



2025 Milwaukee Improvement Districts Trends Report



ABOUT THIS REPORT

The 2025 Milwaukee Improvement Districts Trends Report contains data reported to the Commercial Corridor Team from each Business and Neighborhood Improvement District (BID/NID)'s annual documents including their audit or financial statements, operating plans and annual reports.

This report organizes BIDs and NIDs by assessment revenue, average assessed property value and common area characteristics to illustrate basic comparisons across districts.



COMMERCIAL CORRIDOR TEAM

The Department of City Development's Commercial Corridor Team (CCT) provides technical assistance and business development resources to commercial and retail businesses and designated commercial districts such as the BIDs and NIDs.

Additionally, CCT is responsible for the management of the City's Commercial Revitalization program (Façade, Signage, Storefront Activation and Retail Investment Fund Grants).

CCT's work expands to collaborating with City Real Estate and Planning to further support projects that improve quality of life in Milwaukee.



Matthew Rejc
Neighborhood Business
Development Administrator

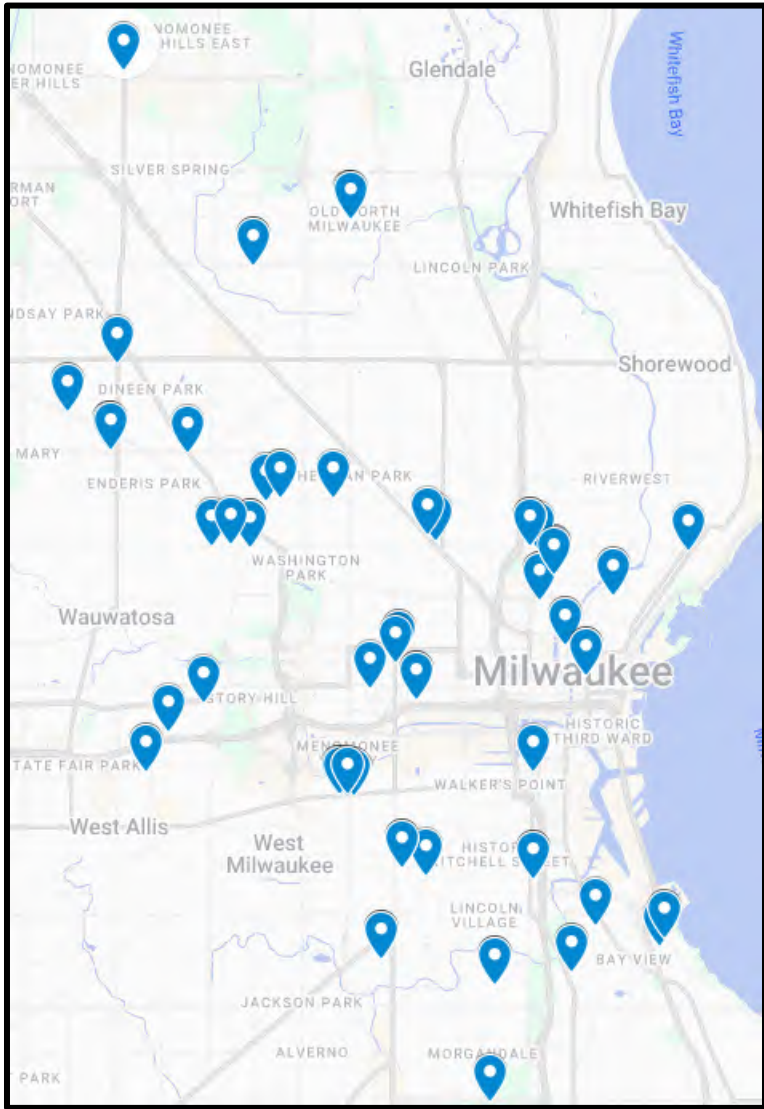
Neighborhood Business Development Specialists:
Sally Svetic, Jessica Sanchez, Terrence Moore Sr.

2025 TEAM GRANTMAKING ACTIVITY

To date in 2025, the Commercial Corridor Team awarded 89 grants for a total of \$860,391.04, assisting business and property owners to invest an estimated \$6,932,144.42 in their properties or commercial spaces. Funding for these grants comes from the Commercial Revitalization fund as well as Tax Incremental Financing.



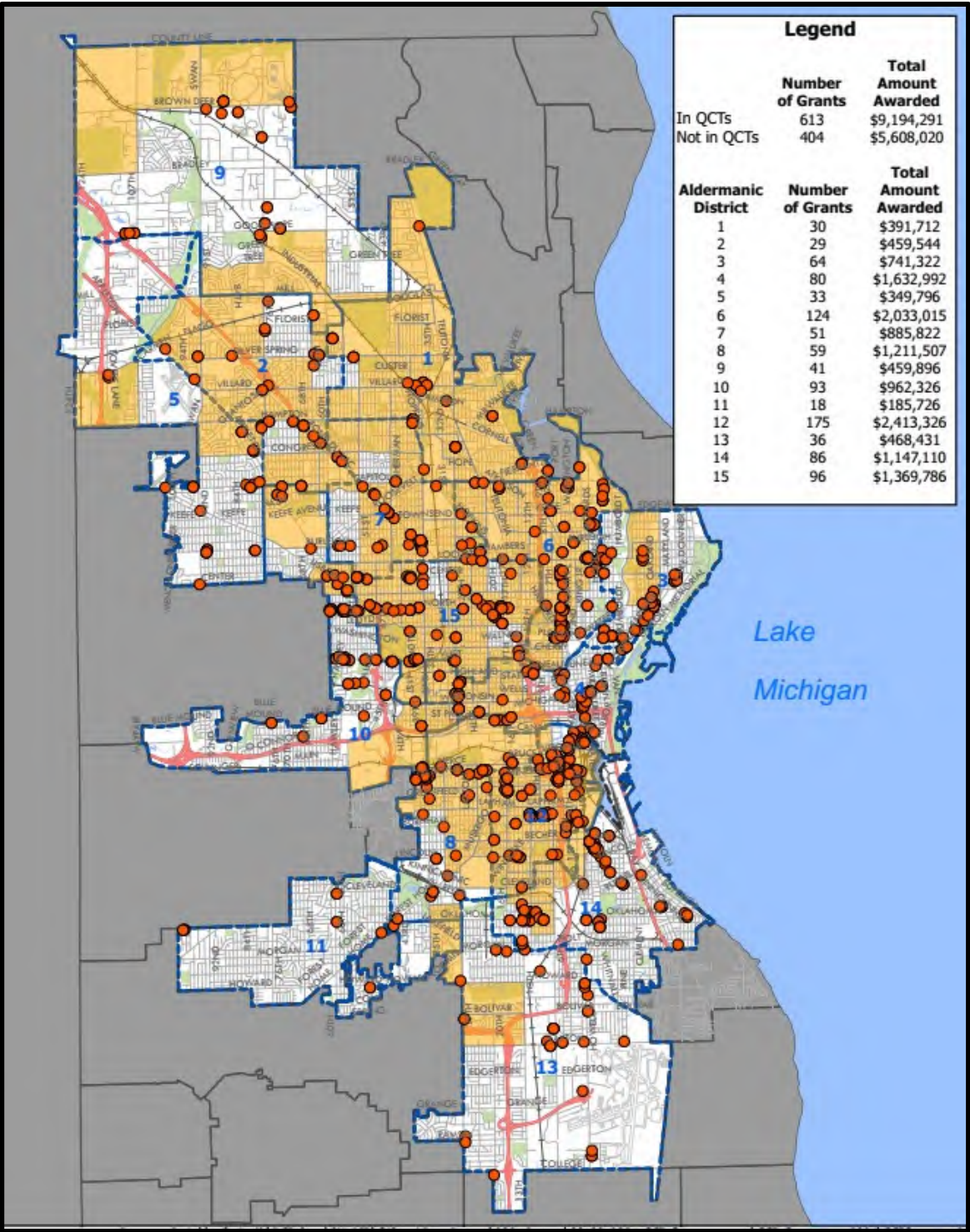
Concordia 27 building, located in BID 10, funded by Commercial Revitalization Grants.



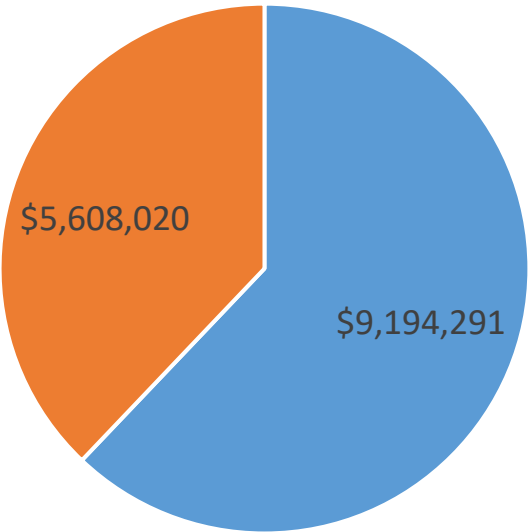
The locations of Commercial Revitalization Grants awarded in 2025

CCT GRANTS WITHIN Qualified Census Tracts*

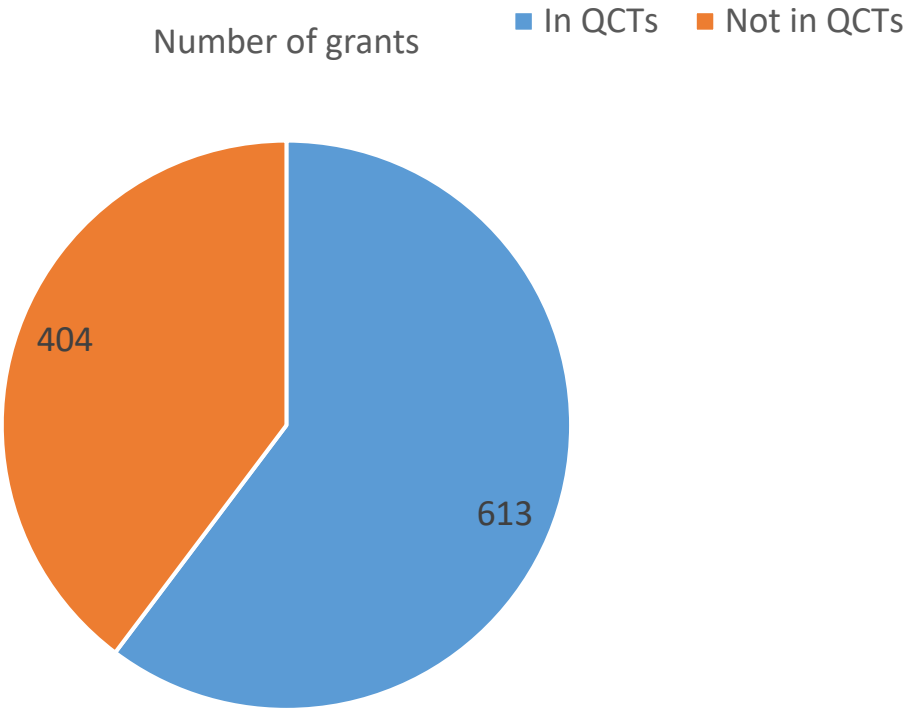
*areas where 50% or more of the households have incomes below 60% of the area median income, or where the poverty rate is 25% or higher.



