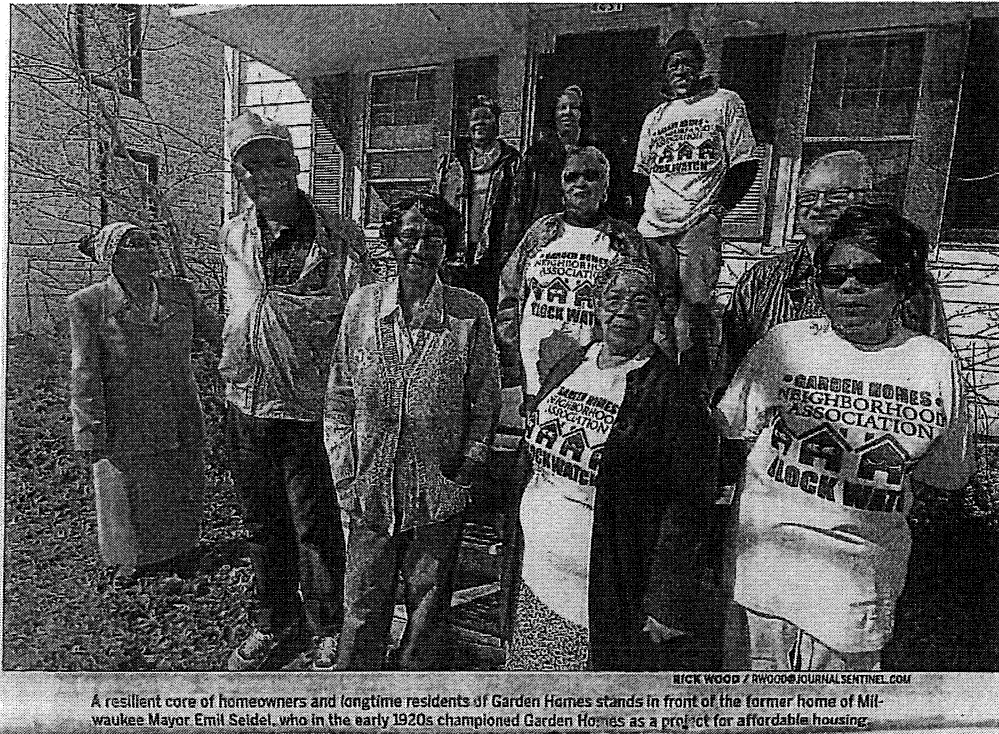


Historic Garden Homes
Neighborhood Improvement District #6
Year 2 Operating Documents



2434 W. Roosevelt
Drive

Milwaukee, WI 53209

414-888-0236

September 21, 2018

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2019 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 District was created by the Common Council of the City of Milwaukee (the “City”) on December 13, 2016, by the adoption of Resolution No. 160893; the District is known as the Historic Garden Homes Neighborhood Improvement District (the “District”). The purpose of the District is to revitalize and improve 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 Operation Plan. This document is the 2nd year Operation 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^h portion of the Garden Homes Neighborhood. Specifically, the boundary area is defined 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 Avenue 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. For a visual of the specific boundary, see Appendix C, 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. 27th Street and

C. Principal Office and Registered Agent

The principal office and registered office of the HGH NID shall be 2434 W. Roosevelt Drive, Milwaukee, WI 53209. The registered agent of the HGH NID shall be James Tate

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix D. The actual boundary is depicted in section I.B. of this plan and the actual properties included are listed in Appendix D. In the event of a discrepancy, Appendix E shall control. The HGH NID may update Appendix D 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

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

- 1. No Home Left Behind – Home Renovation**
A continuation from 2018, the home renovation program, will provide seven property repair matching fund rebates up to \$1,000 each for owners of six 6 residential properties and one 1 townhouse to help cover expenses for renovations and repairs. No income restriction will be required for eligibility.
- 2. The Lean, Clean Green Machine- Clean Neighborhood**
A continuation from 2018 six(6) eager young persons, 15-23, 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. All collected debris will be transported and discarded at the North Side Self-Help Center.
- 3. Speed Humps at Ten Locations**
To halt the onslaught of speeding cars N. 25th Street, N. 26th Street W. Congress Street and W. Ruby Avenue, ten (10) speed humps will be positioned strategically on ten blocks. Smart drivers will instinctively see the relationship of slower driving and safer neighborhoods. Other less community-oriented drivers will learn the self-interest lesson that slowing down saves money. A speed hump map is attached. This will be paid to the City of Milwaukee's Public Works Department over a 5 year period pending approval.
- 4. Make the Right Moves – Chess in 1 school**
More than a game, chess will be taught to 22 children in the Garden Homes Evangelical Lutheran School, an elementary school in the District, in a 24-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

