




Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

To: Honorable Members, City Plan Commission
From: Rhonda Manuel, Neighborhood Business Development Manager 
CC: Michael Chmurski, Megal Development Corporation; Vanessa Koster, DCD-Planning; Al Franitza, DCD-Planning; Rocky Marcoux-DCD-Commissioner; Kevin Sullivan, Assistant City Attorney; James Bohi; 2nd Aldermanic District
Re: Proposed BID No 45 (Silver Lane)

On September 21, 2009,, the City Plan Commission conducted a public hearing on the proposed Business Improvement District No. 45 Silver Lane as required by section 66.1109(2)(C), Wisconsin Statutes. On September 16, 2009 petitions in opposition to the proposed Business Improvement District No. 45. (Silver Lane) were delivered to the Department of City Development.

Section 66.1109 (2) (d), Wisconsin Statutes provides that owners representing property either “having valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the initial operating plan” or “ having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan” file within 30 days after the public hearing, a petition protesting the creation of a business improvement district, then the Common Council is barred from creating the district.

In accordance with the statute, DCD staff cross-referenced the petitions with city records to confirm ownership, property location and signature authority. Subsequent to establishing the validity of the petitions, assessed values of property and proposed BID special assessments were tallied to determine if there was sufficient opposition to terminate the creation of the Silver Lane (BID No. 45). The results are as follows:

- Total number of commercial properties in proposed BID No, 45 70
- Total number of petitions submitted in opposition of proposed BID No. 45 32
- Total Number of certified petitions 28
- Total assessed value of the commercial properties within BID No. 45 \$ 101,718,400
- Total assessed value of the commercial properties within BID No. 45 in opposition \$ 49,975,400

- **Percentage of the assessed value opposed to BID No. 45** **49.13 %**
- Total BID special assessments for the commercial properties within BID No. 45 \$ 87,090
- BID special assessments for the commercial properties within BID No. 45 in opposition of the BID. \$ 39,196
- **Percentage of the special assessments opposed to No. BID 45** **45.01%**

Based on these findings the petition to terminate the creation of the proposed Business Improvement District No. 45 (Silver Lane) has met the 40% threshold as required by the BID Statute 66.1109 section (2) (d). The file will not be referred to the Common Council for further consideration and approval.

The original petitions will be on file with the Department of City Development and are subject to the City of Milwaukee Open Record policy.