



# BUSINESS IMPROVEMENT DISTRICT 10

## 2024 OPERATING PLAN

Lindsey St. Arnold Bell  
Executive Director  
Near West Side Partners, Inc.

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## BACKGROUND

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.) On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan... The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2020 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2020. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

In 2016, the BID 10 Board approved expanding the boundaries of the BID to include properties west and north. This expansion is reflected in the attached maps.

## PHYSICAL SETTING

BID 10 is bounded by Interstate 43 on the east, Highway 41 on the west, Interstate 94 on the south and on the north by Vliet Street west of 27<sup>th</sup> Street and Highland Boulevard east of 27<sup>th</sup> Street. It includes the four primary arterials on the near west side of Milwaukee: 27<sup>th</sup> Street, 35<sup>th</sup> Street, Wisconsin Avenue and Vliet Street. In addition, there are several commercial corridors, including areas on St. Paul Avenue, Clybourn Street, Michigan Street, Kilbourn Avenue, Wells Street, State Street and others. A map of the District is provided in Appendix A.

### PLAN OBJECTIVES

The objective of Business Improvement District No. 10 is to continue the revitalization and improvements of a portion of Milwaukee's near west side. This objective is intended to be accomplished by maximizing both organizational capacity and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the District's objective. The District has a continuing contract with Near West Side Partners, Inc. to provide staffing and implementation in 2023.

Near West Side Partners, Inc. is a Section 501(c)(3) organization dedicated to revitalizing and sustaining the Near West Side of Milwaukee as a thriving business and residential corridor, through collaborative efforts that promote commercial corridor development, improved housing, unified neighborhood identity and branding, enhanced equity and health, and greater safety for residents and businesses.

Near West Side Partners, Inc. envisions a vibrant Near West Side with a well-balanced mix of residential neighborhoods and business corridors that is thriving because it offers:

1. A safe and welcoming environment for employees, residents and visitors;
2. Residential neighborhoods that are attractive to those working in the area;
3. A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors; and
4. A vibrant mix of commercial corridor development that serves the needs of those living and working on the Near West Side.

### STATEMENT ON RACIAL EQUITY AND INCLUSION

Business Improvement District No. 10 is committed to ensuring that the activities and partnerships led by the organization and the organization itself are relevant to and reflective of the community we serve. Near West Side Partners and BID No. 10 is an Equal Opportunity Employer represented by a diverse group of men, women, and people of color. BID No. 10 is committed to working with diverse vendors and contractors who make good faith efforts to employ diverse candidates and, when possible, those who reside in the Near West Side.

## PROPOSED ACTIVITIES

The principal activities to be undertaken during 2024 are intended to result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements.

Possible staff activities include:

1. Directing and/or collaborating with other agencies (including Near West Side Partners, Inc.) in the implementation of long range plans approved by the Board;
2. Fostering collaborative partnerships with Brew City Match and Tap the Future to leverage resources available for business development and property restoration projects;
3. Encouraging and supporting facade improvements to commercial properties within the BID, with emphasis on 27th Street, 35th Street, Wells Street, Wisconsin Avenue, Vliet Street, State Street and other commercial corridors;
4. Advising area businesses on safety and security measures, maintaining the Neighborhood Ambassador program, and working with the security offices of area institutions, the Community Partnership Unit (CPU) and the Milwaukee Police Department to address crime and safety issues;
5. Encouraging all commercial corridors to be maintained litter and graffiti-free, and supporting measures to improve traffic and pedestrian safety, and financially supporting and coordinating the means to accomplish these goals;
6. Working with owners and managers of private and public property to encourage quality maintenance and management of their properties;
7. Providing staff assistance to property owners and developers who are engaged in property improvements and redevelopment activities;
8. Marketing and providing visual enhancement of the Near West Side's seven neighborhoods,
9. Coordinating with economic development programs of area organizations, institutions and government agencies;
10. Collaborating with area BIDs and nonprofit organizations to develop long-term strategies to address homelessness and panhandling, including support from the Homeless Intervention Team (HIT); and
11. Leading strategic efforts to recruit businesses and high-quality developments along major commercial corridors, in partnership and collaboration with Near West Side Partners (NWSP).

#### STRATEGIC COLLABORATIONS: BREW CITY MATCH AND TAP THE FUTURE

In 2023, Business Improvement District No. 10 intends to continue strategic collaboration with the Brew City Match and Tape the Future Programs to leverage support for entrepreneurs and improvements to commercial properties.

Beginning in 2020, the Near West Side became one of four featured neighborhoods in the **Brew City Match**, a collaborative partnership led by LISC Milwaukee, Milwaukee United, the Hmong Chamber of Wisconsin, Columbia Savings & Loan, MEDC, WWBIC and the City of Milwaukee.

In 2023, BID No. 10 will continue promotion of opportunities through Brew City Match to property owners, businesses, and aspiring entrepreneurs interested in improving, expanding, and/or (re)locating to Near West Side commercial corridors. BID No. 10 will leverage Brew City Match funding and BID grants to support facade, signage, and whitebox improvements for new and existing businesses.

The **Tap the Future** is a direct grant program supported by Molson Coors intended to assist emerging BIPOC entrepreneurs looking to establish or grow their business in the Near West Side. Tap the Future is an invitation-only program led by Near West Side Partners, who identify qualifying businesses and work one-on-one with them to determine their space and operational needs. NWSP and BID 10 will continue the program in 2023, awarding up-to \$50,000 to qualifying applicants by year-end.