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 \$18,200 through HGH NID assessments (see Appendix D). The HGH NID may seek private financing for programming for future operating years of the HGH NID.

E. Organization of NID Board

The HGH NID 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 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, which is consistent with the following:

1. Board size. The Board shall have at least five members but can be up to seven members.
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 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.

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.

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 to terminate NID

The City shall consider terminating the District if a petition to terminate is filed with the City Plan Commission in conformity with Wisconsin Statutes section 66.1110(6)(a).

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. Statue. 66.1110
- B Garden Homes Historic District boundary map
- C Map of Speed Humps
- D List of Properties / Assessments
- F Budget

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.

(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

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

3. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents common residential 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 rules subtracting and adding under par. () and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest termination 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 shall not be specially assessed for purposes of this section and real property that is exempted from general property taxes under s. 70.11

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*. *!\$ee Are the Statutes on this Website Official?*

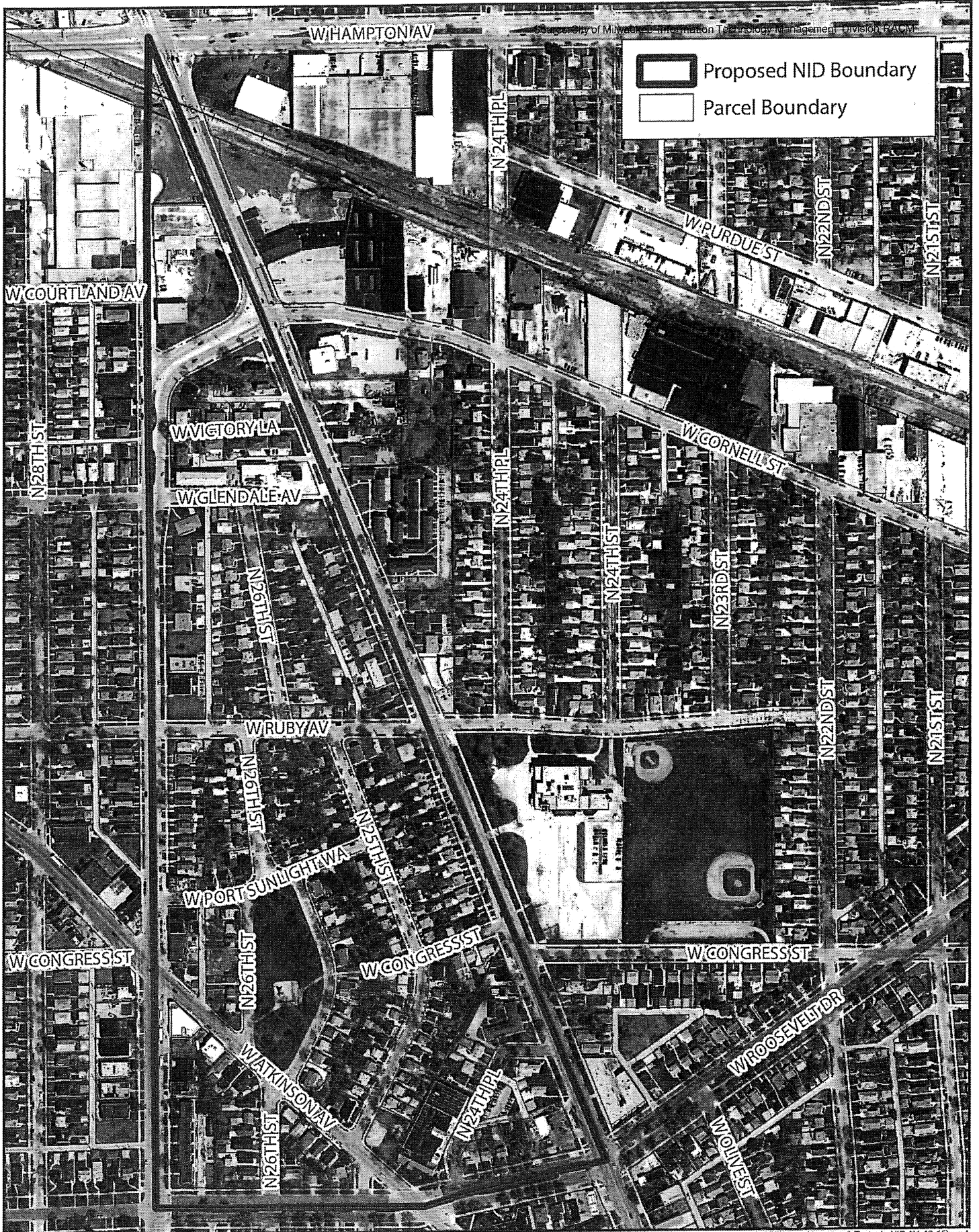
B. Historic Garden Homes NID Boundary Map