Dollars awarded



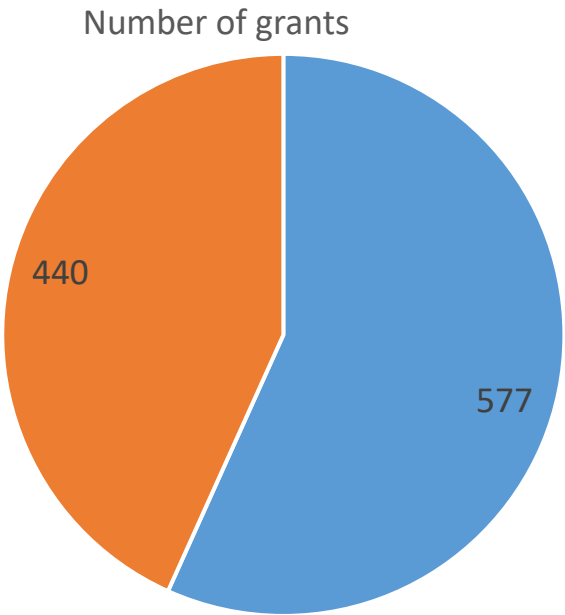
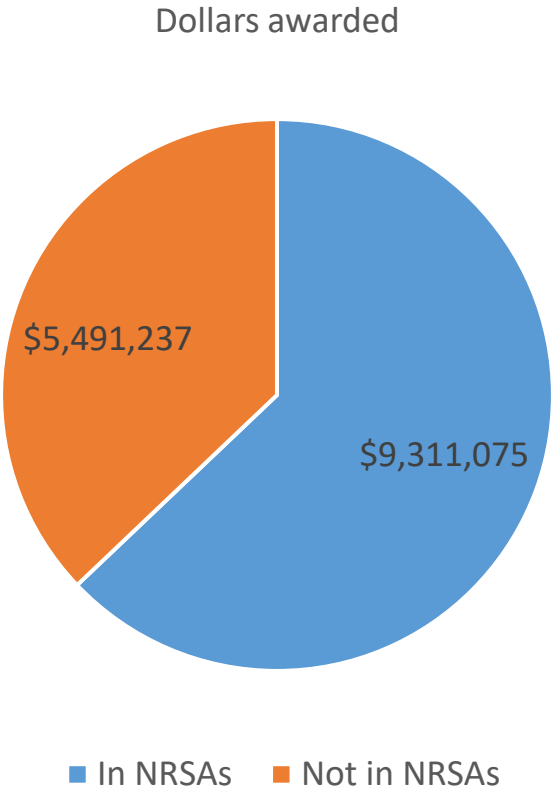
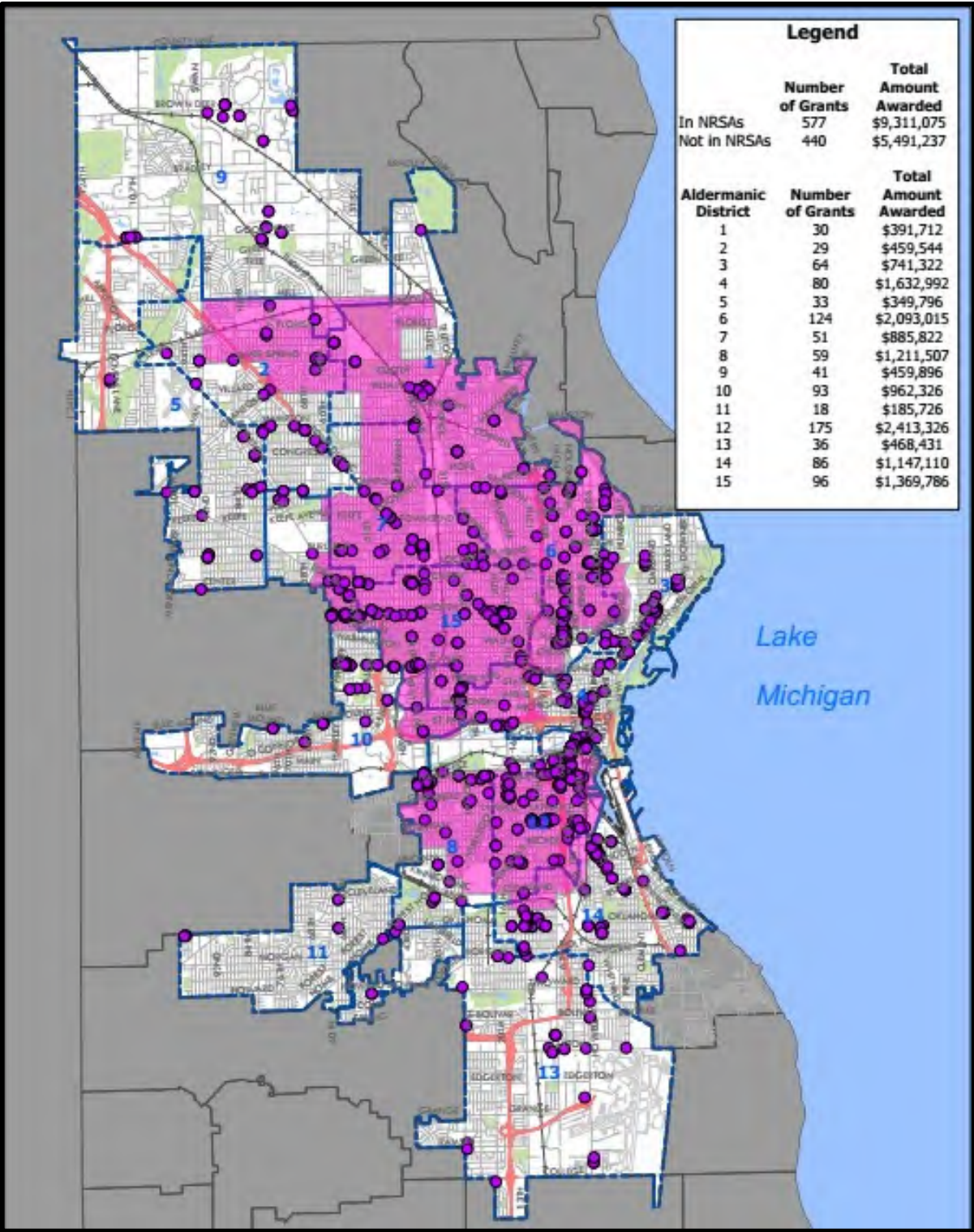
Number of grants



*Data is cumulative from 2015-2024 and includes the Commercial Revitalization Grants, Fresh Food Access Fund and WEDC grants

CCT GRANTS WITHIN CDBG NRSA*

*a Neighborhood Revitalization Strategy Area is a neighborhood that is primarily residential and contains a percentage of low- and moderate-income residents that is 70% or equal to the community's "upper quartile percentage"



*Data is cumulative from 2015-2024 and includes the Commercial Revitalization Grants, Fresh Food Access Fund and WEDC grants

NID OVERVIEW

NIDs allow assessable residential and commercial properties within the district boundary to contribute to programs and investments as approved by the NID Board. The NID Board is elected for one year terms by NID occupants and property owners at the NID annual meeting. Any individual who owns or occupies property within the District is eligible to serve on the Board and vote.

NIDs help by...

- Implementing public safety activities
- Offering home improvement and repair resources to support owner occupancy and maintain housing stock
- Improving neighborhood identity and sense of community among neighbors
- Maintaining public areas to create an active and welcoming neighborhood



City of Milwaukee NIDs Map

NID 11 – River Ridge

NID 10 – River View

NID 9 - Havenwoods

NID 5 – Heritage Heights

NID 6 – Historic Garden Homes

NID 7 - Harambee

NID 4 – Sherman Park

NID 12 – Lindsay Heights

NID 3 – Washington Park

NID 1 – The Brewery

NID #	NID Name
1	Brewery
3	Washington Park
4	Sherman Park
5	Heritage Heights
6	Historic Garden Homes
7	Harambee
9	Havenwoods
10	River View
11	River Ridge
12	Lindsay Heights

* As of December 2024



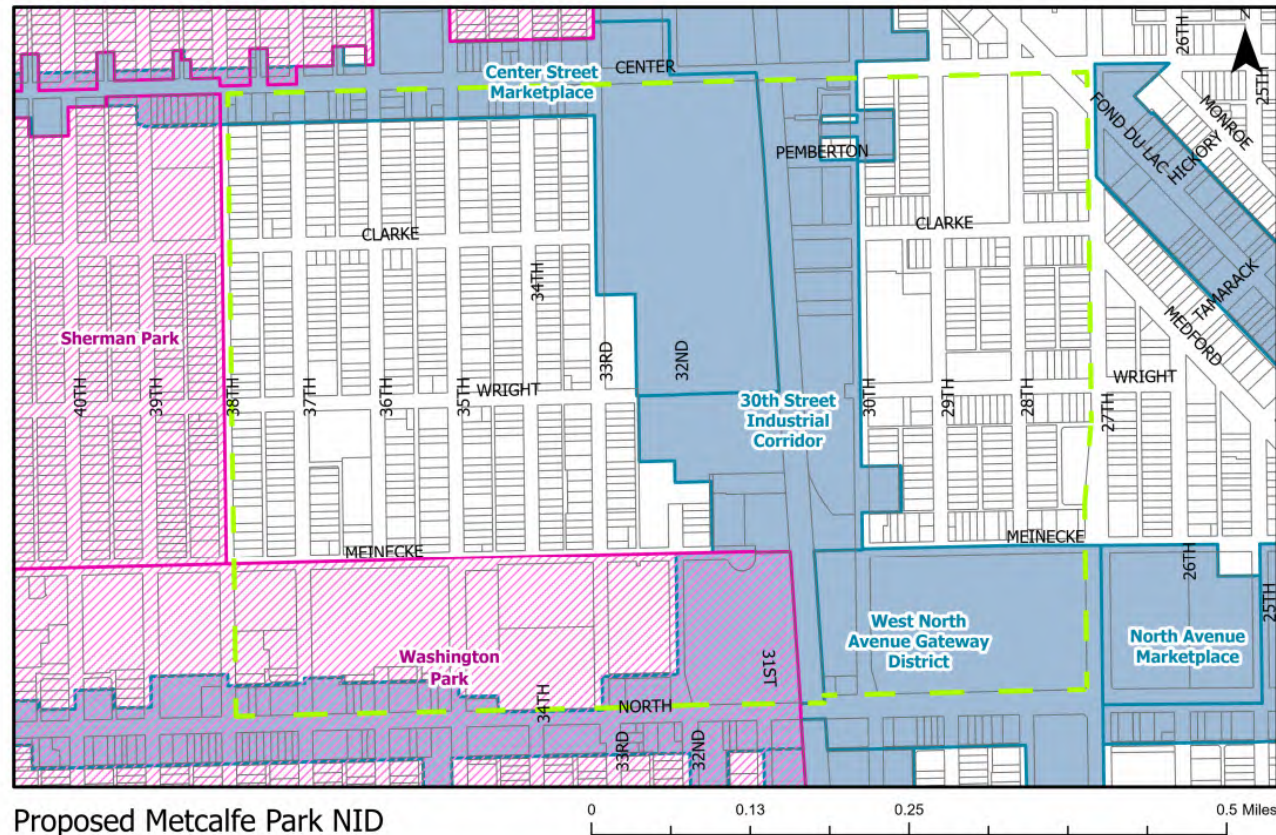
NID INDEXS

NIDS BY ALDERMANIC DISTRICTS		
Aldermanic District	NID Name	NID #
1	Historic Garden Homes	6
2	Havenwoods	9
4	The Brewery	1
5	Heritage Heights	5
6	Harambee	7
7	Sherman Park	4
9	Havenwoods	9
	Riverview	10
	River Ridge	11
15	Washington Park	3
	Sherman Park	4
	Lindsay Heights	12

*Districts 3, 8, 10, 11, 12, 13, 14 do not have a NID presence

NIDs BY COMMON AREA CHARACTERISTICS		
Mixed Use	Community Focused Residential	Home Owner Association
The Brewery	Washington Park	Heritage Heights
	Sherman Park	Riverview
	Harambee	River Ridge
	Havenwoods	
	Historic Garden Homes	
	Lindsay Heights	

NID Creation



Proposed Metcalfe Park NID

Legend

- Proposed Metcalfe NID
- Existing NIDs
- Active BIDs

Proposed Metcalfe Park NID:

Proposed boundaries are above, organizers are in the process of drafting the proposed initial operating plan and the NID creation process may be scheduled in 2026



Proposed Tannery Row NID:

Proposed boundaries are above, organizers are in the process of engaging residents and the NID creation process may be scheduled in 2026

NID Programming



Prairie Seed Future Company specializes in plant species native to southeast Wisconsin and are continuing work to restore and maintain the District's bioswales.