## PROPOSED EXPENDITURES

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Near West Side area, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan. Functional expenditures are anticipated to be in the approximate amounts set forth in Table 1 below.

## FINANCING METHOD

It is proposed that \$344,273.45 will be obtained from assessments on property within the District. (See Appendix B.) The assessment method is described in the Method of Assessment Section of this plan. 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.

TABLE 1: INCOME AND EXPENDITURE

<b>BID Revenue</b>	
Assessments (348 parcels)	\$351,261
<b>Total Revenue</b>	<b>\$351,261</b>
<b>BID Expenses</b>	
Personnel	\$86,288
Other Personnel Expenses	\$150,066
Non-Personnel Expenses	\$42,924
Administration	\$65,415
Streetscaping Debt Service	\$6,568
<b>Total Expense</b>	<b>\$351,261</b>
<b>Net Income</b>	(0)

**Income** for the BID comes from the assessments as explained in section, Assessment Rate and Method, page 9.

**Personnel Expenses** include salary, benefits and taxes for staff time spent in commercial corridors, economic development, and safety program areas and may include the executive director, associate director, community outreach personnel, part-time office administrator, and part-time finance person.

**Other Personnel Expenses** include a portion of expenses related to the Near West Side Ambassador program, contract with the District Attorney's office, contractors supporting property maintenance, graffiti removal, and miscellaneous consulting fees.

**Non-Personnel Expenses** include direct program expenses, business grants, event expenses, and funds for security improvements. These funds are dedicated to supporting local business initiatives. Program expense may include, but are not be limited to, the following projects and programs, as approved by the BID Board:

- Arts Programming
- Brew City Match Programming
- Business Recruitment
- Business Retention
- Camera / Surveillance Projects
- Community Outreach & Engagement
- Public Health Support & Outreach
- Educational & Training Programming
- Façade, Whitebox, Security & Signage Grant Programs
- Graffiti Removal Programs
- Lighting Programs
- Marketing and Branding (i.e. website, mailings, etc.)
- Safety and Security Activities and Programming
- Streetscape Projects

**Administration** includes personnel, payroll & 401K administration fees; audit fees, communications expenses and other organization-supporting expenses.

**Streetscaping Debt Service** includes the annual debt service to be paid to the City of Milwaukee for the Streetscaping project.

## ORGANIZATION OF BID BOARD

State law requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District. Since the expansion of the BID boundaries, efforts have been taken to recruit members who are representative of the



entire BID geography. The Board's primary responsibility is implementation of the annual Operating Plan.

The Mayor appoints Directors who serve without compensation for three-year terms. The BID Board elects its own officers each year.

All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Files and records of the Board's affairs shall be kept pursuant to public record requirements.

The Board shall meet at least quarterly, as stated in its bylaws.

#### ROLES AND RELATIONSHIPS

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##### RELATIONSHIP TO NEAR WEST SIDE PARTNERS, INC.

BID 10 contracts Near West Side Partners (NWSP) to provide services to the BID in accordance with this plan. The Executive Director of the NWSP shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan. It is in this agreement that NWSP is able to support the BID's mission to develop, manage and promote businesses in the district and to establish an assessment method to fund supporting activities.

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##### RELATIONSHIP TO CITY OF MILWAUKEE

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 Near West Side 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.

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March, 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues..."

Business Improvement District #10 may utilize, at its discretion, the recommendations contained within the Near West Side Comprehensive Plan and any of its amendments for the purpose of guidance and decision-making in the consideration of land-use and development issues.

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#### CITY ROLE IN DISTRICT OPERATIONS

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City has played a significant role in the creation of the District and in the implementation of its Operating Plan. In particular, the City will:

1. Provide technical assistance as appropriate to the BID Board.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
3. Collect BID assessments, maintain them in a segregated account, and disburse the monies of the District.
4. Receive a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If the audit is not provided within six months of the due date, the City may contract for an independently certified audit with the cost paid from BID appropriations.
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 assessed value of each tax key number within the District as of January 1st of each Plan year for purposes of calculating the BID assessments for the following Plan year.
6. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

#### METHOD OF ASSESSMENT

##### ASSESSMENT RATE AND METHOD

The District proposes to continue the assessment rate and method used in its prior plans, with minor modifications as noted below. 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 the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a special assessment based on the assessed value of each property was selected as the basic assessment method 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 a disproportionate assessment of a small number of high value properties, a maximum assessment of \$6,000.00 per parcel will be applied to all properties. In addition, a per-owner cap will apply such that no single property owner (as to all properties owned directly or indirectly through a title-holding entity) will be assessed more than \$25,000 in the aggregate across all of the assessable parcels in the BID. Owners of multiple properties through title-holding entities who may be entitled to the per-owner cap may submit to the BID 10 Executive Director legally recognized documentation demonstrating ownership of the properties and the affiliated title-holding entities prior to the assemblage and approval of the annual operating plan.

The assessment total for BID purposes is \$351,261 (358 parcels). This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$6,000 per parcel and the aggregate maximum of \$25,000 per owner. Appendix B shows the projected BID assessment for each property included in the District.

#### EXCLUDED AND EXEMPTED PROPERTY

The BID law requires explicit consideration of certain classes of property.

1. 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 they also benefit from the activities of the District.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District. Such properties will be identified as BID exempt properties in Appendix B, as revised each year.
3. There are several large residential buildings in the District in which ground floor retail or office space is provided. To prevent the disproportionate assessment of such properties, this Plan provides for an adjustment to the assessment of "substantially residential property."
4. Real property, on which more than 66-2/3% of the square footage of the area of the building of such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as

compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000 per parcel and \$25,000 per owner caps. There is no minimum assessment. Calculation of floor area shall exclude basement area.