NID 6 Map

1,000 Feet

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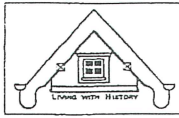
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Proposed NID Boundary

Parcel Boundary

C. Speed Humps Map

W. RUXY AVE.



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

N. 27th St. N. 27th St. N. 27th St.



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March, 1998



D. List of Properties | Assessments

rem_taxkey	addr	rem_owner1	propclass	unit_count	lot_sqft	bidg_sqft	Assessment
2310094000	4382 N 27TH	SOLITARY INVESTMENTS LLC	Local Commercial	2	4689	2028	\$ 100
2310095000	4384 N 27TH	MARTHA J FREEMAN AKA	Local Commercial	8	6643	7700	\$ 100
2310096000	4394 N 27TH	MONK'S ENTERPRISE LLC	Local Commercial	6	3320	6520	\$ 100
2310097000	4402 N 27TH	MCMP PROPERTY LLC	Local Commercial	2	3272	3200	\$ 100
2310098000	2617 W ATKINSON	TIMOTHY J RANSBY	Local Commercial	4	4630	5104	\$ 100
2310109000	4338 N 27TH	GREGORY BRADFORD	Local Commercial	5	5414	2981	\$ 100
2310113000	4360 N 27TH	NADER A SALEM	Local Commercial	14	6100	11094	\$ 100
2319974110	4609 N TEUTONIA	NEOMIA TOWNSEND	Local Commercial	5	24996	4446	\$ 100
2319987110	4727 N TEUTONIA	T RYAN ENTERPRISES INC	Local Commercial	2	77711	25072	\$ 100
2451203000	4305 N TEUTONIA	LOUS AAA SERV CENTER INC	Local Commercial	1	19437	1590	\$ 100
2459997000	4369 N TEUTONIA	SG PROPERTY	Local Commercial	7	5334	5590	\$ 100
2310001100	4485 N TEUTONIA	ROBERT HOOKS JR	Mercantile Apartment	8	7185	3870	\$ 400
2310108000	4300 N 27TH	4300 N. 27TH STREET LLC	Mercantile Apartment	20	33721	14786	\$ 1,000
2310901000	2530 W VICTORY	GENE R HUGHES	Mercantile Apartment	4	6478	3200	\$ 200
2310902000	2600 W VICTORY	VERONICA RUVALCABA	Mercantile Apartment	4	5760	3200	\$ 200
2310903000	2610 W VICTORY	LAWRENCE A MARTIN JR	Mercantile Apartment	4	6120	3200	\$ 200
2310904000	4630 N 27TH	SANDRA A JONES	Mercantile Apartment	4	6065	3200	\$ 200
2310905000	4620 N 27TH	KATHERINE M HANDY	Mercantile Apartment	4	7067	3200	\$ 200
2310908000	4610 N 27TH	MICHAEL G COOMBS	Mercantile Apartment	4	6963	3200	\$ 200
2310909000	2615 W VICTORY	2615 VICTORY LANE LLC	Mercantile Apartment	4	5445	3200	\$ 200
2310910000	2605 W VICTORY	JIMMY L DESHAZER	Mercantile Apartment	4	5016	3200	\$ 200
2310911000	2541 W VICTORY	YB VICTORY LLC	Mercantile Apartment	4	4896	3200	\$ 200
2310912000	2531 W VICTORY	KENTON BURICH	Mercantile Apartment	4	6480	3200	\$ 200
2311017000	4520 N 27TH	RCBC INVESTMENT LLC	Mercantile Apartment	8	7040	6396	\$ 400
2311019000	4536 N 27TH	KATRINA F FISHER	Mercantile Apartment	4	6050	3848	\$ 200
2311020000	4544 N 27TH	CMR27TH LLC	Mercantile Apartment	4	6050	3916	\$ 200
2311021000	4550 N 27TH	FLOWER LEWIS	Mercantile Apartment	4	6050	3960	\$ 200
2311022000	4558 N 27TH	MERRY ANN KYLES	Mercantile Apartment	4	5940	4015	\$ 200
2311023000	4564 N 27TH	UPPER CLASS LIVING LLC	Mercantile Apartment	4	5940	3960	\$ 200
2311029110	4545 N TEUTONIA	ISIAH DOUGLAS	Mercantile Apartment	4	6600	3500	\$ 200
2311030000	4539 N TEUTONIA	RICHARD C VODEN	Mercantile Apartment	4	6600	3500	\$ 200
2311031000	4533 N TEUTONIA	STYLES REAL ESTATE LLC	Mercantile Apartment	4	4400	2194	\$ 200
2311032000	4517 N TEUTONIA	BRUCE & GLORIA WRIGHT IN	Mercantile Apartment	8	13200	5000	\$ 400
2319975100	2600 W GLENDALE	BOULEVARD PROPERTIES, LLC	Mercantile Apartment	10	11592	9236	\$ 500
2459999000	4351 N TEUTONIA	BRAWNER AND MILLS LLC	Mercantile Apartment	14	23625	9986	\$ 700