NID 1 – The Brewery Bioswale Maintenance



NID 9 – Havenwoods Summer Sounds
Co-sponsored FREE live music series with activities for the whole family! Held at the Havenwoods Tap Room and Beer Garden over 6 Thursdays in July and August, 2025.

NID 7 – Harambee Home Repair Grant Program



GRANT PROGRAM

REPAIR DOLLARS GRANTED SINCE INCEPTION

\$784,233.58

HOMES REPAIRED SINCE INCEPTION

78

Before



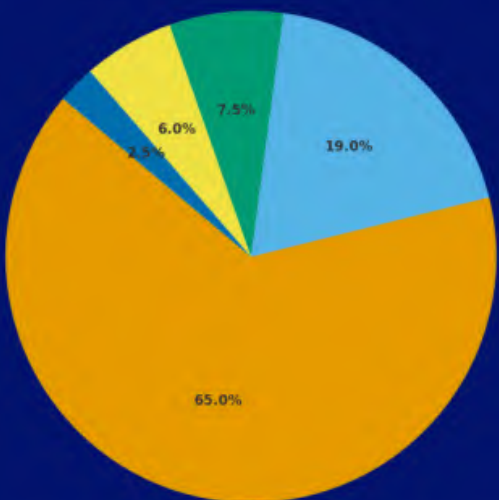
After



HONORING LEGACY

In 2024 the NID Board approved Legacy Funding for a complete tear-down total roof replacement for a 90-year-old resident who has lived in their Harambee Home for half a century.

REPAIRS



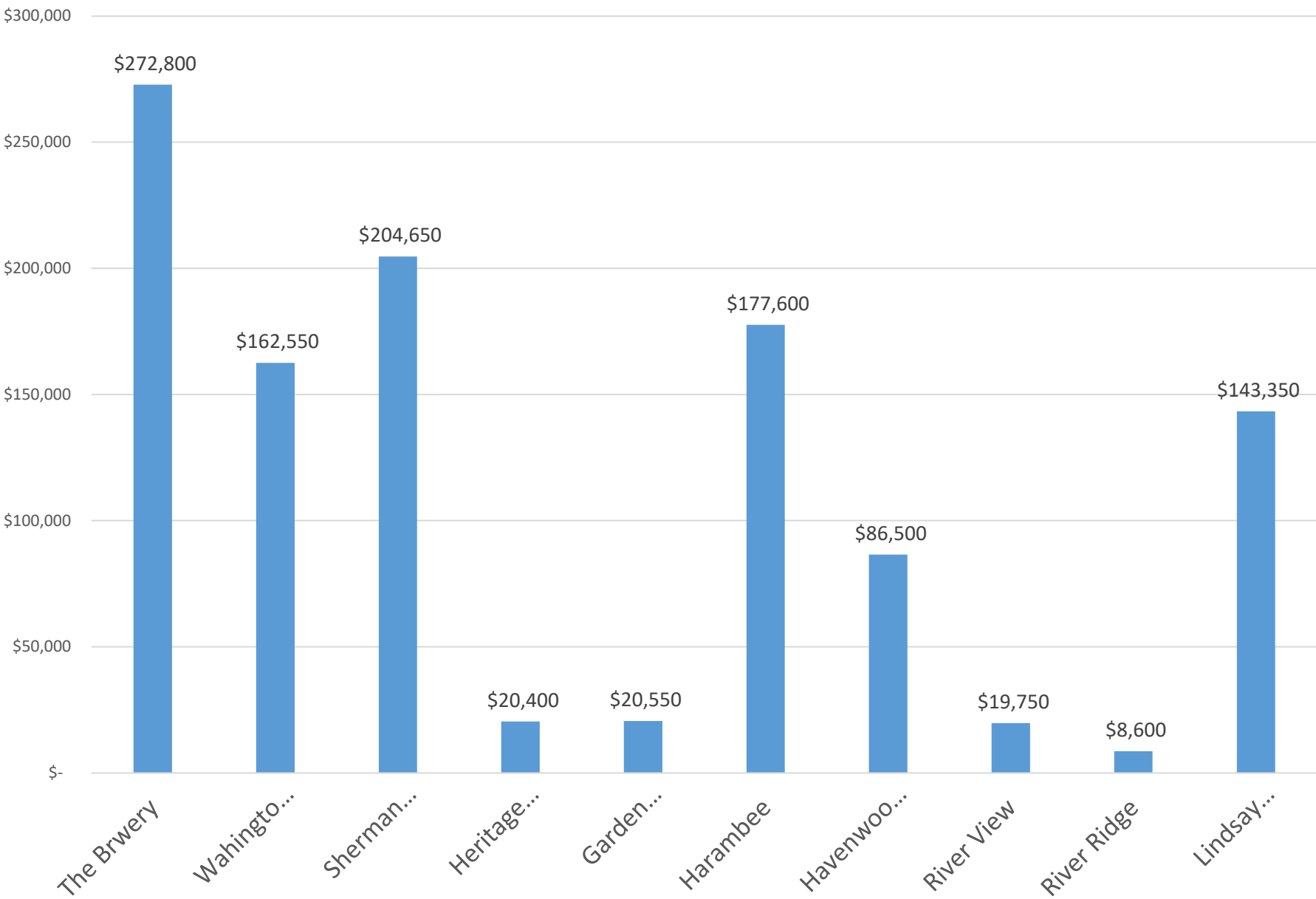
Categories	Percentage
Roofs	65.0%
Energy Efficiency/HVAC/Windows	19.0%
Exterior/Porch	7.5%
Plumbing/Electric	6.0%
Structural	2.5%



NID 6 – Historic Garden Homes
Chess in the Schools enriched 52 participating students from Lloyd Barbee Montessori School. 45 one-hour classes were conducted by a professional chess instructor from October 2 through November 20, 2024.

*this is only a snapshot the work NIDs conduct annually

TOTAL NID ASSESSMENTS COLLECTED



2022: \$899,000.00
in NID Assessments

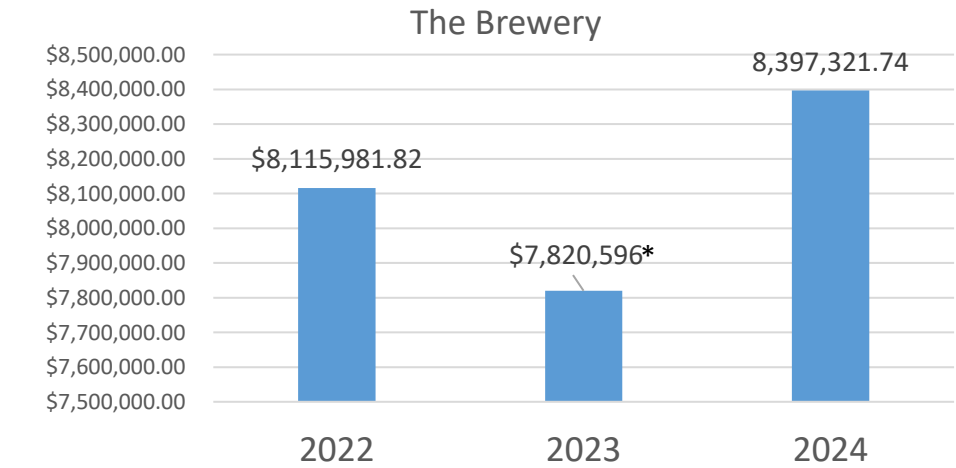
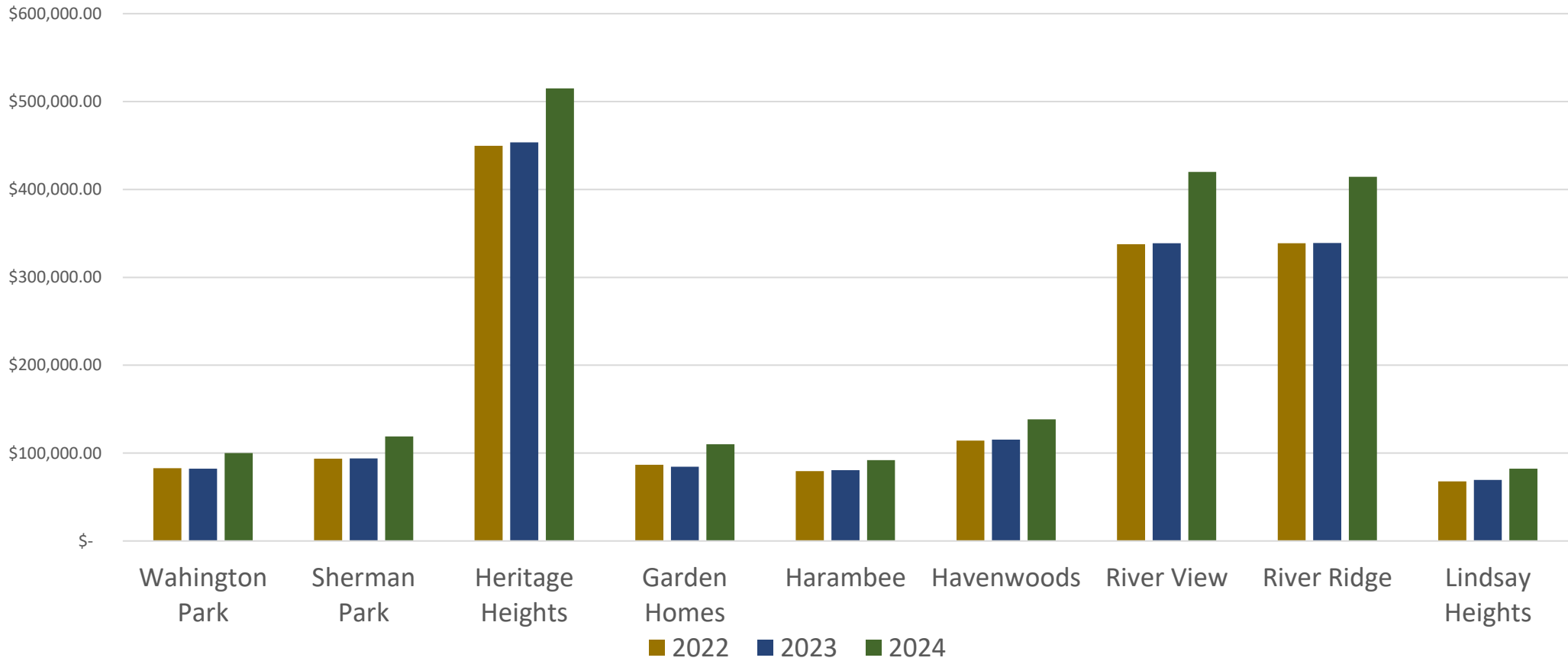
2024: \$1,090,875.00
in NID Assessments*

2023: \$1,060,587.00
in NID Assessments*

2025: \$1,116,750.00
in NID Assessments*

*Includes Lindsay Heights NID assessment.

