

BUSINESS IMPROVEMENT DISTRICT NO. 51

HARBOR DISTRICT

2021 - 2022 OPERATING PLAN

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created s. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BIDS) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities."

The City of Milwaukee created Business Improvement District No. 51 ("BID 51") and approved its initial operating plan on November 1, 2016 via Common Council Resolution Number 160664 for the purpose of revitalizing and enhancing the Harbor District business area surrounding Milwaukee's Inner Harbor. Section 66.1109(3) (b), Wisconsin Statutes requires that a BID board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The BID proponents submit this operating plan in fulfillment of statutory requirement.

B. Physical Setting

BID #51 surrounds Milwaukee's Inner Harbor and is approximately bounded by East Bruce Street on the North, First Street on the west, Bay Street on the south, and the Milwaukee Mooring Basin and Kinnickinnic and Milwaukee Rivers on the east.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. A listing of the properties in the district is provided in Appendix E.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the BID shall be to maintain and enhance the Harbor District as a place to do business by:

- Supporting the viability of businesses in the District by retaining existing businesses (including those that engage in industrial and manufacturing activities), and marketing the District as a place for new businesses to locate and thrive;
- Creating an appealing, attractive environment for employees and customers;

- Ensuring that District business and property owners have an active role in redevelopment and planning activities in the area;
- Identifying and advocating for needed improvements in infrastructure and public spaces.

B. Proposed Activities - Year Six

Year six activities to be undertaken by the district will include:

- Continue to engage District business and property owners in the implementation of the Harbor District Water and Land Use Plan (WaLUP).
- Provide seed funds for catalytic projects to help spur investments in the area. Projects include an “In-Stream Trash Collector”, Riverwalk planning and design, and other projects identified in the WaLUP.
- Support ongoing maintenance for Harbor View Plaza, the Harbor District’s first waterfront park constructed in 2018/19, located at the east end of Greenfield Avenue.
- Implement projects identified during the Harbor District Branding & Identity planning process including identity signage into the BID, and under bridge improvements in the District.
- Continuing the Property Improvement Grants to assist business and property owners interested in making physical improvements to their properties. Improvements could include green infrastructure, street facade improvements, signage, sustainable design improvements, or others.
- Hosting meetings and other events to provide venues for District business and property owners to meet and discuss issues important to the area. Attend and/or participate in other events related to or impacting the Harbor District for the purpose of advocacy.
- Administrative activities, including, but not limited to, securing an independent certified audit or financial review, securing insurance for the activities of the District’s Board, and complying with the open meetings law, Subchapter V of Chapter 19 of the Wisconsin Statutes.
- Research and plan for a large scale mural in district, approach select property owners, research appropriate artists, assemble overall project costs and considerations.
- Create an electronic and print version of a District wide Resource Guide including our neighbors in Walker's Point to showcase and support our diverse businesses.

C. Proposed Income and Expenditures

Revenue

Proposed Income from Assessments	\$109,150
Funds Carried Over from Prior Years	\$250,000
Total Revenue	\$359,063

Expenditures

Contract with Harbor District, Inc. for Project Management, Outreach, and BID Administration and Mailings	\$30,000
Property & Business Owner Support	
Property Improvement Grant Program	\$15,000
Branding, Public Spaces, & Destinations	
Murals	\$50,000
Manufacture & Install of Identity Signage	\$63,000
Bridge Maintenance	\$5,000
Sustainability Development Fund	\$10,000
Media support for BID	\$5,000
Harbor View Plaza Maintenance and Operations	\$28,000
Marketing, Events, and Outreach	
Harbor Fest Sponsorship	\$5,000
General Marketing, Events, Directory	\$34,000
Administrative	
Audit/Financial Review & Financial Records	\$5,000
Insurance	\$1,500
Total Expenditures	\$251,500
Net Balance/Reserves	\$101,290

D. Financing Method

It is proposed that \$102,703 shall be raised through BID assessments in Milwaukee (see appendix E). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment rate of \$1.00 per \$1,000 assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$3,000 per parcel will be applied, and a minimum assessment of \$100 per parcel will be applied.

In order to incentivize property owners to make new investments in their properties and achieve long-term improvements in the area, the owner of a property may request, and the BID Board may grant, a freeze of a property's BID assessment at the current year's rate for the subsequent two years. Requests must be received before the filing of the annual Operating Plan, and will only be granted one time per owner per property.