5. Privately owned tax-exempt property adjoining the District and which is expected to benefit from District activities may be asked to make a financial contribution to the District on a voluntary basis.

#### FUTURE YEAR DEVELOPMENT AND OPERATING PLAN

Section 66.1109 (3) (a) of the BID law requires an annual review of the Operating Plan, but permits rather than requires revisions of the Plan. The Board interprets this wording as encouraging consistency in program and approach from year to year.

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives that provided the basis for the creation of the District. 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 consent of the City of Milwaukee. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Plan has complied with Section 66.1109 Wisconsin Statutes.

#### AMENDMENT, SEVERABILITY AND EXPANSION

This BID was created under the authority of Section 66.608 (currently 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 Operating Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating 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 action is specifically authorized under Section 66.1109 (3) (b).

#### STAFF AND BOARD

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##### BID OFFICERS

President: Rick Wiegand, Wiegand Enterprises/Ambassador Hotel

Vice President: John Hennessy, Hennessy Group

Secretary: Dan Naumann, Clyde Park Real Estate LLC  
Treasurer: Aaron Martinez, CPA, MolsonCoors

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BID BOARD MEMBERS

Rana Altenburg, Marquette University  
Ben Lorber, WISN  
Pat McQuillan, Central Standard Craft Distillery  
Nicole Williams, Aurora Health Care  
Mandeep Kler, Hometown Inc.  
Jason Tolleson, Harley-Davidson

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STAFF

Lindsey St. Arnold Bell, Executive Director  
Elizabeth Moen, Operations Specialist  
Anne Marie Gunn, Commercial Corridor Manager  
Dia Henderson, Housing Resource Coordinator  
Barb Scotty, Neighborhood Coordinator  
Savanah Brooks, Safety & Community Outreach Coordinator

## APPENDIX A: MAP OF BID

The map displays the West Side Business Improvement District (BID) boundary in Madison, Wisconsin. The boundary is highlighted in green and runs generally from W. Vliet St to W. Canal St, and from N. 28th St to N. 12th St. Key streets shown include W. Vliet St, W. State St, W. Wells St, W. Wisconsin Ave, W. Michigan St, W. Mt. Vernon Ave, W. Greaves St, and W. Canal St. Major highways 57, 18, 94, and 794 are also depicted. Landmarks such as Tiefenthaler Park, King Park, and Merrill Park are labeled. A legend in the bottom right corner identifies the green shaded area as the 'Near West Side BID Boundary'.

## APPENDIX B: VALUES AND ASSESSMENTS

<b>Taxkey</b>	<b>Address</b>	<b>BID 10 Assessment</b>
4000606000	623-R N 20TH ST	\$ 5.70
3632554000	1701 W STATE ST	\$ 7.20
3871104100	741-743 N 42ND ST	\$ 9.60
3651201000	3424-3426 W VLIET ST	\$ 10.80
3651173000	3314 W VLIET ST	\$ 10.80
3661509000	1421 N 35TH ST	\$ 12.30
4000042000	2634 W CLYBOURN ST	\$ 13.20
3632452000	1830-1834 W STATE ST	\$ 14.40
3660518000	1300-1302 N 39TH ST	\$ 15.90
4011063000	2911-2913 W CLYBOURN ST	\$ 21.60
4011028000	2724 W ST PAUL AV	\$ 22.20
3890895000	2607-2609 W STATE ST	\$ 22.20
3632427000	1932 W STATE ST	\$ 22.50
3870712000	926-R N 37TH ST	\$ 27.90
3632655000	812-814 N 18TH ST	\$ 28.50
3882210121	3022 W KILBOURN AV	\$ 28.80
4010735000	324 N 35TH ST	\$ 31.80
3650049000	3101-3103 W VLIET ST	\$ 31.98
3632552000	1703-1719 W STATE ST	\$ 33.00
3650003100	2713-2717 W VLIET ST	\$ 35.04
3880417000	734 N 34TH ST	\$ 36.00
4000743000	534 N 25TH ST	\$ 37.20
3890305000	2623-2625 W STATE ST,	\$ 37.50
4000742000	538 N 25TH ST	\$ 38.70
3891606000	2218-2220 W WELLS ST	\$ 39.00
3891605000	2212-2214 W WELLS ST	\$ 39.60
4011066000	437 N 29TH ST	\$ 44.10
4000605000	623 N 20TH ST	\$ 45.60
4010963000	514 N 29TH ST	\$ 47.10
3890109120	750 N 27TH ST	\$ 47.10
3882001110	752-760 N 29TH ST	\$ 48.60
3870203100	727 N 37TH ST	\$ 56.10
3871131000	3809 W WELLS ST	\$ 58.65
3870734000	959 N 35TH ST	\$ 62.70
3650299200	3116 W CHERRY ST	\$ 63.60
3881716110	3215 W HIGHLAND BL	\$ 65.40
3632450000	1822-1824 W STATE ST	\$ 65.49
3661717000	3726-3728 W VLIET ST	\$ 66.30