NID AVERAGE ASSESSED PROPERTY VALUE



*Decline in average assessed value in 2023 was due to the division of a single parcel into two tax keys that together have a higher value than the previous single parcel tax key.



BID OVERVIEW

30 active BIDs

In 1984, the Wisconsin State legislature created the statute enabling cities to establish BIDs. **Milwaukee has been a model** for all of Wisconsin on how BIDs enliven, grow, and sustain quality business environments. Each BID determines how to best allocate it's funds to directly impact property and business owners.

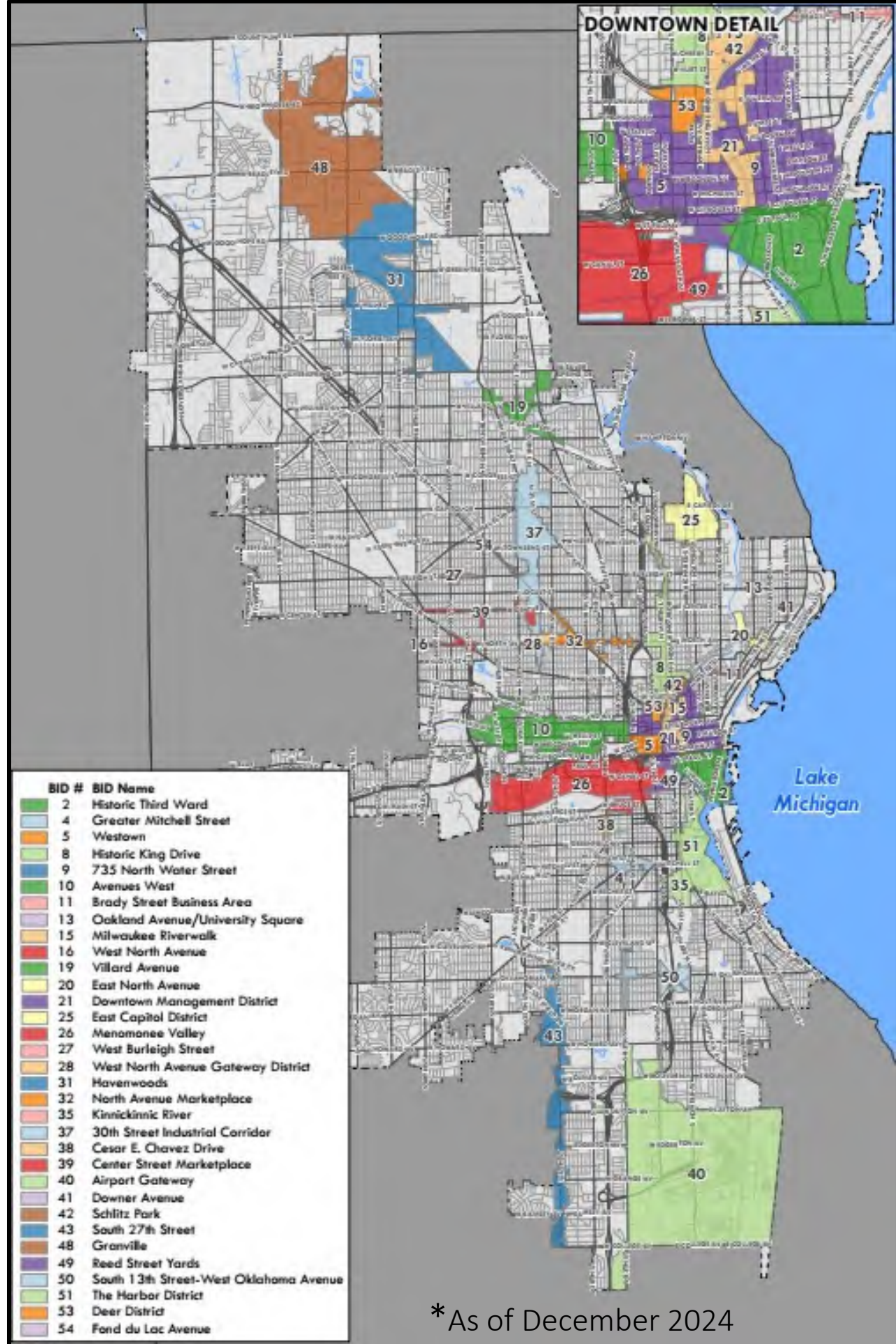
Business Improvement Districts (BIDs) are quasi-public organizations comprised of private sector property owners, residents, and business operators tasked with the maintenance, business development and marketing of their district.

- Two-thirds of BID funds come from property assessments on commercial properties
- BIDs are governed by their boards which are made up of commercial property owners & representatives of businesses and residents

City of Milwaukee BIDs Map



Teijendo Raices mural by artist Isabel Castro



*As of December 2024

INDEX OF BIDs BY ALDERMANIC DISTRICTS

BID #	BID NAME	ALDERMANIC DISTRICT
19	VILLARD AVENUE	1ST
31	HAVENWOODS	1ST
37	30TH ST. INDUSTRIAL CORRIDOR	1ST
31	HAVENWOODS	2ND
11	BRADY STREET	3RD
13	OAKLAND AVENUE	3RD
20	EAST NORTH AVENUE	3RD
21	DOWNTOWN	3RD
25	RIVERWORKS	3RD
41	DOWNER AVENUE	3RD
2	HISTORIC THIRD WARD	4TH
5	WESTOWN	4TH
10	NEAR WEST SIDE	4TH
15	MILWAUKEE RIVERWALK	4TH
21	DOWNTOWN	4TH
26	MENOMONEE VALLEY	4TH
53	DEER DISTRICT	4TH
8	HISTORIC KING DRIVE	6TH
15	MILWAUKEE RIVERWALK	6TH
21	DOWNTOWN	6TH
25	RIVERWORKS	6TH
53	DEER DISTRICT	6TH
27	WEST BURLEIGH STREET	7TH
37	30TH ST. INDUSTRIAL CORRIDOR	7TH
39	CENTER STREET MARKETPLACE	7TH
54	FOND DU LAC AVENUE	7TH
26	MENOMONEE VALLEY	8TH
31	HAVENWOODS	9TH
48	GRANVILLE	9TH

BID #	BID NAME	ALDERMANIC DISTRICT
10	NEAR WEST SIDE	10TH
16	UPTOWN CROSSING	10TH
27	WEST BURLEIGH STREET	10TH
39	CENTER STREET MARKETPLACE	10TH
43	SOUTH 27TH STREET	11TH
4	HISTORIC MITCHELL STREET	12TH
26	MENOMONEE VALLEY	12TH
35	KINNICKINNIC RIVER	12TH
38	CESAR E. CHAVEZ DRIVE	12TH
49	REED STREET YARDS	12TH
51	HARBOR DISTRICT	12TH
40	AIRPORT GATEWAY	13TH
43	SOUTH 27TH STREET	13TH
50	CRISOL CORRIDOR	13TH
35	KINNICKINNIC RIVER	14TH
50	CRISOL CORRIDOR	14TH
51	HARBOR DISTRICT	14TH
10	NEAR WEST SIDE	15TH
16	UPTOWN CROSSING	15TH
28	NORTH AVENUE GATEWAY	15TH
32	NORTH AVE MARKETPLACE	15TH
37	30TH ST. INDUSTRIAL CORRIDOR	15TH
39	CENTER STREET MARKETPLACE	15TH

*District 5 does not have a BID presence

BIDs BY COMMON AREA CHARACTERISTICS

Retail & Mainstreet
Historic Mitchell Street
Historic King Drive
Near West Side
Brady Street
Oakland Avenue
Uptown Crossings
Villard Avenue
The East Side
West Burleigh Street
North Avenue Gateway
North Avenue Marketplace
Cesar Chavez Drive
Center Street Marketplace
Downer Avenue
South 27th Street
Crisol Corridor
Fond Du Lac Avenue

Industrial
East Capitol District
Menomonee Valley
Havenwoods
30th Street Corridor
Airport Gateway
Granville
Reed Street Yards
Harbor District

Downtown
Historic Third Ward
Westtown
Milwaukee Riverwalk
Downtown
The Deer District
The Brewery (NID 1)

BID Programming



BID 11 – Brady St Pet Parade

A paws-itively fun day was had in the Brady St BID, as pets of all kinds took to the streets for a beloved annual parade and celebration!

BID 8 – Bronzeville Week

Occurring throughout the Bronzeville Cultural and Entertainment District, this annual celebration of African-American culture, history, art, commerce and entertainment took place August 2 – 9, 2025. This year's activities included an entire week of family-friendly events and vendor fairs that promote health, art, culture, commerce, and a positive atmosphere in the Bronzeville district for all to enjoy.



BID 10 – Near West Side Week

Near West Side Partners held the fifth annual Near West Side Week from Sept. 7-13th, 2025. Activities included a block party, Rev Up MKE (a small business pitch competition), bike trail planning, a scavenger hunt, a financial literacy class and other family friendly activities.



BID 38 – Cultural Celebrations & Vibrant Murals

The Cesar Chavez BID held two celebrations of Hispanic culture and corridor vibrancy in 2025, a Cinco de Mayo Outdoor Market and lowrider exhibition.