To prevent disproportionate assessment of businesses that are already actively contributing to improvements in this area via BID 35, parcels within the footprint of BID 35 will be assessed as follows: If the assessment for BID 35 is less than the assessment for BID 51 based on the formula described above, they will be assessed only for the difference, subject to the minimum assessment of \$100. If the assessment for BID 35 is greater than the assessment for this BID, they will pay only the minimum assessment of \$100 to BID 51.

As of June, 2021, the property in the proposed district had a total assessed value of more than \$182 million. This plan proposed to assess the property in the district at a rate of \$1.00 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

Appendix E shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(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.
3. State Statute 66.1109(5)(d): If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.
4. The district may contain parcels exempt from general real estate taxes. These parcels will not be subject to a BID assessment.

V. BID BOARD

The Board's primary responsibility will be implementation of this 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 and to ensure district compliance with the provisions of applicable statutes and regulations.

The BID Board is structured and operates as follows:

- Board size – Seven Members
- Composition – A majority of members shall be owners or occupants of property within the District. Board composition shall reflect the geographic area and mix of business types and land uses present within the BID.

- Officers - The Board shall elect a Chairperson, Secretary, and Treasurer from among its members.
- Term - Appointments to the Board shall be for a period of three years, except that in the initial year, three members shall be appointed for three years, two members for two years, and two members for one year.
- Compensation - None
- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. The Board shall meet regularly, at least twice a year. The Board shall draft and adopt by-laws in Operating Year 1 to govern the conduct of its meetings.
- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof.

VI. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE 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 Harbor District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it 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

Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

- Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
- 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 within the District, as of January 1st of that Plan year, for purposes of calculating the BID assessment.
- Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VII. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving BID operating plans. Pursuant to the statutory requirements, the following process will be followed:

- The Community and Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
- The Common Council will act on the proposed BID Plan.
- If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID 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 current year activities, and information on specific assessed values, budget amounts and assessment amounts are based on previous year conditions. Greater detail about subsequent years' activities will be provided in the required annual Plan updates.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the approval of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID 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 BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID 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. This is specifically authorized under Section 66.1109(3)(b).

C. Termination of the BID

A municipality shall terminate a business improvement district if 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, or 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 business improvement district, subject to all of the following conditions:

A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

On and after the date a petition is filed under this subsection, 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 hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

Within 30 days after the filing of a petition under this subsection, 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 the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

Within 30 days after the date of hearing under par. (c), 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 this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), 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, or 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, have requested the 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.