4000770110	2455 W CLYBOURN ST	\$ 67.50
3660122000	3737-3739 W VLIET ST	\$ 69.90
3891110100	1003 N 22ND ST	\$ 73.20
4000604100	2017-2023 W WISCONSIN AV	\$ 81.00
3980686000	515 N 19TH ST	\$ 81.00
4011082000	2925 W CLYBOURN ST	\$ 81.90
3890704000	2429 W STATE ST	\$ 84.30
4011081000	2929-2931 W CLYBOURN ST	\$ 84.90
3879995000	971-975 N 37TH ST	\$ 85.28
4020329000	3928-3934 W ST PAUL AV	\$ 88.43
3879989110	4111 W MARTIN DR	\$ 89.10
3661761000	3922-3926 W VLIET ST	\$ 93.90
3899998000	2524-2526 W WISCONSIN AV	\$ 94.80
3870211100	726 N 38TH ST	\$ 94.80
3650286000	1419 N 31ST ST	\$ 101.10
3662031000	3730-3732 W VLIET ST, Unit 1	\$ 102.60
4020020000	3504 W PARK HILL AV	\$ 102.91
4000602000	2009-2011 W WISCONSIN AV	\$ 103.20
3661759000	3914-3916 W VLIET ST	\$ 104.10
3880644100	930-932 N 35TH ST	\$ 105.60
3661757100	3904-3906 W VLIET ST	\$ 107.41
4012172000	2710 W ST PAUL AV	\$ 114.00
3890705000	2441-2463 W STATE ST	\$ 117.00
3890883000	2537 W STATE ST	\$ 117.61
4000505100	2227 W WISCONSIN AV	\$ 118.50
4000206100	2102 W MICHIGAN ST	\$ 123.90
3880413100	3300 W WISCONSIN AV	\$ 125.10
3661714000	3714-3716 W VLIET ST	\$ 126.00
3890304000	2627-2631 W STATE ST	\$ 126.53
3661510000	3500 W VLIET ST	\$ 126.90
3632426000	1926-1928 W STATE ST	\$ 128.55
3890301000	954-956 N 27TH ST	\$ 128.70
3891589100	748 N 23RD ST	\$ 129.30
4010753100	234 N 35TH ST	\$ 129.60
3880111100	853 N 27TH ST	\$ 132.30
3890900112	2622 W KILBOURN AV	\$ 132.90
3890311100	2612-2616 W STATE ST	\$ 135.46
3891538000	2104-2106 W WELLS ST	\$ 137.59
3891594100	853 N 22ND ST	\$ 139.50



4029987000	401 N 35TH ST	\$ 140.55
3661736000	3800 W VLIET ST	\$ 143.40
3661713100	3710-3712 W VLIET ST	\$ 146.85
3661715000	3718 W VLIET ST	\$ 149.70
3660903000	3529 W VLIET ST	\$ 151.80
3650412110	3412 W JUNEAU AV	\$ 153.60
4010960000	500-502 N 29TH ST	\$ 157.65
3870388200	1255 N 35TH ST	\$ 161.70
4010984100	505 N 27TH ST	\$ 162.00
3661758000	3910-3912 W VLIET ST	\$ 163.35
3661981000	1302 N 38TH ST	\$ 163.80
3891556100	2101 W WELLS ST	\$ 165.00
3660540100	3935-3937 W VLIET ST	\$ 165.50
3660533000	3907-3909 W VLIET ST	\$ 165.56
3890302000	958-960 N 27TH ST	\$ 168.61
3891320000	2302 W STATE ST	\$ 169.35
3890517000	820-826 N 27TH ST	\$ 171.50
3650071100	3329 W VLIET ST	\$ 174.00
3661716000	3720-3724 W VLIET ST	\$ 178.35
3650031100	2901-2907 W VLIET ST	\$ 180.90
4010994100	528-534 N 28TH ST	\$ 186.03
4010959000	2812 W CLYBOURN ST	\$ 186.30
4020519000	3607 W MT VERNON AV	\$ 187.92
3651157000	1420 N 33RD ST	\$ 188.40
3880650000	964-966 N 35TH ST	\$ 192.75
4010961000	504 N 29TH ST	\$ 193.64
3880311112	763 N 28TH ST	\$ 194.10
3660501100	3801-3813 W VLIET ST	\$ 194.86
4011003000	2705 W CLYBOURN ST	\$ 197.70
3650284100	3106 W VLIET ST	\$ 200.02
4010207000	424 N 35TH ST	\$ 200.40
4000709000	2425 W WISCONSIN AV	\$ 201.60
3890703000	2411-2419 W STATE ST	\$ 209.25
4020009000	237-239 N 35TH ST	\$ 209.70
3880501000	3435-3447 W WELLS ST	\$ 224.10
3660902000	3525 W VLIET ST	\$ 225.30
4000033100	540 N 27TH ST	\$ 228.90
3900218000	1014 N 16TH ST	\$ 236.70
3870706000	3611 W STATE ST	\$ 239.10