2310002100	4481 N TEUTONIA	BRANDON HOOKS	Residential	2	\$	100
2310003000	4477 N TEUTONIA	J'GAI L STARKS	Residential	1	\$	50
2310004000	4471 N TEUTONIA	CHERYL HILL	Residential	1	\$	50
2310005000	4465 N TEUTONIA	JAKE MCMILLIAN SR	Residential	1	\$	50
2310006000	4461 N TEUTONIA	CHARLIE CLAYBORN	Residential	1	\$	50
2310007000	4455 N TEUTONIA	GUPTA PROPERTIES LLC	Residential	1	\$	50
2310008000	4449 N TEUTONIA	FIFTH PROPERTY DEV LLC	Residential	1	\$	50
2310009000	4443 N TEUTONIA	J D O'NEAL JR & LOLA O'NEAL	Residential	1	\$	50
2310010000	4439 N TEUTONIA	ALLAN D NEWSOM SR	Residential	1	\$	50
2310011000	4433 N TEUTONIA	LATINA Y QUINN	Residential	1	\$	50
2310012000	4427 N TEUTONIA	ADDISON, L C & MARY J	Residential	1	\$	50
2310013000	4421 N TEUTONIA	DARLENE THOMAS-WINTERS	Residential	1	\$	50
2310014000	4415 N TEUTONIA	LINDA F WHITE	Residential	1	\$	50
2310015000	4402 N 25TH	JAMES GRANT & ROSIE HW	Residential	1	\$	50
2310016000	4408 N 25TH	CAROL Y HAMPTON &	Residential	1	\$	50
2310017000	4414 N 25TH	JAMES W FERGUSON	Residential	1	\$	50
2310018000	4420 N 25TH	KIMBERLY M ELY	Residential	1	\$	50
2310019000	4424 N 25TH	LIDDIE HOOKER	Residential	1	\$	50
2310020000	4428 N 25TH	TERRAIL GRAVES	Residential	1	\$	50
2310021000	4434 N 25TH	ROBERT LOUIS HOLT	Residential	1	\$	50
2310022000	4440 N 25TH	BERTHA D SHACKELFORD	Residential	1	\$	50
2310023000	4444 N 25TH	STEVE J OLSON	Residential	1	\$	50
2310024000	4450 N 25TH	HONGBO YIN	Residential	1	\$	50
2310025000	4456 N 25TH	NATHANIEL MCCLENDON & RINDA	Residential	1	\$	50
2310026000	4460 N 25TH	ELLA DUNBAR	Residential	1	\$	50
2310027000	4466 N 25TH	MARCUS HUGHES	Residential	1	\$	50
2310028000	4472 N 25TH	LAWRENCE D JACKSON	Residential	1	\$	50
2310029000	4476 N 25TH	WILLIAM SMITH	Residential	2	\$	100
2310030000	4328 N 26TH	COPPER KETTLE LTD	Residential	2	\$	100
2310031000	2523 W ATKINSON	GLORIA DEAN EWING	Residential	1	\$	50
2310032000	2517 W ATKINSON	JENELL M COCROFT	Residential	2	\$	100
2310033000	2511 W ATKINSON	JIMMIE L WHIGHAM	Residential	1	\$	50
2310034000	2507 W ATKINSON	HAROLD F COLE	Residential	2	\$	100
2310035000	4305 N 25TH	ERICK N JENKINS	Residential	1	\$	50
2310036000	4304 N 26TH	MAE D KILLEBREW	Residential	1	\$	50
2310037000	4310 N 26TH	ANNA R GARETT	Residential	1	\$	50