APPENDICES

APPENDIX A: MAP OF DISTRICT BOUNDARIES

APPENDIX B: CURRENT BOARD ROSTER

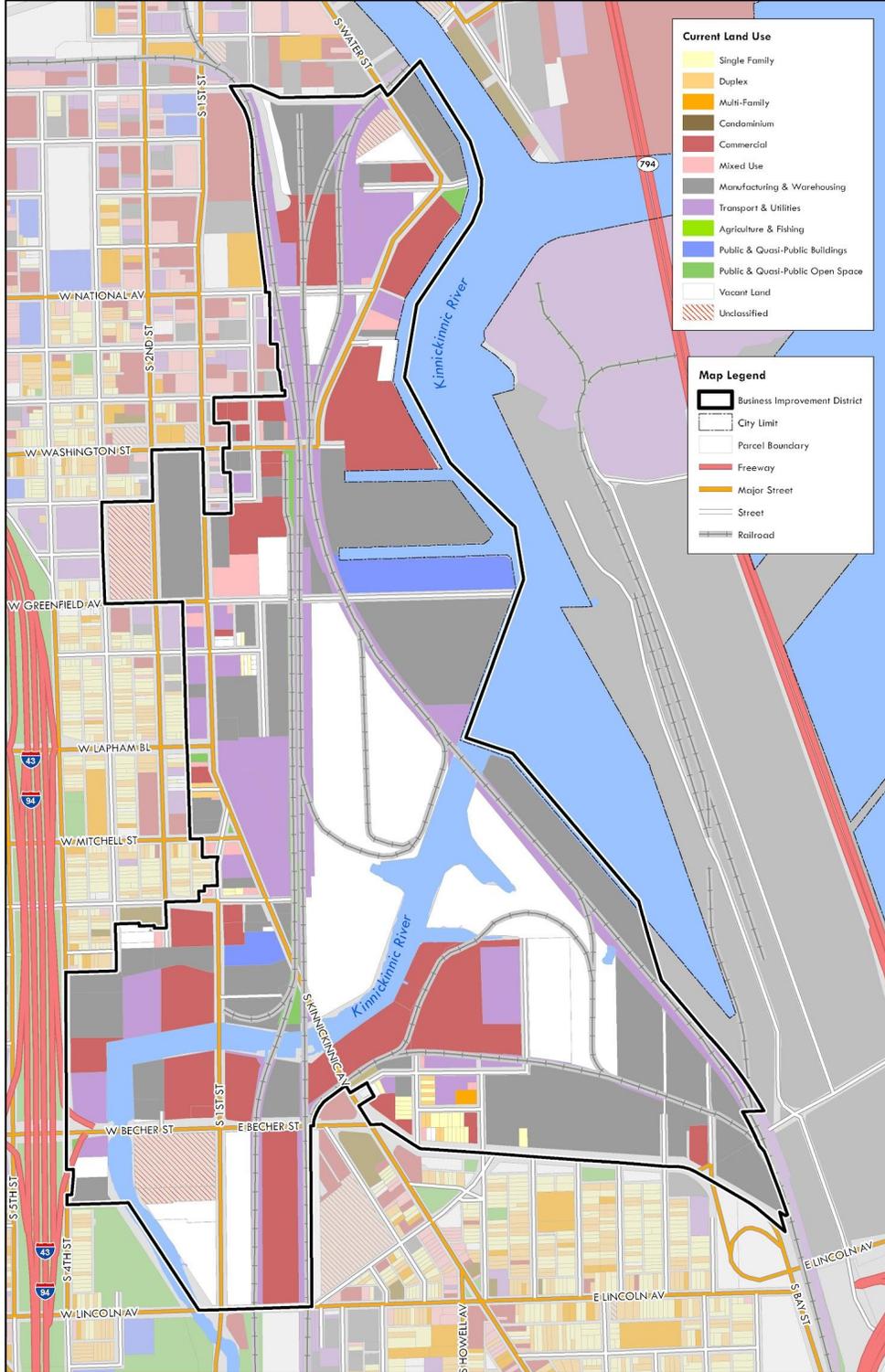
APPENDIX C: STATE STATUTE ENABLING CREATION OF BIDS

APPENDIX D: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

APPENDIX A: MAP OF DISTRICT BOUNDARIES

BID NO. 51: THE HARBOR DISTRICT CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
 Source: City of Milwaukee Information Technology Management Division;
 Dept. of City Development Commercial Corridors Team



APPENDIX B: CURRENT BOARD ROSTER

NAME and TITLE	EMAIL	PROPERTY OWNED or REPRESENTING	TERM
Eric Leaf	leafe@uwm.edu	600 E. Greenfield Ave. (OWNER)	Mar 2020 - Mar 2023
John Rossetto	john@transfermke.com	101 W Mitchell St (OWNER)	Sept 2021 - Sept 2024
David Stegeman, Chair	dstegeman@michels.us	2011 S 1st St (OWNER)	Mar 2019 - Mar 2022
Summer Strand, Chair	sstrand@crmanagement.com	301 E Washington St (OWNER)	Sept 2021 - Sept 2024
Joshua Weber, Treasurer	joshw@vmarchese.com	600 S Jake Marchese Way (OWNER)	Mar 2020 - Mar 2023
Colleen Cheney-Trawinski Secretary	cpctrawinski@thebasilicafoundation.org	2333 S 6th St. (OWNER)	Mar 2021- Mar 2024

APPENDIX C: STATE STATUTE ENABLING CREATION OF BIDS

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. [\(3\)\(a\)](#).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

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

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

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

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
2. The kind, number and location of all proposed expenditures within the business improvement district.
3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
5. A legal opinion that subs. [1.](#) to [4.](#) have been complied with.

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

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

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. [\(b\)](#) has petitioned the municipality for creation of a business improvement district.

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

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business 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 business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business 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. [\(c\)](#), 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, or 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, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. 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 territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. [\(c\)](#), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business 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 business 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 business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. [\(4\)](#) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. [\(4\)](#) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. [\(c\) 1.](#) and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. [\(c\) 2.](#) shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business 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 powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business 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 and reviewed financial statements required under sub. [\(3\) \(c\)](#), or on order of the board for the purpose of implementing the operating plan. On termination of the business 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 business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. [66.1110](#) if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. [66.1110 \(4\) \(b\)](#).