3651202000	3428-3432 W VLIET ST	\$ 244.95
3650005000	2733 W VLIET ST	\$ 245.22
3661762100	3916-3918 W KISSLICH PL	\$ 248.83
4029989000	3510 W ST PAUL AV	\$ 255.00
3891540111	2112 W WELLS ST	\$ 257.40
3632423110	1900-1910 W STATE ST	\$ 265.35
3871174000	1151 N 35TH	\$ 266.10
3880651000	3419-3425 W STATE ST	\$ 274.35
3670014000	4307-4309 W VLIET ST	\$ 276.45
3890929000	2608-2610 W STATE ST	\$ 277.80
3890896000	2611-2613 W STATE ST	\$ 278.10
3650299100	1511 N 31ST ST	\$ 278.40
3881005000	3306 W HIGHLAND BL	\$ 278.98
3651200000	3416-3422 W VLIET ST	\$ 280.14
3870739100	763 N 35TH ST	\$ 283.80
3891584000	2224 W WISCONSIN AV	\$ 290.38
4000037210	534-536 N 27TH ST	\$ 291.90
3860052000	4634 W STATE ST	\$ 292.32
3650072100	3431-3433 W VLIET ST	\$ 296.70
3632448000	1816 W STATE ST	\$ 298.80
3880663000	800 N 35TH ST	\$ 302.40
3880669110	827 N 34TH ST	\$ 302.70
4020239000	4000 W CLYBOURN ST	\$ 323.33
3900014100	1426 W STATE ST	\$ 330.00
3882312000	801-813 N 27TH ST	\$ 334.15
4011002000	2715-2717 W CLYBOURN ST	\$ 334.50
4010755000	222-224 N 35TH ST	\$ 340.20
3670013000	4303 W VLIET ST	\$ 341.55
3881203000	921-927 N 27TH ST	\$ 350.26
3890303000	962-966 N 27TH ST	\$ 351.24
4010737100	302 N 35TH ST	\$ 352.50
3990321000	1933 W WISCONSIN AV	\$ 356.40
4000513100	2200-2220 W MICHIGAN ST	\$ 360.00
3650067110	3247 W VLIET ST	\$ 364.50
3910202000	855 N 11TH ST	\$ 364.80
3650024110	2807-2811 W VLIET ST	\$ 367.80
3890894000	2601-2603 W STATE ST	\$ 370.20
3670003100	4227 W VLIET ST	\$ 370.80
4010983100	509-511 N 27TH ST	\$ 378.00

3861103110	4601 W JAMES ST	\$ 379.50
3880699100	3210 W WELLS ST	\$ 382.50
3871173000	3732 W HIGHLAND BL	\$ 390.60
3892011000	2632 W WELLS ST, Unit 1	\$ 391.80
4000084000	2631-2639 W CLYBOURN ST	\$ 405.60
3871132000	3808 W WISCONSIN AV	\$ 410.00
3900122100	923 N 14TH ST	\$ 411.55
3661402100	1333 N 35TH ST	\$ 412.50
3660532000	3901-3905 W VLIET ST	\$ 414.30
4000041100	510 N 27TH ST	\$ 421.20
3661737000	3804 W VLIET ST	\$ 427.50
3892039100	2000 W KILBOURN AV, Unit 9	\$ 429.00
3891504000	2041-2043 W WELLS ST	\$ 430.54
3891730110	2424-2434 W WELLS ST	\$ 432.21
3670015000	4311-4315 W VLIET ST	\$ 434.77
3901187000	1609-1611 W WELLS ST	\$ 444.30
3891208000	2502-2506 W WISCONSIN AV	\$ 447.00
3880664000	3424 W WELLS ST	\$ 467.70
4010201100	3435 W CLYBOURN ST	\$ 477.90
3632447100	1812 W STATE ST	\$ 489.00
3891571000	2117-2131 W WELLS ST	\$ 490.05
3870027000	3844-3846 W WISCONSIN AV	\$ 507.60
3880107114	2805-2815 W WELLS ST	\$ 509.70
3860051100	4648 W STATE ST	\$ 517.50
4010209000	3434 W ST PAUL AV	\$ 521.10
3891941100	2224 W KILBOURN AV	\$ 523.07
4000751000	2422 W CLYBOURN ST	\$ 525.00
3910201000	1119 W KILBOURN AV	\$ 531.00
3660725000	4110 W MARTIN DR	\$ 542.49
4012014000	3121 W WISCONSIN AV	\$ 545.35
3870704000	3539 W STATE ST	\$ 548.10
3650075000	1334 N 35TH ST	\$ 550.20
3660505000	3827 W VLIET ST	\$ 551.70
3891804000	755 N 23RD ST	\$ 552.00
3881533100	2823 W HIGHLAND BL	\$ 567.00
4000951000	2620-2628 W ST PAUL AV	\$ 575.40
3910203000	845 N 11TH ST	\$ 576.30
4020008110	301-305 N 35TH ST	\$ 576.90
4000703110	624 N 24TH ST	\$ 582.00