2310038000	4383 N 25TH	STARLIGHT HOMES LLC	Residential	1	50
2310039000	4377 N 25TH	LOVE, MARTHA B	Residential	1	50
2310040000	4371 N 25TH	SANN ALLIANCE	Residential	1	50
2310041000	4365 N 25TH	MOUNTAIN WEST IRA INC FBO	Residential	1	50
2310042000	4359 N 25TH	LATASHA HINES	Residential	1	50
2310043000	4353 N 25TH	SUKETA A UPCHURCH	Residential	1	50
2310044000	4349 N 25TH	LASONIA D TAYLOR	Residential	1	50
2310045000	4343 N 25TH	MATTHEW D SIMMONS	Residential	1	50
2310046000	4339 N 25TH	KENNETH A & LORETTA CAMPBELL	Residential	1	50
2310047000	4333 N 25TH	RMS INVESTMENTS III LLC	Residential	1	50
2310048000	4321 N 25TH	JOE W MAYO & HELEN A H W	Residential	2	100
2310049000	4340 N 26TH	SAM P BAILEY	Residential	2	100
2310050000	4352 N 26TH	ASHANTI CATRICE ANGLIN	Residential	1	50
2310051000	4356 N 26TH	EAGLES NEST PROPERTIES LLC	Residential	1	50
2310052000	4362 N 26TH	VAN L ABERNATHY &	Residential	1	50
2310054000	4372 N 26TH	LAWRENCE D JACKSON	Residential	1	50
2310055000	4376 N 26TH	ODELL ROY LLC	Residential	1	50
2310056000	4380 N 26TH	EDNA FENCEROY	Residential	2	100
2310058000	4431 N 25TH	PATRICIA A NELSON	Residential	1	50
2310059000	4423 N 25TH	6603157 CANADA LTD	Residential	1	50
2310060000	4419 N 25TH	LYNDELL GILBERT	Residential	1	50
2310061000	4415 N 25TH	BERNADINE GILBERT	Residential	1	50
2310062000	4407 N 25TH	JAC HOMES LLC	Residential	1	50
2310063000	4401 N 25TH	JANET MAYS	Residential	1	50
2310064000	4400 N 26TH	DONTE S WILDER	Residential	2	100
2310065000	4414 N 26TH	PATRICE HOGAN	Residential	1	50
2310066000	4418 N 26TH	THOMAS D FOX	Residential	1	50
2310067000	4424 N 26TH	ARNEATHA COCKRANE	Residential	1	50
2310068100	4430 N 26TH	ESSIE M COPELAND	Residential	2	100
2310070000	4485 N 25TH	KISHA L KIRK	Residential	1	50
2310072000	4477 N 25TH	TAMMY B CANNON	Residential	1	50
2310073000	4471 N 25TH	TONI ESKRIDGE	Residential	1	50
2310074000	4465 N 25TH	GOOD DAY B E H LLC	Residential	1	50
2310075000	4457 N 25TH	WILLIE B JACKSON	Residential	1	50
2310076000	4453 N 25TH	DOLORES MANNIS	Residential	1	50
2310077000	4440 N 26TH	JUAN CARLOS ORTIZ-GONZALES	Residential	1	50