(4m) A municipality shall terminate a business improvement district if 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, or 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 business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, 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 hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, 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 the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), 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 this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), 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, or 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, have requested the 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.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. [70.11](#) or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

APPENDIX D: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

Taxkey	Address	Class	BID Assessable Value	BID 51 Assessment
4280561100	303 E FLORIDA ST	Manufacturing	4617600	3000.00
4280571000	207 E FLORIDA ST	Local Commercial	240100	240.10
4280572000	600 S JAKE MARCHESE WA	Manufacturing	4695000	3000.00
4290016120	623 S WATER ST	Local Commercial	29500	100.00
4290021100	531 S WATER ST	Special Mercantile	406300	406.30
4290022000	408 E BRUCE ST	Special Mercantile	307600	307.60
4290033100	412 S WATER ST	Special Mercantile	1594000	1594.00
4290036000	546 S WATER ST	Manufacturing	1166900	1166.90
4290040100	700 S WATER ST	Local Commercial	2987000	2987.00
4290052000	748 S WATER ST	Local Commercial	661700	661.70
4290053000	820 S WATER ST	Local Commercial	971616	971.62
4290054000	830 S WATER ST	Local Commercial	398600	398.60
4290059111	900-954 S WATER ST	Manufacturing	2771700	2771.70
4290067000	354 E NATIONAL AV	Local Commercial	186200	186.20
4290091000	343 E FLORIDA ST	Special Mercantile	207100	207.10
4290442000	503 S WATER ST	Local Commercial	491800	491.80
4300001000	317 E NATIONAL AV	Local Commercial	1023049	1023.05
4309997100	302 E GREENFIELD AV	Local Commercial	103000	103.00
4309998000	301 E WASHINGTON ST	Special Mercantile	11644300	3000.00
4310101100	128-138 E WASHINGTON ST	Local Commercial	109700	109.70
4310103000	122-124 E WASHINGTON ST	Local Commercial	532100	532.10
4310257000	135 E WASHINGTON ST	Manufacturing	381200	381.20
4310258100	127 E WASHINGTON ST	Manufacturing	408200	408.20
4310271100	120 E SCOTT ST	Manufacturing	103100	103.10
4310281113	1201-1251 S 2ND ST	Manufacturing	10550400	3000.00
4310429100	136 W GREENFIELD AV	Manufacturing	7028100	3000.00
4310501100	1132 S BARCLAY ST	Local Commercial	564300	564.30
4310502100	1120 S BARCLAY ST	Manufacturing	989200	989.20

4310503100	1100 S BARCLAY ST	Local Commercial	246800	246.80
4310805100	125-139 E MINERAL ST	Local Commercial	217845	217.85
4310808100	111-117 E MINERAL ST	Local Commercial	204800	204.80
4310972100	227 E NATIONAL AV	Local Commercial	265000	265.00
4311123100	228 E NATIONAL AV	Local Commercial	206700	206.70
4311261100	1006 S BARCLAY ST	Local Commercial	932400	932.40
4311301000	135- E SCOTT ST	Special Mercantile	6547900	3000.00
4311303000	1320- S 1ST ST	Mercantile Apartments	2979264	2979.26
4311331000	1212-1278 S 1ST ST	Local Commercial	964400	964.40
4311332000	1288 S 1ST ST	Local Commercial	187700	187.70
4319994100	224 E WASHINGTON ST	Local Commercial	78676	100.00
4319995110	204-216 E WASHINGTON ST	Local Commercial	646500	646.50
4319999100	200 E WASHINGTON ST	Local Commercial	282200	282.20
4620035000	1617-1619 S 1ST ST	Local Commercial	152304	152.30
4620041112	1618 S 1ST ST	Special Mercantile	1798600	1798.60
4620161100	124 W MITCHELL ST	Local Commercial	370800	370.80
4620167110	1669 S 1ST ST	Special Mercantile	828300	828.30
4620170100	1635 S 1ST ST	Special Mercantile	262100	262.10
4620326110	1435 S 1ST ST	Manufacturing	180100	180.10
4620331100	1407 S 1ST ST	Local Commercial	189516	189.52
4620332110	107 W GREENFIELD AV	Manufacturing	69400	100.00
4620333000	117 E GREENFIELD AV	Local Commercial	93750	100.00
4620334100	1410 S 1ST ST	Manufacturing	188900	188.90
4620337000	1428 S 1ST ST	Local Commercial	161400	161.40
4620348100	1500 S BARCLAY ST	Manufacturing	1247300	1247.30
4620352100	1500 S 1ST ST	Special Mercantile	239600	239.60
4620358000	137 E ORCHARD ST	Local Commercial	12500	100.00
4620360000	129 E ORCHARD ST	Local Commercial	30000	100.00
4620376110	1531 S 1ST ST	Local Commercial	188700	188.70
4620380110	1511-1525 S 1ST ST	Manufacturing	245900	245.90
4620501000	101-111 E MITCHELL ST	Local Commercial	298721	298.72