3891813000	2336 W WISCONSIN AV	\$ 594.00
3660137100	3721 W MC KINLEY AV	\$ 594.60
3870701000	973-975 N 35TH ST	\$ 597.00
3870018100	749 N 37TH ST	\$ 601.50
3891607000	2224-2228 W WELLS ST	\$ 602.70
4000730111	2407 W MICHIGAN ST	\$ 606.60
3891583000	2220 W WISCONSIN AV	\$ 622.50
3870012000	3700 W WELLS ST	\$ 641.70
3650077000	3410-3434 W MC KINLEY BL	\$ 660.90
4000983000	2322 W CLYBOURN ST	\$ 662.10
3860226114	900 N 46TH ST	\$ 667.50
4011064100	2901-2909 W CLYBOURN ST	\$ 682.89
4001002000	2040-2048 W MICHIGAN ST	\$ 684.00
4010978111	547 N 27TH ST	\$ 684.90
4010931100	2930 W CLYBOURN ST	\$ 692.10
3882311000	817-839 N 27TH ST	\$ 705.60
3891802100	2313 W WELLS ST	\$ 710.10
4010901112	2801 W WISCONSIN AV	\$ 713.40
3890108000	760 N 27TH ST	\$ 722.10
3660550000	3912 W MC KINLEY AV	\$ 740.40
3891330130	2302 W KILBOURN AV	\$ 741.00
3901183000	1617 W WELLS ST	\$ 741.90
3650004000	2729 W VLIET ST	\$ 742.50
3901184000	1619 W WELLS ST	\$ 755.96
3870756110	733-741 N 35TH ST	\$ 773.70
3860209110	4300 W MONARCH PL	\$ 774.90
4000624000	501 N 20TH ST	\$ 779.08
4000501000	2121 W WISCONSIN AV	\$ 784.20
3890306000	2619 W STATE ST	\$ 796.80
4000701000	2323 W WISCONSIN AV	\$ 801.00
3881101100	2708 W WISCONSIN AV	\$ 802.20
3890743110	2412-2416 W STATE ST	\$ 804.52
4000754100	2330 W CLYBOURN ST	\$ 834.90
3901185000	1613 W WELLS ST	\$ 842.70
3899999000	2532 W WISCONSIN AV	\$ 853.80
3870703000	3535 W STATE ST	\$ 854.40
3632626110	1900 W WELLS ST	\$ 856.20
4000601000	2001 W WISCONSIN AV	\$ 873.94
3880415100	3316 W WISCONSIN AV	\$ 880.20

3632696000	1601-1607 W WELLS ST	\$ 880.50
3980687100	1900 W CLYBOURN ST	\$ 888.00
4000750000	2440 W CLYBOURN ST	\$ 903.00
3860035100	4706 W STATE ST	\$ 912.30
3881715100	3209 W HIGHLAND BL	\$ 952.50
3661401110	1353 N 35TH ST	\$ 958.50
4000981000	2202-2210 W CLYBOURN ST	\$ 983.70
4012015000	3127 W WISCONSIN AV	\$ 995.70
3650261111	3020 W VLIET ST	\$ 1,000.20
3880105111	2711 W WELLS ST	\$ 1,008.00
3900012100	1434 W STATE ST	\$ 1,010.70
3910204000	839-841 N 11TH ST	\$ 1,031.70
3871172000	1117 N 35TH	\$ 1,038.60
3650807110	2900 W VLIET ST	\$ 1,053.00
3892037100	2000 W KILBOURN AV, Unit 7	\$ 1,116.60
3892038100	2000 W KILBOURN AV, Unit 8	\$ 1,116.60
3892040100	2000 W KILBOURN AV, Unit 10	\$ 1,116.60
3892041100	2000 W KILBOURN AV, Unit 11	\$ 1,116.60
3892042100	2000 W KILBOURN AV, Unit 12	\$ 1,116.60
3892043100	2000 W KILBOURN AV, Unit 13	\$ 1,116.60
3892044100	2000 W KILBOURN AV, Unit 14	\$ 1,116.60
4012013000	3111 W WISCONSIN AV	\$ 1,124.10
4010981000	527 N 27TH ST	\$ 1,128.30
3890910000	914 N 27TH ST	\$ 1,131.60
4000766100	522-530 N 22ND ST	\$ 1,137.30
3891981000	2040 W WISCONSIN AV	\$ 1,205.51
3870204100	3706 W WISCONSIN AV	\$ 1,230.90
4000952000	418 N 27TH ST	\$ 1,241.10
3901311000	1924-1932 W WELLS ST	\$ 1,250.40
4000749000	2460 W CLYBOURN ST	\$ 1,275.00
4000219100	2100 W CLYBOURN ST	\$ 1,283.70
3881204000	901-917 N 27TH ST	\$ 1,332.00
4020017110	215 N 35TH ST	\$ 1,344.60
3881814000	949-967 N 27TH ST	\$ 1,369.20
3890900111	930 N 27TH ST	\$ 1,398.90

3900214100	1530 W STATE ST	\$ 1,403.40
3632671100	845 N 16TH ST	\$ 1,412.40
4000982000	2222-2312 W CLYBOURN ST	\$ 1,482.90
3870741120	3601-3615 W WELLS ST	\$ 1,494.30
3660911110	3611 W VLIET ST	\$ 1,521.60
4000220100	2123 W MICHIGAN ST	\$ 1,554.00
4010980111	535 N 27TH ST	\$ 1,574.10
3881418110	3333 W HIGHLAND BL	\$ 1,599.30
4000767000	2120-2130 W CLYBOURN ST	\$ 1,614.00
3650419120	1224 N 35TH ST	\$ 1,616.10
4000002100	2525 W WISCONSIN AV	\$ 1,616.40
3871142100	3810 W STATE ST	\$ 1,666.66
3870369112	3701-3731 W HIGHLAND BL	\$ 1,666.66
3871141100	3939 W HIGHLAND BL	\$ 1,666.66
4020132000	3901-3939 W BLUE MOUND RD	\$ 1,666.66
3860203100	4430 W STATE ST	\$ 1,666.66
3879990100	4270 W STATE ST	\$ 1,666.66
3860211112	4315-4429 W STATE ST	\$ 1,666.66
3860202200	4400 W STATE ST	\$ 1,666.66
3879991110	4051 W HIGHLAND BL	\$ 1,666.66
3871144000	3979 W HIGHLAND BL	\$ 1,666.66
3870003110	4122 W STATE ST	\$ 1,666.66
3871161000	4001 W STATE ST	\$ 1,666.67
3871143000	3930 W STATE ST	\$ 1,666.67
3870028110	4103-4135 W STATE ST	\$ 1,666.67
3870022000	3831 W WELLS ST	\$ 1,666.67
4010758110	212 N 35TH ST	\$ 1,753.80
3860226115	944 N 46TH ST	\$ 1,760.40
3632723000	1834 W WISCONSIN AV	\$ 1,824.30
4000711100	2455 W WISCONSIN AV	\$ 1,825.20
3901181000	1633 W WELLS ST	\$ 1,842.00
3650422000	1238-1256 N 35TH ST	\$ 1,963.20
3871171000	3602-3726 W HIGHLAND BL	\$ 1,967.10
3880647100	950 N 35TH ST	\$ 1,993.20
4000217100	2030 W CLYBOURN ST	\$ 2,032.80
4029983100	333 N 35TH ST	\$ 2,102.10
3882291000	720-730 N 35TH ST	\$ 2,111.79
3880503100	750 N 35TH ST	\$ 2,141.10
4029995113	3601-3711 W WISCONSIN AV	\$ 2,148.00