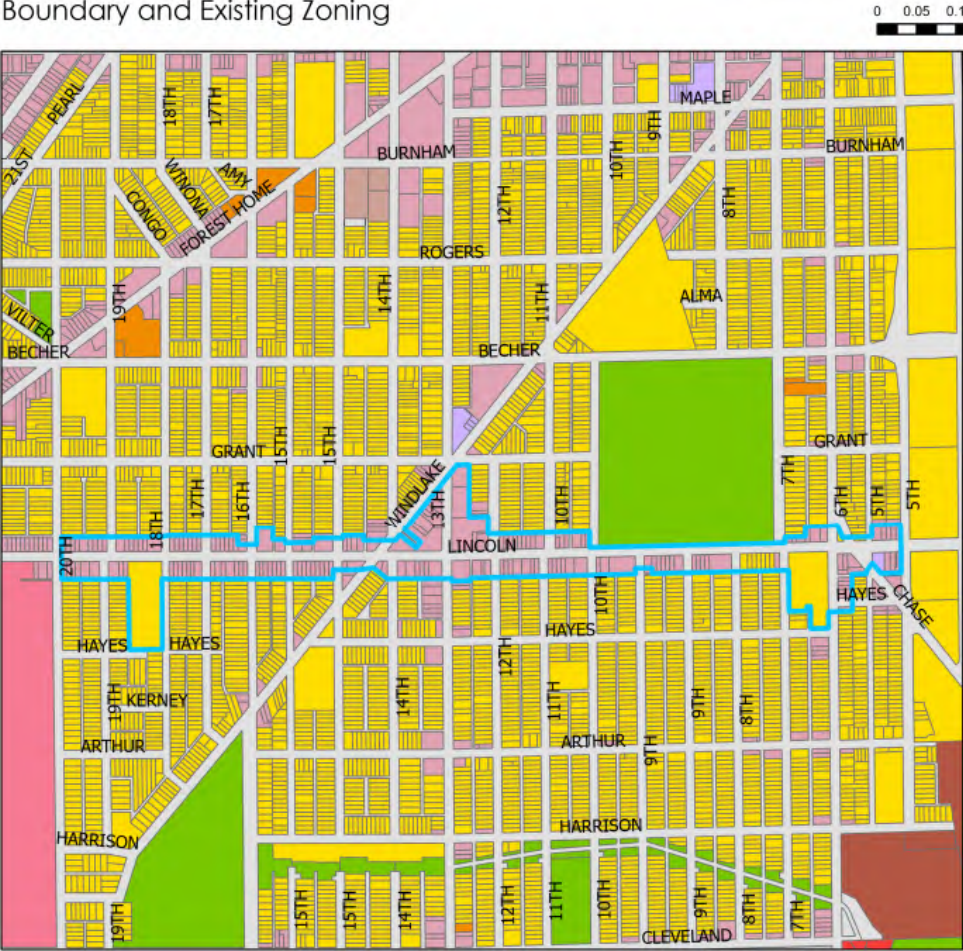
The mural pictured here was unveiled at their Viva Nuestra Herencia event and is a collaboration between TRUE Skool and local artists Jazmin Roman, Nyia Luna and Mahala Sy.

BID Creation, Expansion And Termination

Proposed Lincoln Village BID:

Proposed boundaries are below, organizers are in the process of engaging residents and the BID creation process may be scheduled in 2026

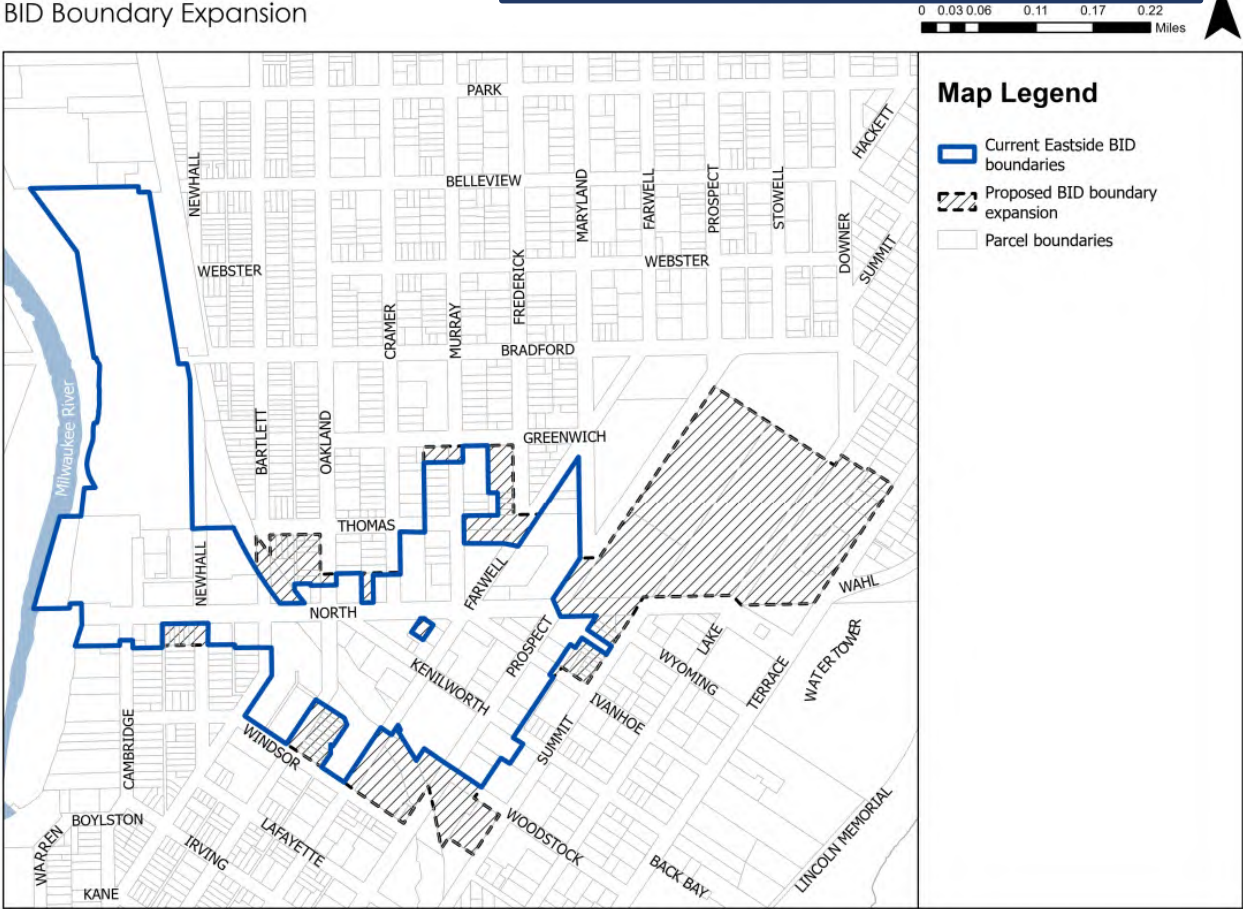
Proposed Lincoln Village BID
Boundary and Existing Zoning



East Side BID Expansion

Expansion was approved as shown in September 2025. Annexed parcels include St. Mary’s Hospital.

Eastside BID
BID Boundary Expansion



BID 35 Termination

The Kinnickinnic River BID will be dissolving this year as they have completed the work they set out to do, cleaning up the Kinnickinnic River and raising funds to leverage a federal grant. The Kinnickinnic River BID will not operate in 2026.



TOTAL 2025 BID ASSESSMENTS COLLECTED

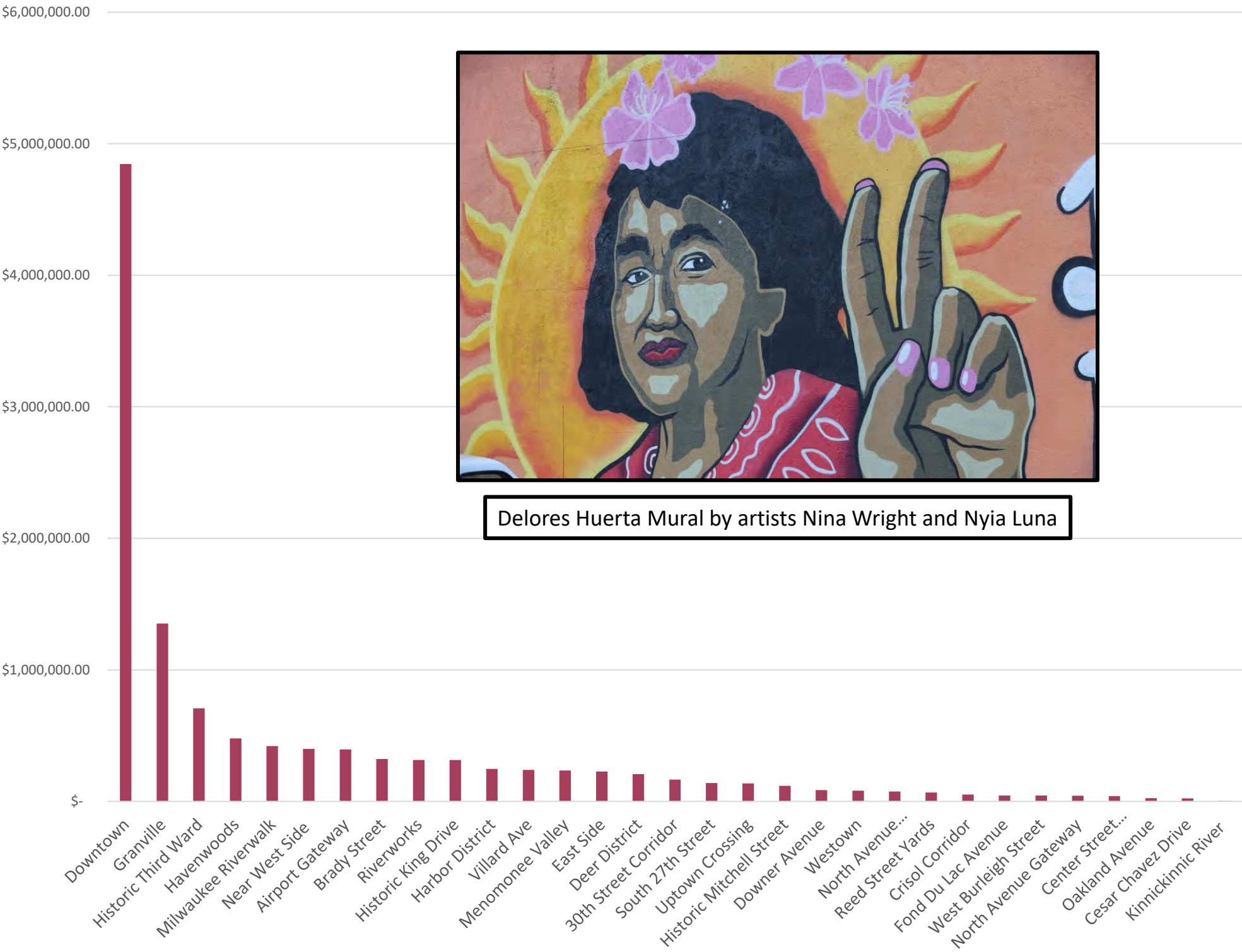
2021 BID
Assessment Total:
\$9,377,904.19