4620803100	1734 S 1ST ST	Special Mercantile	791200	791.20
4620806000	1753 S KINNICKINNIC AV	Local Commercial	286306	286.31
4620816000	1743 S 1ST ST	Local Commercial	61650	100.00
4620818000	100-104 W MAPLE ST	Local Commercial	64296	100.00
4621013100	1803-1817 S KINNICKINNIC AV	Local Commercial	246300	246.30
4621017110	1800 S 1ST ST	Local Commercial	227200	227.20
4621019000	1804-1814 S KINNICKINNIC AV	Local Commercial	268026	268.03
4621020100	1820 S KINNICKINNIC AV	Local Commercial	261000	261.00
4621204110	1545-1563 S 1ST ST	Manufacturing	416500	416.50
4621227111	1570-1574 S 1ST ST	Special Mercantile	2879900	2879.90
4621228112	1526-1556 S 1ST ST	Special Mercantile	2661700	2661.70
4621502100	1823-1825 S KINNICKINNIC AV	Local Commercial	438300	438.30
4621503000	1827--A S KINNICKINNIC AV	Local Commercial	23000	100.00
4621510100	1820 S 1ST ST	Local Commercial	425500	425.50
4621514110	1809-1839 S 1ST ST	Local Commercial	657400	657.40
4621517000	1835-1839 S 2ND ST	Local Commercial	71550	100.00
4621611000	1836 S 3RD ST	Local Commercial	39400	100.00
4621612000	1828 S 3RD ST	Local Commercial	76400	100.00
4621613000	1818 S 3RD ST	Local Commercial	49900	100.00
4621614000	1823 S 2ND ST	Local Commercial	40300	100.00
4621761000	101-113 W MITCHELL ST	Local Commercial	206379	206.38
4621781000	125 E GREENFIELD AV	Local Commercial	439000	439.00
4621782000	122 E ORCHARD ST	Local Commercial	168700	168.70
4621783000	1434-1438 S 1ST ST	Local Commercial	83900	100.00
4630001000	311 E GREENFIELD AV	Local Commercial	4112400	3000.00
4630002000	311-ADJ E GREENFIELD AV	Local Commercial	379000	379.00
4630011000	401 E GREENFIELD AV	Local Commercial	12962925	3000.00
4639994000	401-R E GREENFIELD AV	Local Commercial	173500	173.50
4639996210	960 E BAY ST	Special Mercantile	1389200	1389.20
4650034000	822-836 E BAY ST	Special Mercantile	500000	500.00
4650041112	802 E BAY ST	Special Mercantile	2758600	2758.60

4650107111	2024 S LENOX ST	Manufacturing	637300	637.30
4650108100	2074 S LENOX ST	Manufacturing	320000	320.00
4650109112	2100 S BAY ST	Manufacturing	1330000	1330.00
4659999110	2021 S LENOX ST	Manufacturing	794100	794.10
4660106112	385 E STEWART ST	Special Mercantile	90100	100.00
4660121000	384-390 E BAY ST	Local Commercial	203997	204.00
4660131000	338-340 E BAY ST	Local Commercial	175702	175.70
4660132000	342-344 E BAY ST	Local Commercial	19900	100.00
4660133000	346 E BAY ST	Local Commercial	30400	100.00
4660201100	427 E STEWART ST	Manufacturing	3622500	3000.00
4661106100	2008 S KINNICKINNIC AV	Special Mercantile	3067000	3000.00
4661106200	344 E STEWART ST	Special Mercantile	124300	124.30
4661112100	329 E STEWART ST	Manufacturing	53500	100.00
4661118110	300 E BAY ST	Local Commercial	332300	332.30
4661119000	315 E STEWART ST	Local Commercial	40000	100.00
4661123000	339-347 E STEWART ST	Manufacturing	392100	392.10
4661129110	322 E BAY ST	Local Commercial	103000	103.00
4661155000	2005 S KINNICKINNIC AV	Local Commercial	179500	100.00
4661522100	1955 S HILBERT ST	Special Mercantile	863800	863.80
4661601000	1982 S HILBERT ST	Special Mercantile	2482000	2482.00
4661602000	1919 S MARINA DR	Special Mercantile	476600	476.60
4661681000	352-354 E STEWART ST	Local Commercial	141696	141.70
4661682000	356-394 E STEWART ST	Local Commercial	95600	100.00
4670101110	2018 S 1ST ST	Special Mercantile	4400000	3000.00
4670103100	138 E BECHER ST	Special Mercantile	479100	100.00
4670104111	2018-R S 1ST ST	Special Mercantile	264500	100.00
4670201000	147 E BECHER ST	Special Mercantile	583000	583.00
4670202000	123-127 E BECHER ST	Special Mercantile	0	100.00
4670203000	2252 S 1ST ST	Special Mercantile	704300	704.30
4671551000	1919 S KINNICKINNIC AV	Manufacturing	1370300	1370.30
4671581000	1930 S 4TH ST	Local Commercial	760600	760.60