2310078000	4444 N 26TH	DENNIS R EDWARDS	Residential	1	50
2310079000	4450 N 26TH	MAYMIE LEE ROBINSON	Residential	1	50
2310080000	4458 N 26TH	MATTIE M WILSON	Residential	1	50
2310081000	4462 N 26TH	JOHN A BARTON SR &	Residential	1	50
2310082000	4468 N 26TH	JOSEPH A BOVA	Residential	1	50
2310083000	4472 N 26TH	KEDO LLC	Residential	1	50
2310084000	4478 N 26TH	BUSINESS VENTURES INV LLC	Residential	1	50
2310085000	4484 N 26TH	JUDY E SEYMORE	Residential	1	50
2310087000	4407 N 26TH	BARRY L GREEN	Residential	1	50
2310089100	4395 N 26TH	AMERICAN UNITED PROP LLC	Residential	1	50
2310090100	4387 N 26TH	YOUNG ENTERPRISING SOCIETY	Residential	0	-
2310091000	4381 N 26TH	MIA A PRICE	Residential	1	50
2310092000	4375 N 26TH	JAMES L HASAN	Residential	1	50
2310099000	2615 W ATKINSON	JAMES COCROFT	Residential	1	50
2310100000	2607 W ATKINSON	BUSINESS VENTURES INVTMTS	Residential	2	100
2310101000	2603 W ATKINSON	WISCONSIN HOME INV LLC	Residential	1	50
2310102000	4333 N 26TH	WILLIAM F ALEXANDER & BETTY	Residential	1	50
2310103000	4327 N 26TH	GLENDALE TEN LLC	Residential	1	50
2310104000	4321 N 26TH	SANNIA E GREEN	Residential	2	100
2310105000	4315 N 26TH	LOUISE GRANT	Residential	2	100
2310106000	4311 N 26TH	MILLENNIOM LLC	Residential	2	100
2310107000	4305 N 26TH	MARIO L REED	Residential	1	50
2310701000	2449 W CONGRESS	JACQUELINE A CARTER NKA	Residential	1	50
2310702000	2453 W CONGRESS	29 COMMUNICATIONS LLC	Residential	1	50
2310703000	2457 W CONGRESS	GARY HELGELAND	Residential	2	100
2310704000	2465 W CONGRESS	MALIK GRANT	Residential	2	100
2310705000	4378 N 25TH	CHEVY A HEART	Residential	1	50
2310706000	4374 N 25TH	DAVID K MUGUN	Residential	2	100
2310707000	4370 N 25TH	MARGARET PAGE	Residential	1	50
2310708000	4366 N 25TH	DONALD FOSTER	Residential	1	50
2310709000	4360 N 25TH	ST MARK AME CHURCH	Residential	2	100
2310710000	4356 N 25TH	AVIVA D MCCOY	Residential	1	50
2310711000	4350 N 25TH	CYNTHIA R LEE	Residential	1	50
2310712000	4344 N 25TH	IRENE BESANT	Residential	1	50
2310713000	4338 N 25TH	RACHAEL HOMES LLC	Residential	1	50
2310714000	4334 N 25TH	FRONDLA R WILLIAMS	Residential	1	50