2022 BID
Assessment Total:
\$9,653,018.03

2023 BID
Assessment Total:
\$10,272,097.24

2024 BID
Assessment Total:
\$10,978,433.16*

2025 BID
Assessment Total:
\$11,859,374.46*



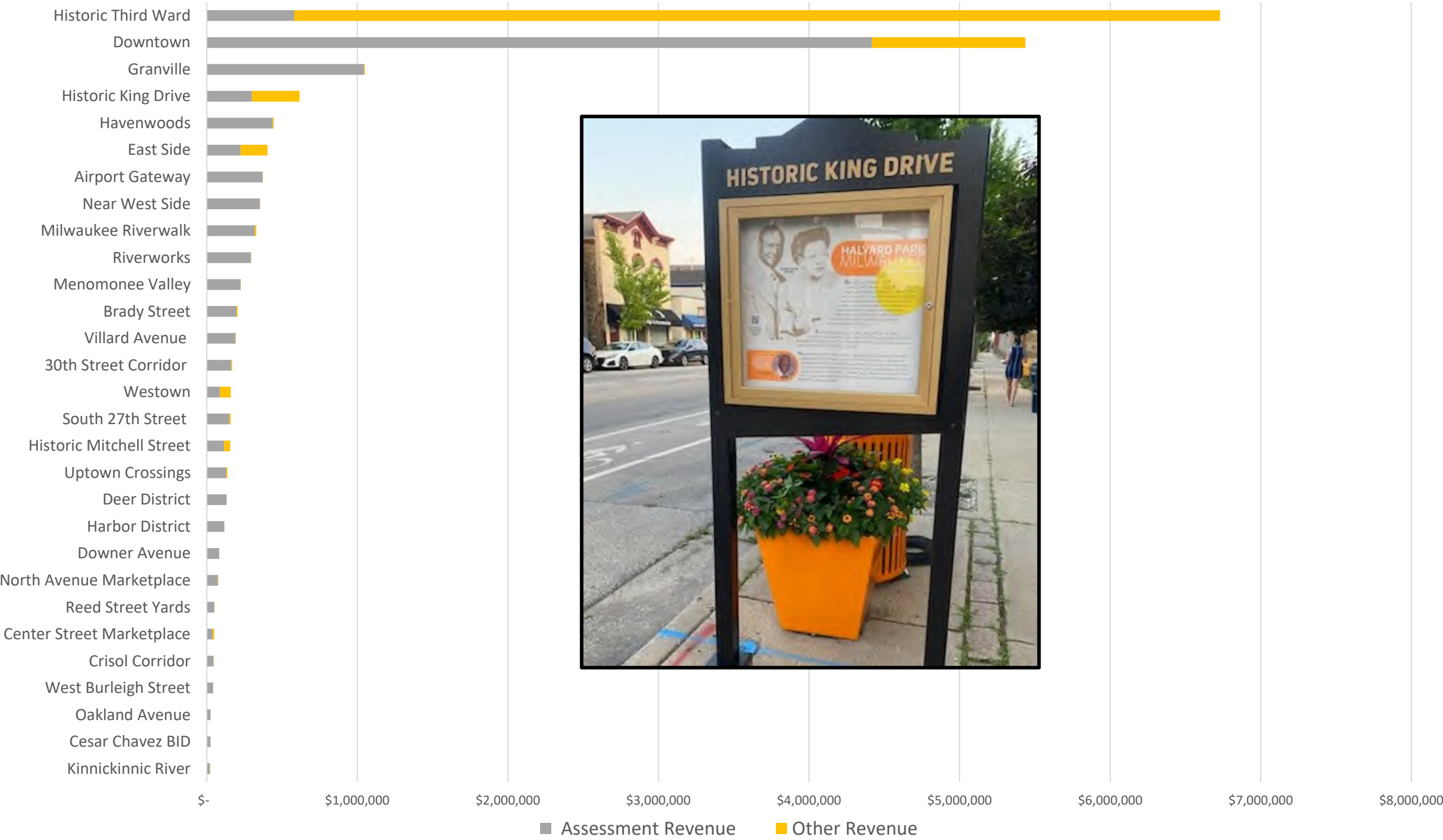
Delores Huerta Mural by artists Nina Wright and Nyia Luna

*Includes Fond Du Lac Avenue BID assessment.

2024 Average Assessment Revenue: \$382,560.47
2024 Average Assessment Revenue (Excluding Downtown): \$233,829.11

COMPARISON OF BID REVENUE SOURCES

Fiscal Year 2023 BID Revenue

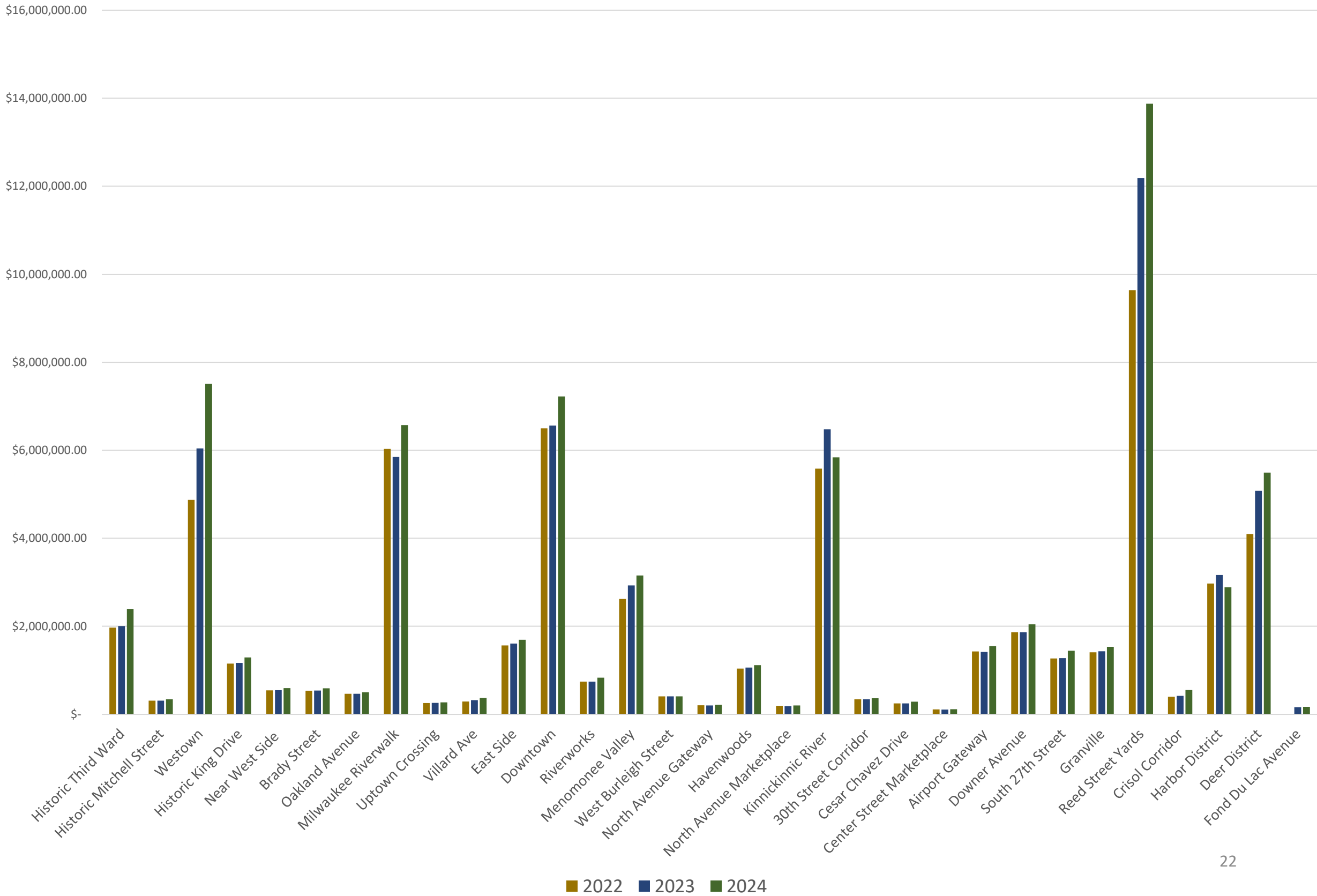


*Does not include data from one BID

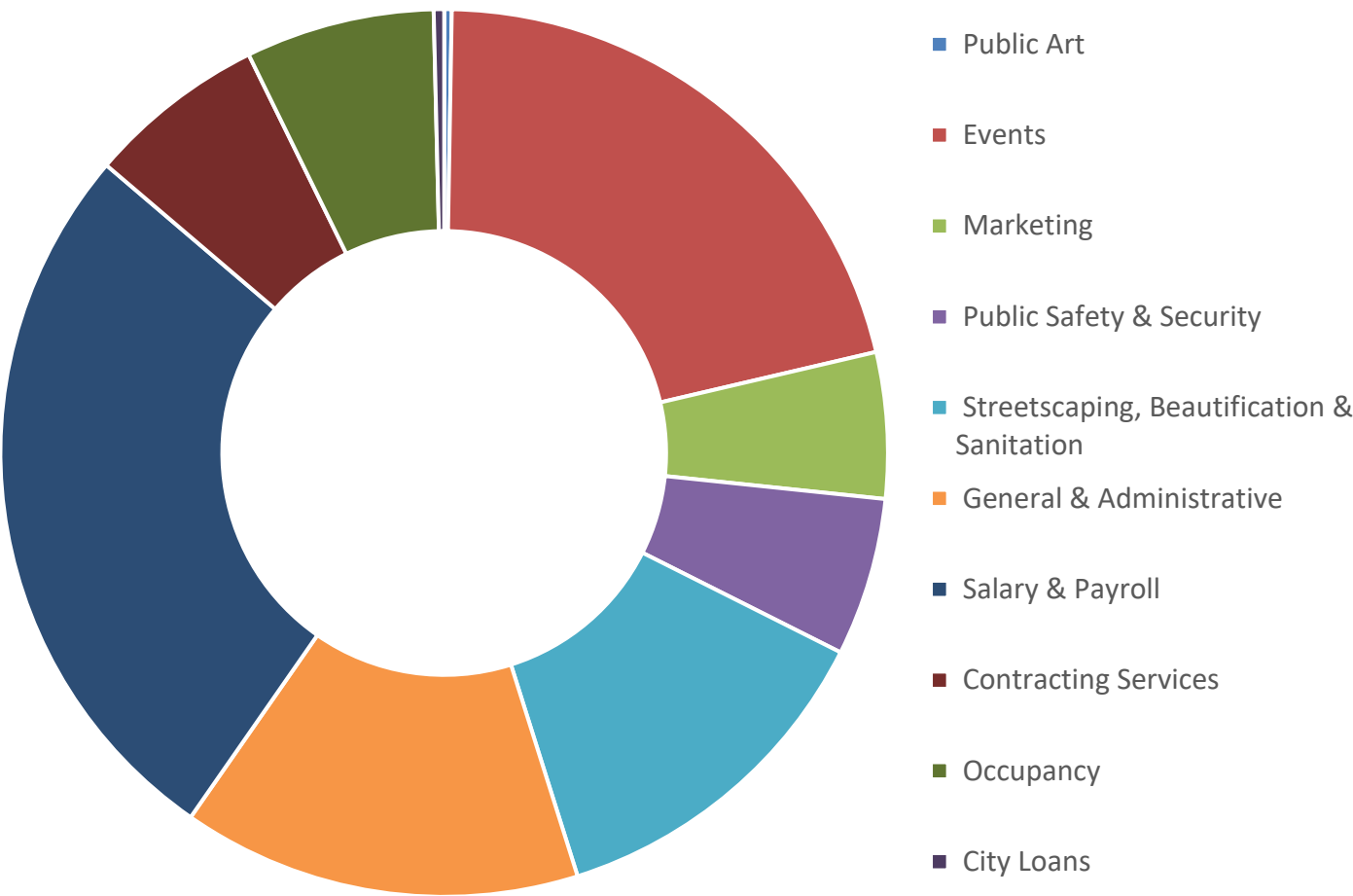
*Data from 2023 financial statements

BID AVERAGE ASSESSED PROPERTY VALUE

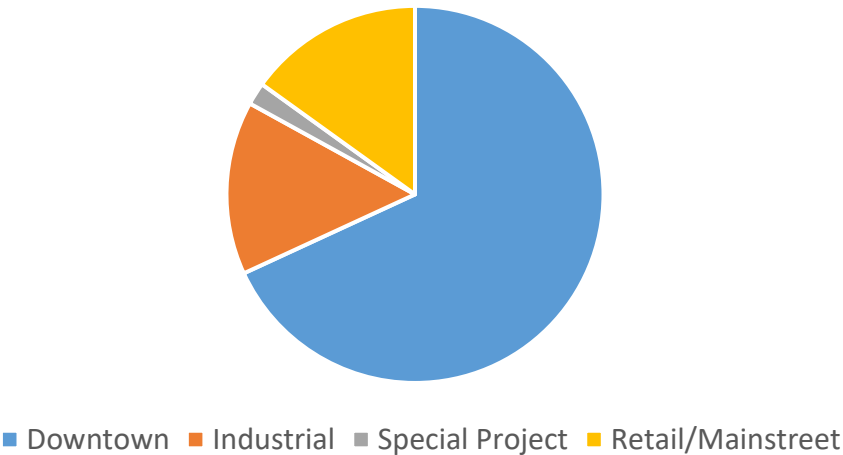
*The average BID assessable value of BID assessable properties in the district