4671582000	1966 S 4TH ST	Special Mercantile	2621600	2621.60
4671583000	2000 S 4TH ST	Local Commercial	914000	100.00
4671591000	125 W BECHER ST	Special Mercantile	9422400	3000.00
4671601000	218 W BECHER ST, Unit 1	Local Commercial	4354800	1831.12
4671602000	218 W BECHER ST, Unit 2	Local Commercial	1625700	223.05
4671603000	218 W BECHER ST, Unit 3	Local Commercial	677400	100.00
4671604000	218 W BECHER ST, Unit 4	Mercantile Apartments	441194	100.00
4671605000	218 W BECHER ST, Unit 5	Mercantile Apartments	368303	100.00
4671606000	218 W BECHER ST, Unit 6	Local Commercial	1132400	547.96
4679977100	2156 S 4TH ST	Local Commercial	2105600	2105.60
4679982100	2078 S 4TH ST	Local Commercial	1785740	1415.58
4679990110	1958-1970 S 1ST ST	Mercantile Apartments	1797000	1243.30
4679992110	1906 S 3RD ST	Local Commercial	531300	531.30
4679992120	1905 S 1ST ST	Local Commercial	176560	176.56
4679992220	1933-R S 1ST ST	Special Mercantile	666300	100.00
4679992230	1933 S 1ST ST	Special Mercantile	1417115	1417.12
4679994111	2217 S 1ST ST	Special Mercantile	577900	577.90
4290059111	900-954 S WATER ST	Manufacturing	2771700	2771.70
4290067000	354 E NATIONAL AV	Local Commercial	186200	186.20
4290091000	343 E FLORIDA ST	Special Mercantile	207100	207.10
4290442000	503 S WATER ST	Local Commercial	491800	491.80
4300001000	317 E NATIONAL AV	Local Commercial	1023049	1023.05
4309997100	302 E GREENFIELD AV	Local Commercial	103000	103.00
4309998000	301 E WASHINGTON ST	Special Mercantile	11644300	3000.00
4310101100	128-138 E WASHINGTON ST	Local Commercial	109700	109.70
4310103000	122-124 E WASHINGTON ST	Local Commercial	532100	532.10
4310257000	135 E WASHINGTON ST	Manufacturing	381200	381.20
4310258100	127 E WASHINGTON ST	Manufacturing	408200	408.20
4310271100	120 E SCOTT ST	Manufacturing	103100	103.10