2310803000	4473 N 26TH	B. J. WILLIAMS	Residential	1	\$	50
2310804000	4469 N 26TH	JIMMIE D ADDISON JR	Residential	1	\$	50
2310805000	4463 N 26TH	ANDRIA M BARTON	Residential	1	\$	50
2310807000	4451 N 26TH	DIAMOND HANSON	Residential	1	\$	50
2310811000	2614 W PORT SUNLIGHT	HORIZON TRUST CO CUSTODIAN	Residential	1	\$	50
2310813000	4422 N 27TH	VICTOR M SUMBRY	Residential	2	\$	100
2310814000	4428 N 27TH	VICTOR SUMBRY	Residential	2	\$	100
2310815000	4436 N 27TH	MICHAEL MC COLLUM	Residential	2	\$	100
2310816000	4440 N 27TH	CHARLES JENNINGS	Residential	2	\$	100
2310817000	4446 N 27TH	DEBORAH L DODSON	Residential	1	\$	50
2310818000	4452 N 27TH	WILLIE FIFER JR & NEDRA	Residential	1	\$	50
2310819000	4456 N 27TH	MAHAMMAD ALEEM	Residential	1	\$	50
2310820000	4462 N 27TH	BETTY JEAN BYAS	Residential	2	\$	100
2310821000	4466 N 27TH	ROY C YOUNG & LA VERNE HW	Residential	2	\$	100
2310822000	2621 W RUBY	MARTHA L PHILLIPS	Residential	1	\$	50
2310906000	4645 N TEUTONIA	KATHERINE M HANDY	Residential	0	\$	-
2311001000	4567 N 26TH	GLENN E SIMMONS	Residential	1	\$	50
2311002000	4561 N 26TH	DON A BROWN	Residential	1	\$	50
2311003000	4557 N 26TH	RBK MANAGEMENT	Residential	1	\$	50
2311004000	4553 N 26TH	DENISE HUNT	Residential	1	\$	50
2311005000	4545 N 26TH	JERROLD R EZELL &	Residential	1	\$	50
2311006000	4541 N 26TH	BESSIE MAE BROWN LIFE EST	Residential	1	\$	50
2311007000	4535 N 26TH	REGINALD D REED SR	Residential	1	\$	50
2311008000	4531 N 26TH	BRANDI PATTERSON	Residential	1	\$	50
2311009000	4525 N 26TH	BAILEY, SAM P & CARRIE B	Residential	1	\$	50
2311010000	4519 N 26TH	ANGEL ROSADO	Residential	1	\$	50
2311011000	4513 N 26TH	DORIS E SMITH	Residential	1	\$	50
2311012000	4507 N 26TH	WILLIAMS, LORENZA & GEORGIA	Residential	1	\$	50
2311013000	4503 N 26TH	LISA BERK	Residential	2	\$	100
2311014000	2612 W RUBY	MACSHELL L DAVIS	Residential	1	\$	50
2311024000	4575 N TEUTONIA	JOAN LEFLORE	Residential	1	\$	50
2311025000	4569 N TEUTONIA	BEAUTIFUL TALE EL	Residential	1	\$	50
2311026000	4563 N TEUTONIA	VINCENT M MARTIN, JR	Residential	1	\$	50
2311027000	4557 N TEUTONIA	LAKESHA T GREEN	Residential	2	\$	100
2311028000	4553 N TEUTONIA	ROYCE MC KEE & AUDREY HW	Residential	2	\$	100
2311033000	4511 N TEUTONIA	ROLAC INVESTMENT LLC	Residential	1	\$	50