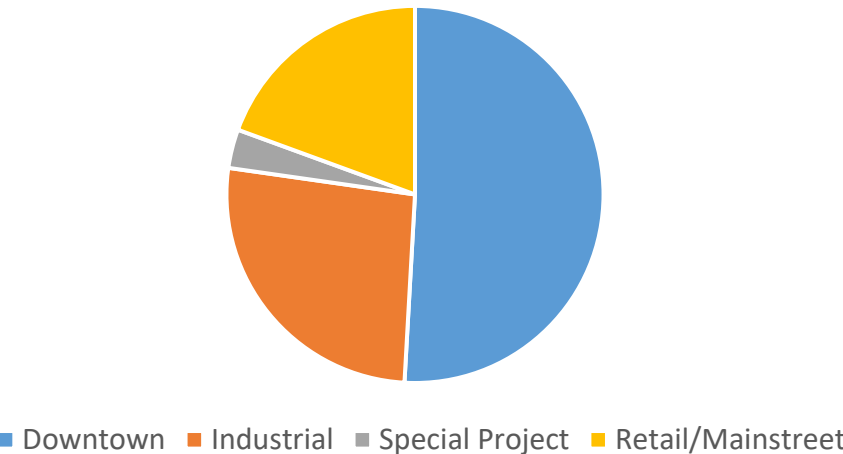
SUMMARY OF ALL BID EXPENSES



Total Revenue by BID Category



Total Assessment Revenue by BID Category

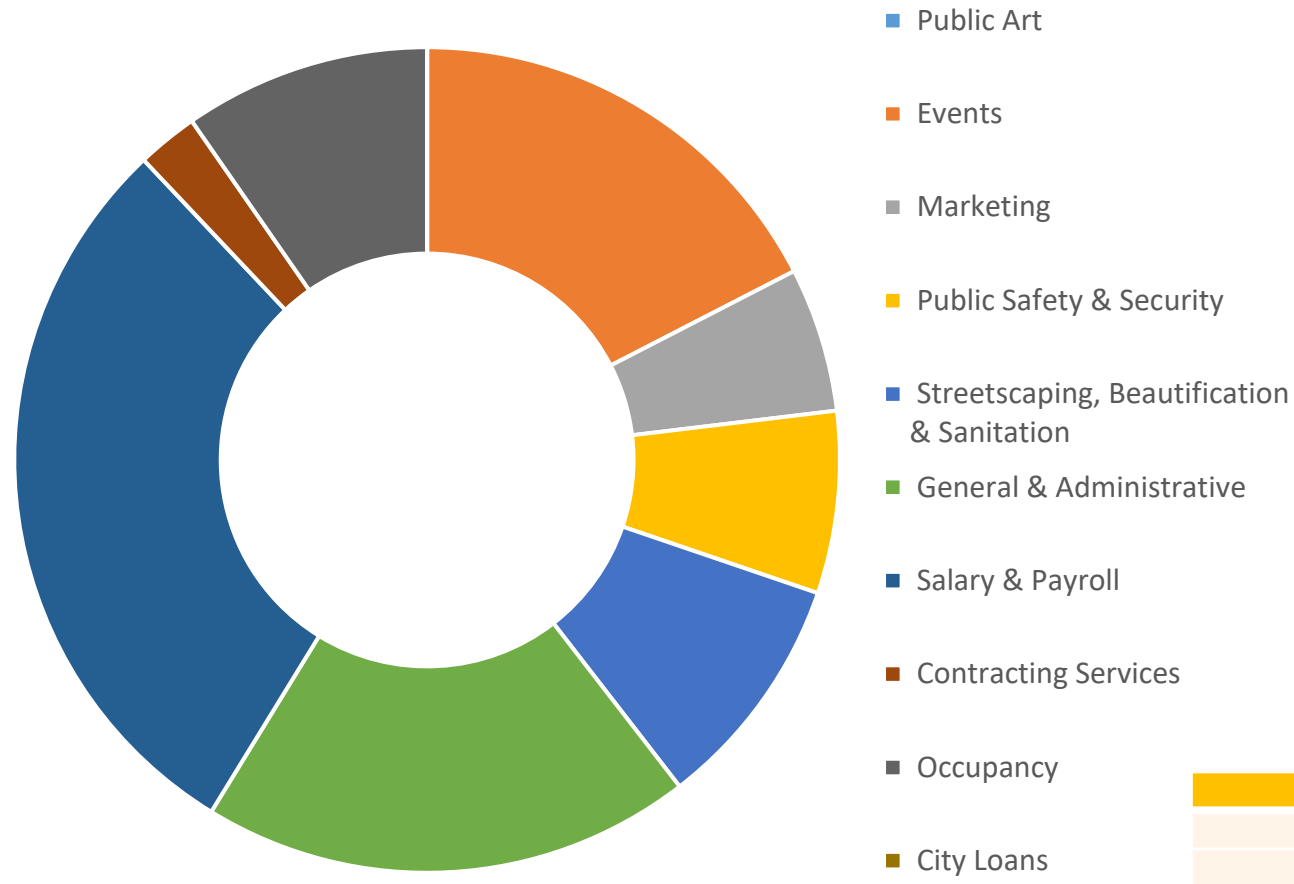


Category	Total Expense	Percentage
Public Art	\$ 48,661.00	0%
Events	\$ 3,753,671.00	21%
Marketing	\$ 946,621.00	5%
Public Safety & Security	\$ 1,026,439.00	6%
Streetscaping, Beautification & Sanitation	\$ 2,266,738.00	13%
General & Administrative	\$ 2,590,750.00	15%
Salary & Payroll	\$ 4,730,357.00	27%
Contracting Services	\$ 1,159,252.00	7%
Occupancy	\$ 1,226,582.00	7%
City Loans	\$ 67,486.00	0%
Total	\$ 17,816,557.00	100%

*Data from 2023 financial statements

*Does not include data from one BID

DOWNTOWN BID EXPENSES



BID 2 - Historic Third Ward

BID 5 - Westown

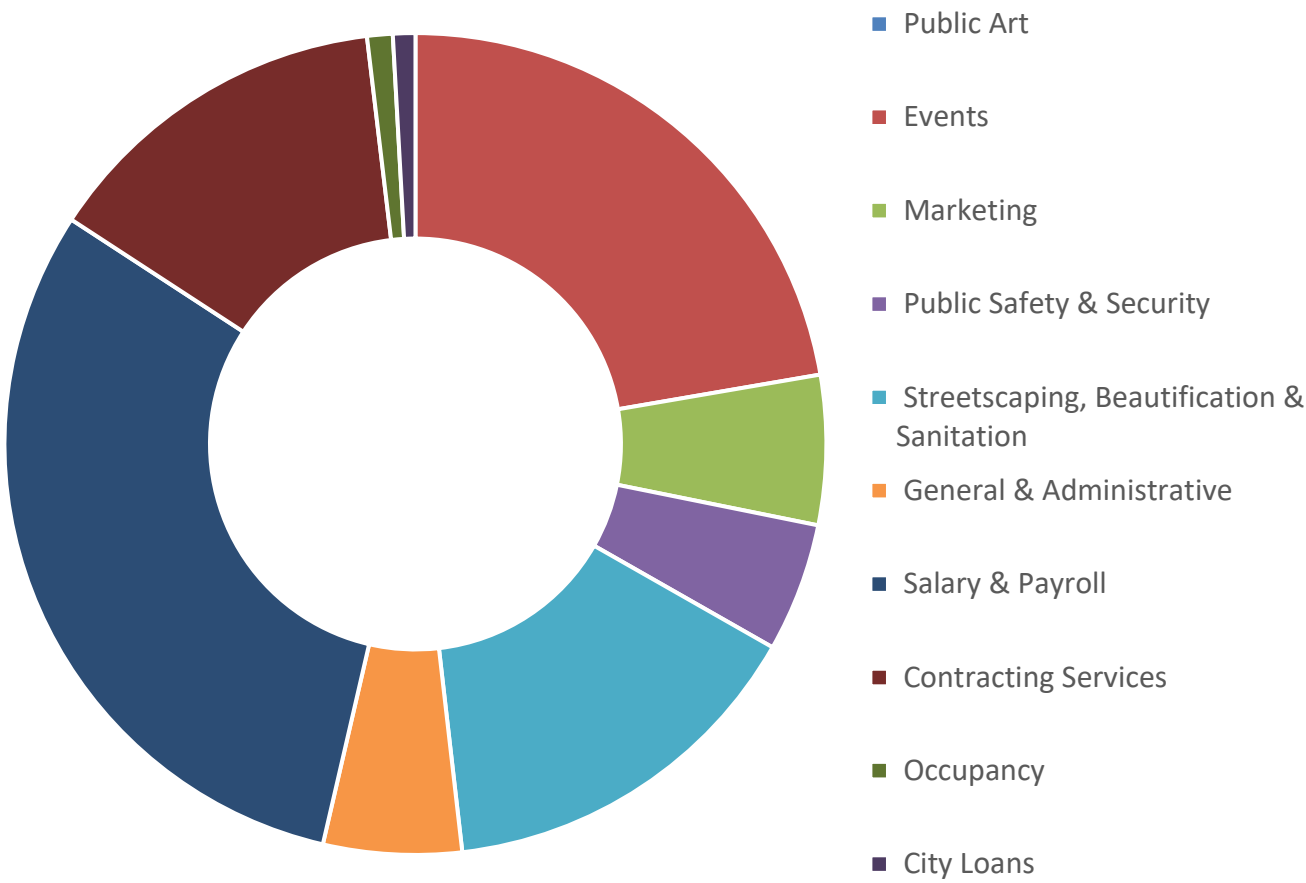
BID 21 - Downtown

BID 53 – Deer District

Downtown		
Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 2,033,471.00	17%
Marketing	\$ 659,784.00	6%
Public Safety & Security	\$ 832,639.00	7%
Streetscaping, Beautification & Sanitation	\$ 1,084,107.00	9%
General & Administrative	\$ 2,243,926.00	19%
Salary & Payroll	\$ 3,405,068.00	29%
Contracting Services	\$ 278,779.00	2%
Occupancy	\$ 1,126,474.00	10%
City Loans	\$ -	0%
Total	\$ 11,664,248.00	100%