4310281113	1201-1251 S 2ND ST	Manufacturing	10550400	3000.00
4310429100	136 W GREENFIELD AV	Manufacturing	7028100	3000.00
4310501100	1132 S BARCLAY ST	Local Commercial	564300	564.30
4310502100	1120 S BARCLAY ST	Manufacturing	989200	989.20
4310503100	1100 S BARCLAY ST	Local Commercial	246800	246.80
4310805100	125-139 E MINERAL ST	Local Commercial	217845	217.85
4310808100	111-117 E MINERAL ST	Local Commercial	204800	204.80
4310972100	227 E NATIONAL AV	Local Commercial	265000	265.00
4311123100	228 E NATIONAL AV	Local Commercial	206700	206.70
4311261100	1006 S BARCLAY ST	Local Commercial	932400	932.40
4311301000	135- E SCOTT ST	Special Mercantile	6547900	3000.00
4311303000	1320- S 1ST ST	Mercantile Apartments	2979264	2979.26
4311331000	1212-1278 S 1ST ST	Local Commercial	964400	964.40
4311332000	1288 S 1ST ST	Local Commercial	187700	187.70
4319994100	224 E WASHINGTON ST	Local Commercial	78676	100.00
4319995110	204-216 E WASHINGTON ST	Local Commercial	646500	646.50
4319999100	200 E WASHINGTON ST	Local Commercial	282200	282.20
4620035000	1617-1619 S 1ST ST	Local Commercial	152304	152.30
4620041112	1618 S 1ST ST	Special Mercantile	1798600	1798.60
4620161100	124 W MITCHELL ST	Local Commercial	370800	370.80
4620167110	1669 S 1ST ST	Special Mercantile	828300	828.30
4620170100	1635 S 1ST ST	Special Mercantile	262100	262.10
4620326110	1435 S 1ST ST	Manufacturing	180100	180.10
4620331100	1407 S 1ST ST	Local Commercial	189516	189.52
4620332110	107 W GREENFIELD AV	Manufacturing	69400	100.00
4620333000	117 E GREENFIELD AV	Local Commercial	93750	100.00
4620334100	1410 S 1ST ST	Manufacturing	188900	188.90
4620337000	1428 S 1ST ST	Local Commercial	161400	161.40
4620348100	1500 S BARCLAY ST	Manufacturing	1247300	1247.30
4620352100	1500 S 1ST ST	Special Mercantile	239600	239.60
4620358000	137 E ORCHARD ST	Local Commercial	12500	100.00

4620360000	129 E ORCHARD ST	Local Commercial	30000	100.00
4620376110	1531 S 1ST ST	Local Commercial	188700	188.70
4620380110	1511-1525 S 1ST ST	Manufacturing	245900	245.90
4620501000	101-111 E MITCHELL ST	Local Commercial	298721	298.72
4620803100	1734 S 1ST ST	Special Mercantile	791200	791.20
4620806000	1753 S KINNICKINNIC AV	Local Commercial	286306	286.31
4620816000	1743 S 1ST ST	Local Commercial	61650	100.00
4620818000	100-104 W MAPLE ST	Local Commercial	64296	100.00
4621013100	1803-1817 S KINNICKINNIC AV	Local Commercial	246300	246.30
4621017110	1800 S 1ST ST	Local Commercial	227200	227.20
4621019000	1804-1814 S KINNICKINNIC AV	Local Commercial	268026	268.03
4621020100	1820 S KINNICKINNIC AV	Local Commercial	261000	261.00
4621204110	1545-1563 S 1ST ST	Manufacturing	416500	416.50
4621227111	1570-1574 S 1ST ST	Special Mercantile	2879900	2879.90
4621228112	1526-1556 S 1ST ST	Special Mercantile	2661700	2661.70
4621502100	1823-1825 S KINNICKINNIC AV	Local Commercial	438300	438.30
4621503000	1827--A S KINNICKINNIC AV	Local Commercial	23000	100.00
4621510100	1820 S 1ST ST	Local Commercial	425500	425.50
4621514110	1809-1839 S 1ST ST	Local Commercial	657400	657.40
4621517000	1835-1839 S 2ND ST	Local Commercial	71550	100.00
4621611000	1836 S 3RD ST	Local Commercial	39400	100.00
4621612000	1828 S 3RD ST	Local Commercial	76400	100.00
4621613000	1818 S 3RD ST	Local Commercial	49900	100.00
4621614000	1823 S 2ND ST	Local Commercial	40300	100.00
4621761000	101-113 W MITCHELL ST	Local Commercial	206379	206.38
4621781000	125 E GREENFIELD AV	Local Commercial	439000	439.00
4621782000	122 E ORCHARD ST	Local Commercial	168700	168.70
4621783000	1434-1438 S 1ST ST	Local Commercial	83900	100.00
4630001000	311 E GREENFIELD AV	Local Commercial	4112400	3000.00
4630002000	311-ADJ E GREENFIELD AV	Local Commercial	379000	379.00
4630011000	401 E GREENFIELD AV	Local Commercial	12962925	3000.00