3860209120	980 N 45TH ST	\$ 2,191.20
4000708100	2401 W WISCONSIN AV	\$ 2,207.70
4011004100	431 N 27TH ST	\$ 2,267.70
4000760110	2203 W MICHIGAN ST	\$ 2,282.10
3651171100	3308 W VLIET ST	\$ 2,312.10
3901188100	1624 W WELLS ST, Unit 5C1	\$ 2,330.70
3870209000	3716-3734 W WISCONSIN AV	\$ 2,361.00
4000752110	2404-2406 W CLYBOURN ST	\$ 2,408.40
3881637000	3112 W HIGHLAND BL	\$ 2,733.00
3891582000	2210 W WISCONSIN AV	\$ 2,751.00
3901212100	1610-1616 W WISCONSIN AV	\$ 3,049.20
4020911000	3801 W WISCONSIN AV	\$ 3,113.40
3891567100	2120 W WISCONSIN AV	\$ 3,222.30
4020102100	3727 W WISCONSIN AV	\$ 3,272.10
4012001100	3001 W WISCONSIN AV	\$ 3,291.60
4029999100	3501-3535 W WISCONSIN AV	\$ 3,370.50
3901188300	803-811 N 16TH ST, Unit 5C3	\$ 3,423.30
3632700100	1600-1608 W WISCONSIN AV	\$ 3,557.95
3891577100	725 N 22ND ST	\$ 3,708.90
3891029100	2020 W STATE ST	\$ 4,252.50
4000519000	2301-2305 W WISCONSIN AV	\$ 4,444.80
3910255110	1202-1212 W HIGHLAND AV	\$ 4,469.10
3890870110	2522 W STATE ST	\$ 4,663.20
4012171000	405 N 27TH ST	\$ 4,844.10
3910307110	1020 N 12TH ST	\$ 5,000.00
3910226112	925-953 N 12TH ST	\$ 5,000.00
3910509113	948-960 N 12TH ST	\$ 5,000.00
3910209100	840 N 12TH ST	\$ 5,000.00
3910227110	1218 W KILBOURN AV	\$ 5,000.00
3881632100	3216 W HIGHLAND BL	\$ 5,665.80
3919994100	1100-1116 W WELLS ST	\$ 5,860.01
3892001000	2308-2324 W WISCONSIN AV	\$ 6,000.00
3870755110	3522 W WISCONSIN AV	\$ 6,000.00
3870388111	1235 N 35TH ST	\$ 6,000.00
3660138112	3700 W JUNEAU AV	\$ 6,000.00
3632724110	759 N 19TH ST	\$ 6,000.00
3661931100	4212 W HIGHLAND BL	\$ 6,000.00
3901190000	1528-1532 W WELLS ST	\$ 6,000.00
3870210000	3742 W WISCONSIN AV	\$ 6,000.00

4020106110	613 N 36TH ST	\$ 6,000.00
4000011110	635 N 26TH ST	\$ 6,000.00
		<b>\$ 351,261.47</b>





# **Business Improvement District #10**

## **Annual Report**

September 2022 – September 2023

**Prepared by:**

**Lindsey St. Arnold Bell**

**Executive Director**

**Near West Side Partners, Inc.**

## Mission Statement/Vision/Priorities:

The Mission of Business Improvement District #10 and Near West Side Partners is to revitalize and sustain the Near West Side as a thriving business and residential corridor, through collaborative efforts to promote economic development, improved housing, increased access to health services, and greater safety for residents and businesses.

Business Improvement District #10 has a continuing contract with Near West Side Partners, Inc. (NWSP) to provide the necessary staffing and support to implement the BID Operating Plan. NWSP is a nonprofit organization dedicated to revitalizing Milwaukee's Near West Side.

BID #10 and Near West Side Partners envision a vibrant Near West Side with a well-balanced mix of residential neighborhoods and business corridors that is thriving because it offers:

- A safe and welcoming environment for employees, residents and visitors;
- Residential neighborhoods that are attractive to those working in the area;
- A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors; and
- A vibrant mix of commercial corridor development that serves the needs of those living and working in the Near West Side.

