTORY LA	GERE R HUGHES	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	1	1951	8,470	N	SERVICES FINANCIAL II	RAZ	1
229	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	KENTON BURCH	MILWAUKEE WI	53009	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
230	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	MARY HAYS	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
231	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	MARY HAYS	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
232	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	MARY HAYS	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
233	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	MARY HAYS	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
234	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	MARY HAYS	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
235	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	LAWRENCE A MARTIN JR	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1
236	231023000	2541	W	VICTORY	LA	2541 W VICTORY LA	MICHAEL MERRIWEATHER	MILWAUKEE WI	53118	MAP	\$5,000	\$98,000	\$99,000	4	1951	8,470	N	MULTI-FAMILY	RAZ	1

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	\$17,300

H. City Attorney's Opinion

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I. Overview of Initial Grant Criteria

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City Attorney

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BENJAMIN J. ROOVERS
Assistant City Attorneys

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

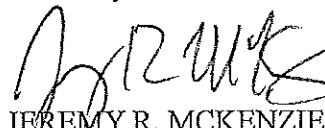
Dear Commissioner Marcoux:

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,


GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney



I. Overview of Initial Grant Criteria

Appendix 1: 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 rife 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 28, 2016	Operating Plan meeting notification mailing to all 209 owners of 330 residential units and 8 commercial units
June 13, 2016	Operating Plan meeting at Atkinson Library, Mr. Kenneth Little, DCD, City of Milwaukee, provides technical information and encouragement
June 25, 2016	Steering Committee approves HGH NID 2017 Operating Plan
July 11, 2016	Steering Committee presents HGH NID application formal proposal to City of Milwaukee

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 per 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.