4639994000	401-R E GREENFIELD AV	Local Commercial	173500	173.50
4639996210	960 E BAY ST	Special Mercantile	1389200	1389.20
4650034000	822-836 E BAY ST	Special Mercantile	500000	500.00
4650041112	802 E BAY ST	Special Mercantile	2758600	2758.60
4650107111	2024 S LENOX ST	Manufacturing	637300	637.30
4650108100	2074 S LENOX ST	Manufacturing	320000	320.00
4650109112	2100 S BAY ST	Manufacturing	1330000	1330.00
4659999110	2021 S LENOX ST	Manufacturing	794100	794.10
4660106112	385 E STEWART ST	Special Mercantile	90100	100.00
4660121000	384-390 E BAY ST	Local Commercial	203997	204.00
4660131000	338-340 E BAY ST	Local Commercial	175702	175.70
4660132000	342-344 E BAY ST	Local Commercial	19900	100.00
4660133000	346 E BAY ST	Local Commercial	30400	100.00
4660201100	427 E STEWART ST	Manufacturing	3622500	3000.00
4661106100	2008 S KINNICKINNIC AV	Special Mercantile	3067000	3000.00
4661106200	344 E STEWART ST	Special Mercantile	124300	124.30
4661112100	329 E STEWART ST	Manufacturing	53500	100.00
4661118110	300 E BAY ST	Local Commercial	332300	332.30
4661119000	315 E STEWART ST	Local Commercial	40000	100.00
4661123000	339-347 E STEWART ST	Manufacturing	392100	392.10
4661129110	322 E BAY ST	Local Commercial	103000	103.00
4661155000	2005 S KINNICKINNIC AV	Local Commercial	179500	100.00

Business Improvement District No. 51- Harbor District
Annual Report
September 2020 to August 2021

Overview

Business Improvement District No. 51 (BID 51) was formed in 2016 to maintain and enhance the Harbor District as a place to do business by:

- Supporting the viability of businesses in the District by retaining existing businesses (including those that engage in industrial and manufacturing activities), and marketing the District as a place for new businesses to locate and thrive;
- Creating an appealing, attractive environment for employees and customers;
- Ensuring that District business and property owners have an active role in redevelopment and planning activities in the area;
- Identifying and advocating for needed improvements in infrastructure and public spaces.

Financial Relationships w/ other entities (CDCs, non-profits, associations)

BID 51 contracts with Harbor District, Inc., a non-profit organization revitalizing the area around Milwaukee's harbor, for administrative services.

Assessed Property Values within the BID

- 2021 Assessed Value of All Properties- **\$181,621,159**
- 2021 Assessed Value of All BID Assessable Properties*- **\$163,399,380**
- 2020 Assessed Value of All Properties - **\$178,620,634**
- 2020 Assessed Value of All BID Assessable Properties* - **\$157,577,334**
- Amount and Percent Change in Assessed Value of All Properties - **\$3,000,525 or 1.7% increase**
- Amount and Percent Change in Assessed Value of All BID Assessable Properties - **\$5,822,046 or 3.6% increase**

The increase in assessed property values in the BID was primarily driven by adjusted assessments for several properties that have reinvested in existing buildings or that were recently acquired and are being prepared for new developments.

*This total excludes residential properties and residential portions of mixed-use properties.

For more information on BID 51, visit us online at harbordistrict.org/bid-51

BID Accomplishments

ADMINISTRATION

- Implemented new bookkeeping system in partnership with Harbor District Inc.
- Hired new Planning and Development Director, Melony Pederson.
- Hired new Office Manager, Katie Stensberg.

HARBOR VIEW PLAZA

- Managed ongoing landscape maintenance and trash removal for the Plaza; obtained insurance; repaired damaged equipment after vehicle crash (bubbler, bike racks, gates); improved barricades from street; made adjustments to fountain as needed; completed seasonal removal and re-installation of dock.
- Managed programming for the Plaza, including Summer En La PLaza, yoga, HarborFest2Go, and holiday lighting.

PROPERTY IMPROVEMENTS

- Hired a project manager, identified locations, secured property owner approvals, and contracted with a provider for Harbor District signage.
- Began implementation of \$254,000 grant to support property owners in making habitat improvements on their Riverwalk.
- In partnership with the City of Milwaukee, selected a contractor and participating in design review for new Riverwalk between Greenfield and Kinnickinnic Avenues. DCD has contracted with HDI to conduct the community engagement portion of the planning process.
- Held an RFP process and selected a contractor to design and build and install a trash collector in the KK river.
- Completed two BID 51 Property Improvement Grants. \$10,000 BID 51 investment leveraged over \$48,000 of private investment.

NETWORKING AND ECONOMIC DEVELOPMENT

- Hired a design firm and collected information for a Harbor District Resource Guide featuring local businesses.
- Hosted one BID 51 Open House and conducted one-on-one meetings and calls with property and business owners.

For more information on BID 51, visit us online at harbordistrict.org/bid-51

- Maintained “Open For Business” map and listing of HD Businesses during pandemic.
- Profiled businesses and neighbors in the monthly Harbor District newsletter.