2311034000	4505 N TEUTONIA	JAMES T JOHNSON	Residential	1	\$	50
2311035000	2496 W RUBY	ANGELA MITCHELL	Residential	1	\$	50
2311036000	4500 N 26TH	RUBY H MAYS	Residential	1	\$	50
2311037000	4508 N 26TH	TERENCE NESSLER	Residential	1	\$	50
2311038000	4512 N 26TH	TRACY DI DONATELLA	Residential	1	\$	50
2311039000	4518 N 26TH	DOROTHY J JACKSON	Residential	1	\$	50
2311040000	4524 N 26TH	LARRY L DAVIS	Residential	1	\$	50
2311041000	4526 N 26TH	PAUL & DOMAS WELLINGTON	Residential	1	\$	50
2311042000	4532 N 26TH	DERRICK F NASH	Residential	1	\$	50
2311043000	4538 N 26TH	THE PAUL AND DOMAZ	Residential	1	\$	50
2311044000	4544 N 26TH	ANNETTE D JACKSON	Residential	1	\$	50
2311045000	4550 N 26TH	ANITA L WILSON	Residential	1	\$	50
2311046000	4558 N 26TH	ABDULLAH YAMEN KHATIB	Residential	1	\$	50
2319912110	4645 N TEUTONIA	SHOREEAST HOMES LLC	Residential	1	\$	50
2319972000	4574 N 26TH	MICHAEL L LAMON	Residential	1	\$	50
2319973110	4580 N 26TH	DIEAN PITTMAN	Residential	1	\$	50
2319980000	4579 N 26TH	ROBBIE D FULTON	Residential	1	\$	50
2319981000	4575 N 26TH	DONALDSON, JOE EDDIE JR	Residential	2	\$	100
2319982000	4580 N 27TH	B J GASTON	Residential	1	\$	50
2319983200	4653 N TEUTONIA	JEFFERY B HARDY SR	Residential	2	\$	100
2451201000	4335 N TEUTONIA	ANDY SONG	Residential	1	\$	50
2451202000	4321 N TEUTONIA	HECTOR L CABALLERO	Residential	1	\$	50
2451204000	2422 W ROOSEVELT	LEARLESS E CAMPBELL	Residential	1	\$	50
2451205000	2428 W ROOSEVELT	HOOPS MANAGEMENT LLC	Residential	1	\$	50
2451206000	2434 W ROOSEVELT	GARDEN HOMES LUTHERAN	Residential	1	\$	50
2451207000	2442 W ROOSEVELT	GARDEN HOMES EVANGELICAL	Residential	1	\$	50
2451209000	4353 N 24TH	OTHA L SMITH	Residential	2	\$	100
2451210000	4343 N 24TH	ERNEST T EASTER	Residential	2	\$	100
2451211000	4339 N 24TH	ROOSEVELT & DOROTHY M	Residential	2	\$	100
2459998000	4361 N TEUTONIA	KIM BRUMFIELD	Residential	1	\$	50

\$ 18,300
 \$ 18,200

F. 2019 Budget

Budget

Historic Garden Homes NID
2019 Operating Budget

Sources

NID Assessment on Residential Property	\$17,200
NID Assessment on Commercial Property	\$ 1,000
Total Projected Sources	\$18,200

Uses

Speed Humps at 10 locations	\$5,790
Home Renovation	\$5,375
Clean Neighborhood	\$1,480
Chess in 1 Schools	\$2,900
Administrative	\$1,000
Financial Review	<u>\$1,300</u>
Total Projected Uses	\$17,845

Historic Garden Homes Neighborhood Improvement District #6

ANNUAL REPORT – 2018

Mission Statement

Mission: The Historic Garden Homes NID #6 will energetically support projects that promote COMMUNITY DEVELOPMENT.

Focus: To fund structural levers that foster positive neighborhood values, 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

Core Programs – To expend \$18,400

Home Repair Rebate Project

The project will provide \$5,000 as matching funds for owners of residential properties for home repairs and renovations. Seven families will receive grants from \$500 - \$1,000 during 2018.

In process of developing a "Home Repair Resource Handbook" to be mailed to the 217 residential property owners served by NID #6.

Clean Neighborhood Project

The project was to have hired six teens with adult supervision to clean the NID #6 area six times throughout the summer and fall of 2018. This project did not materialize.

Chess in 2 Schools Project

The project originally planned to have a professional chess instructor conduct 12 sessions at two area elementary schools to benefit 44 students during the first semester of school year 2018-2019. As the project was absolutely successful in 2017, the Lloyd Barbee Montessori School, one of the schools, independently procured funding to continue the project without having to use the NID #6 grant for 2018. This development will lead to contracting the chess instructor for 24 sessions at the Garden Homes Lutheran School throughout the entire school calendar year 2018-2019.

Methodology

The Historic Garden Homes Neighborhood Improvement District #6 Board of Directors selects projects from a pool of projects and ideas submitted by the NID #6 area stakeholders for funding. Once the City of Milwaukee Common Council approves the NID #6-selected projects, the NID #6 board of directors contract with service providers that will undertake the operation of the projects. These providers are required to present narrative and financial reports to the NID #6 board of directors per contract timeline.

For 2018 projects, NID #6 contracted with the Garden Homes Neighborhood Association, Inc. to conduct the three projects.