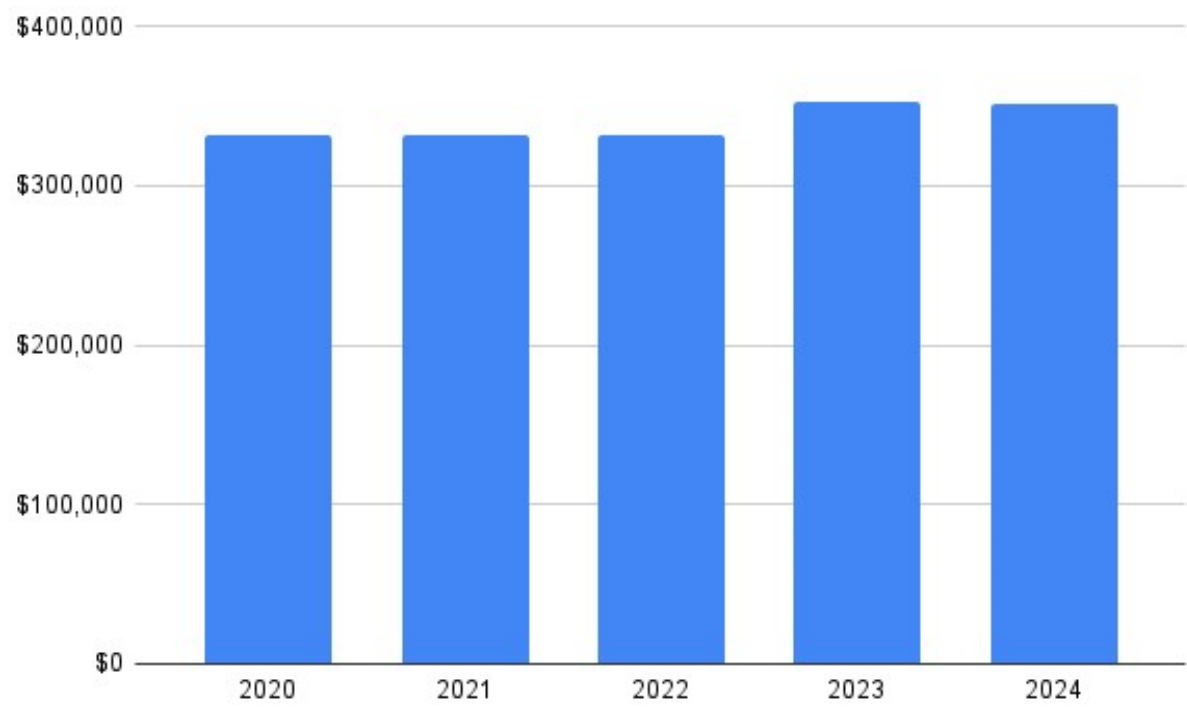
Bid #10 supports this vision through a variety of grants and activities that strengthen neighborhood businesses, promote and market the area's many assets, improve the overall appearance and image of the Near West Side business corridors and develop and implement crime reduction and safety strategies.

## Total Assessed Value of Properties within District:

The total BID assessment for 2024 is projected to be \$351,261, reflecting an increase from 2023 of \$6,988. The total number of assessable parcels is 348. This positive change can be attributed to an increase in the total assessment of several commercial parcels.

# 2024 BID 10 Assessment Overview

Total BID Assessment 2020-2024




## Programs, Economic Development & Marketing

Within the last year, Business Improvement District #10 in conjunction with Near West Side Partners (NWSP) supported a variety of grants and activities that strengthen neighborhood businesses, promote and market the area's many assets, improve the overall appearance and image of the Near West Side business corridor. These include:

**Administrative Support.** BID #10 supports the salary, benefits, and taxed for 3.2 FTEs. This includes the executive director, associate director, part-time office administrator, and commercial corridor manager.

**Business Improvement District #10 Meetings.** Since September 2022, BID #10 has held 6 public meetings to discuss budgets, approval grant requests, and set priorities. BID #10 also held a BID



networking event during Near West Side Week to share updates on recent projects and strengthen connections among BID members.

**Business Grants.** BID 10 approved four grants to businesses and organizations to support façade, signage and whitebox improvements and surveillance systems, and homeless outreach initiatives to-date has disbursed over \$10,000 in business support. Since January of 2021, BID #10 has leveraged various grant programs to distribute over \$1 million to small businesses in the Near West Side.

**Business Recruitment.** BID #10 excitedly welcomed 6 new businesses to the Near West Side, including Gray Jett Cafe, Washington Park Media Center, The Academy of Skin & Beauty, Buffalo Boss, and the Carl Collective.

**Community Events.** BID #10 supports and sponsors a number of community events through the collaboration with Near West Side Partners and other Near West Side organizations. Additionally, BID #10 hosts and promotes several monthly events in order to help educate residents and businesses, and to provide them with resources to improve their community. These include, but are not limited, to the Quarterly Resident meeting, Landlord Compact Meeting, and MPD District Three Crime and Safety Meeting.

**Graffiti Removal.** BID #10 continues to monitor and work with property owners to abate graffiti throughout the Near West Side.

**Security Ambassadors.** The Near West Side Security Ambassadors provide a number of services to BID #10 members, including weekly business checks, blight reports, and support ongoing efforts of MPD and the Community Partnership Unit.

**27th Street Trash Receptacles.** In 2023, BID #10 contracted Reliant Property Management, a local business, to maintain 6 trash receptacles along 27th Street. With approval from DPW, BID #10 was able to install these in an effort to increase corridor beautification.

**State Street Security Cameras.** BID #10 installed 8 security cameras along State Street to aid in crime prevention and a safety partnership with MPD.

**Marketing and Branding.** BID #10 and Near West Side Partners utilizes various social media tools in order to advertise events easily to the broader community with the partnership of Mueller Communications. NWSP has over 3,500 followers on its Facebook page.