*Data from 2023 financial statements

INDUSTRIAL BID EXPENSES

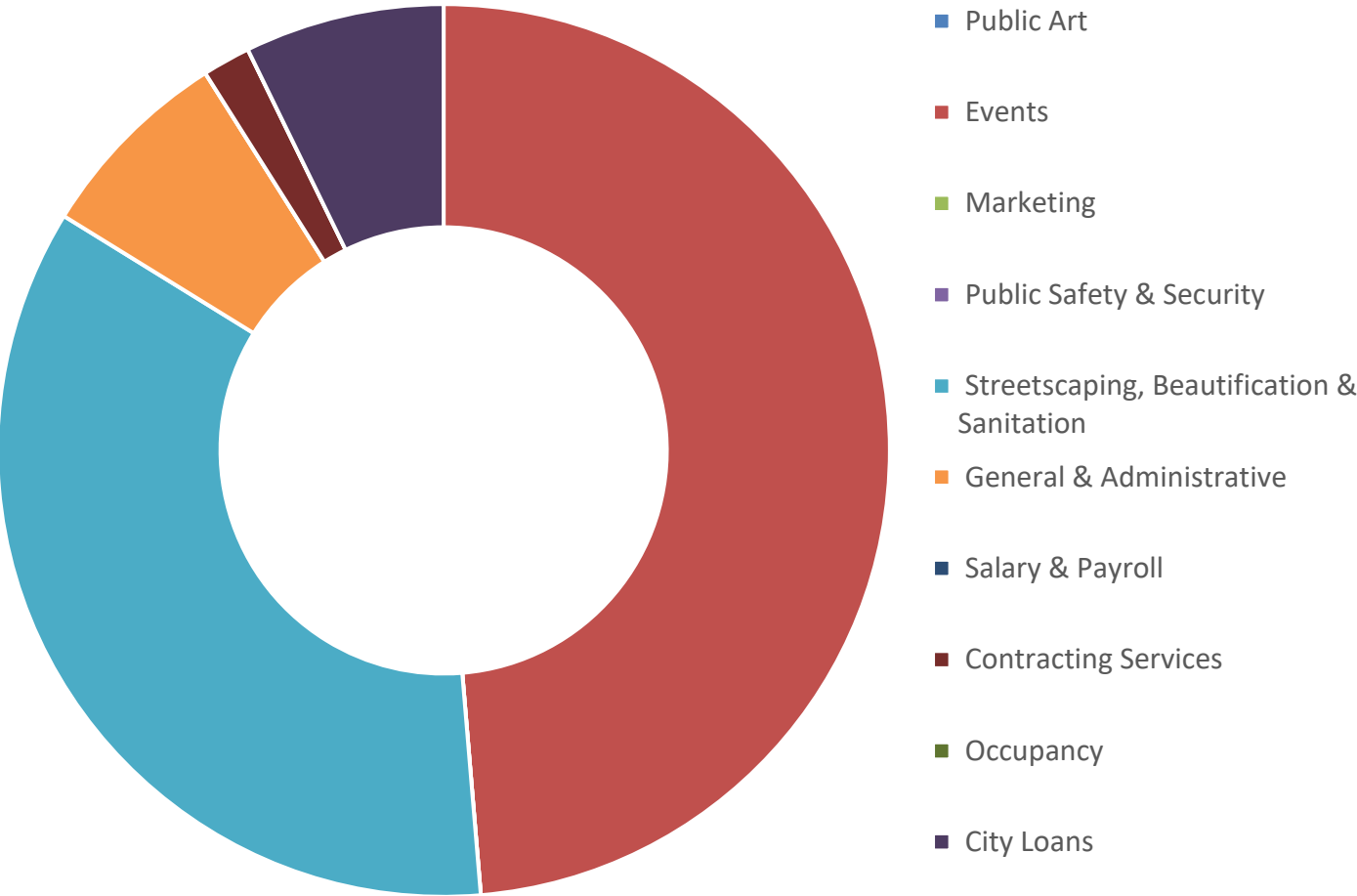


- BID 25 - Riverworks
- BID 26 - Menomonee Valley
- BID 31 - Havenwoods
- BID 37 - 30th Street Corridor
- BID 40 - Airport Gateway
- BID 48 - Granville
- BID 49 - Reed Street Yards
- BID 51 - Harbor District

Industrial		
Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 613,416.00	22%
Marketing	\$ 161,698.00	6%
Public Safety & Security	\$ 139,323.00	5%
Streetscaping, Beautification & Sanitation	\$ 411,133.00	15%
General & Administrative	\$ 149,670.00	5%
Salary & Payroll	\$ 841,266.00	31%
Contracting Services	\$ 382,819.00	14%
Occupancy	\$ 27,701.00	1%
City Loans	\$ 24,222.00	1%
Total	\$ 2,751,248.00	100%

*Data from 2023 financial statements

SPECIAL PROJECT BID EXPENSES



BID 15 - Milwaukee Riverwalk

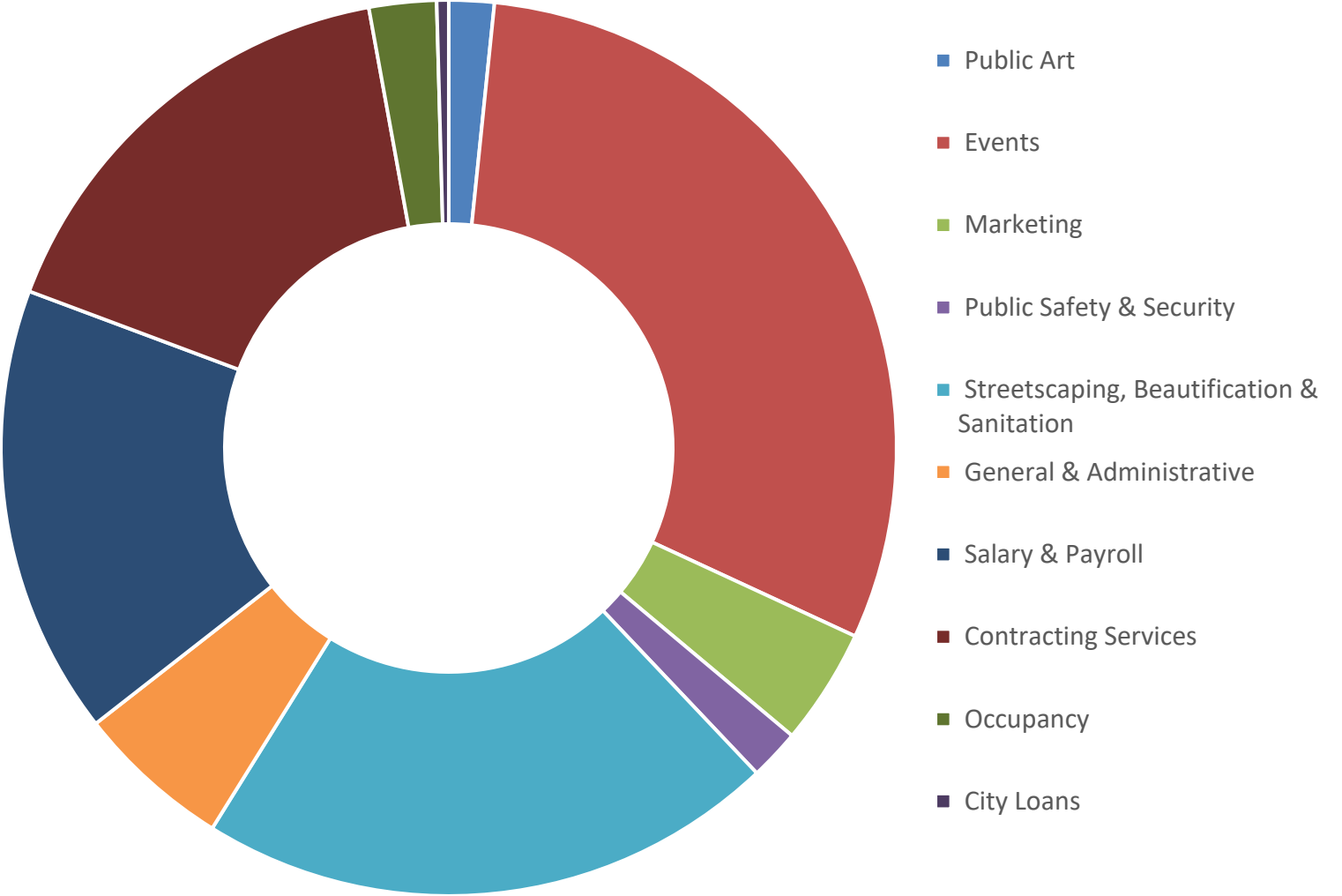
BID 35 - Kinnickinnic River*

Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 204,483.00	49%
Marketing	\$ -	0%
Public Safety & Security	\$ -	0%
Streetscaping, Beautification & Sanitation	\$ 147,583.00	35%
General & Administrative	\$ 30,371.00	7%
Salary & Payroll	\$ -	0%
Contracting Services	\$ 7,300.00	2%
Occupancy	\$ -	0%
City Loans	\$ 30,387.00	7%
Total	\$ 420,124.00	100%

*Given the voluntary dissolution of BID 35, parts of this report and future reports will list BID 15 in the downtown category.

*Data from 2023 financial statements

RETAIL & MAINSTREET BID EXPENSES



BID 4 - Historic Mitchell Street

BID 8 - Historic King Drive

BID 10 - Near West Side

BID 11 - Brady Street

BID 13 - Oakland Avenue

BID 16 - Uptown Crossings

BID 19 - Villard Avenue

BID 20 - East Side

BID 27 - West Burleigh Street

BID 32 - North Avenue Marketplace

BID 38 - Cesar Chavez Drive

BID 39 - Center Street Marketplace

BID 41 - Downer Avenue

BID 43 - South 27th Street

BID 50 - Crisol Corridor

Category	Total Expense	Percentage
Public Art	\$ 48,661.00	2%
Events	\$ 902,301.00	30%
Marketing	\$ 125,139.00	4%
Public Safety & Security	\$ 54,477.00	2%
Streetscaping, Beautification & Sanitation	\$ 623,915.00	21%
General & Administrative	\$ 166,783.00	6%
Salary & Payroll	\$ 484,023.00	16%
Contracting Services	\$ 490,354.00	16%
Occupancy	\$ 72,407.00	2%
City Loans	\$ 12,877.00	0%
Total	\$ 2,980,937.00	100%

*Data from 2023 financial statements

*Does not include data from one BID

Photo Credits

Slide 1 – Sherman Park NID Homeowner
Slide 2 – Newaukee, 2024
Slide 4 – Pat Robinson, 2024
Slide 7 – Newaukee, 2024
Slide 8 – The Brewery NID
Slide 11 – Credits to the corresponding NIDs
Slide 13 – Riverview NID
Slide 14 - Newaukee, 2024
Slide 15 – Pat Robinson, 2024
Slide 17 – Newaukee, 2024
Slide 18 – Credits to the corresponding BIDs
Slide 19 – Kinnickinnic River BID
Slide 20 – Pat Robinson, 2024
Slide 21 – Sally Svetic, 2025
Slide 28 – Newaukee, 2024
Slide 29 – Pat Robinson, 2025

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