

BUSINESS IMPROVEMENT DISTRICT NO. 47

Lincoln Village

PROPOSED OPERATING PLAN

Business Improvement District No. 47
Lincoln Village Business Improvement District (LVBID)
Proposed Operating Plan

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1. Introduction

In 1984, the Wisconsin legislature created 66.1109 (formerly 66.608) 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, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has previously approved a petition from property owners which requested the creation of a Business Improvement District for the purposes of revitalizing and improving the Lincoln Village business district on Milwaukee’s south side. The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Lincoln Village Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

2. District Boundaries

A listing of the properties included in the district is provided in Appendix A. The Lincoln Village Business Improvement District is roughly bounded by:

- The eastern boundary of the LVBID is the Kosciuszko Park side of the intersection of South 10th Street and West Lincoln Ave.
- The northern boundary of the LVBID is the businesses along the northern side of West Lincoln Ave. as well as the businesses along South 13th Street that are south of West Windlake Ave.
- The western boundary of the LVBID is the businesses east of the intersection of South 16th Street and West Lincoln Ave.
- The southern boundary of the LVBID is the businesses along the southern side of West Lincoln Ave. as well as some along South 13th Street which are functionally linked to the Lincoln Village business district.

3. Proposed Operating Plan

a. Plan Objectives

The objectives of the LVBID are to:

- i. Develop the vitality of the Lincoln Village business district;
- ii. Increase the number and variety of businesses within the LVBID;
- iii. Enhance the community image through safety and beautification initiatives;
- iv. Market the Lincoln Village area as the premier commercial corridor on Milwaukee’s south side;
- v. Promote the mutually beneficial opportunities among LVBID’s businesses;
- vi. Protect and preserve the historical significance and integrity of structures in the target area;
- vii. Ultimately grow commercial business and property values.

b. Proposed activities – Year One

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

- i. Provide a matching grant for property owners to obtain a security system for their property not to exceed \$2000 or 40% of the total project cost;
- ii. Broaden the existing marketing and promotional programs, in conjunction with the Main Street Milwaukee program and VISIT Milwaukee to build a brand for the retail and dining amenities within the LVBID;
- iii. Further develop the websites of LVBID businesses and the LVBID as the primary communications and promotion tool among businesses in the LVBID area;
- iv. Organize and participate in neighborhood cleanup events;
- v. Actively participate with local task forces of government and businesses seeking to promote economic development activities on Milwaukee's south side.

c. Proposed Expenditures – Year One

Category	Item	Expenditure	%
Admin	Security System Grant	\$8,500	47.2%
	Administration	\$7,500	41.7%
	Audit	\$2,000	11.1%
TOTAL		\$18,000	100%

d. Financing Method

It is estimated that \$18,000 will be raised through BID assessments. 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.

e. Organization of the BID Board

The Mayor will appoint members to the LVBID Board ("board"). The board's primary responsibility will be the 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, to ensure district compliance with the provisions of applicable statutes and regulations, and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

- i. Board Size – At least five members

- ii. Composition – At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board members shall elect its Chairperson from among its members.
- iii. Term – Appointments to the board shall be for a period of two years.
- iv. Compensation – None
- v. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
- vi. Record Keeping – Files and records of the board's affairs shall be kept pursuant to public record requirements.
- vii. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- viii. Meetings – the board shall meet regularly, at least twice a year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

f. Relationship to the Lincoln Village Business Association (LVBA)

The LVBID shall be a separate entity from the LVBA, notwithstanding the fact that members, officers, and directors of each may be shared. The LVBA shall remain a publicly and privately funded non-profit organization, and subject to the open meeting law for its records generated in connection with the BID board. The LVBA may, and it is intended, shall, contract with the LVBID to provide services to the BID, in accordance with this Plan.

4. 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 a flat fee on each property was the most equitable assessment method related to the potential benefit provided by the BID. Therefore, a fixed assessment of \$250 per year on the assessed value of the property was selected as the basic assessment methodology for this BID.

As of January 1, 2009, the property in the proposed district has a total assessed value of \$13,381,500. This plan proposed to assess the property in the district at a rate of \$250 per parcel will raise \$18,000 for the purposes of the BID.

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

b. Future Assessments

The Lincoln Village BID Board of Directors will engage in a performance review after every year of BID operation to determine appropriate assessment rate changes to meet the needs of the BID operator as well as property owners.

c. 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.

- i. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for mercantile, manufacturing and special mercantile 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.
- ii. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
- iii. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. 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.

5. 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 Lincoln Village 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:

- i. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- ii. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- iii. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- iv. Receive annual audits required per sec. 66.1109 (3) (c) of the BID law.
- v. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
- vi. Encourage the State of Wisconsin, Milwaukee County and other units of government to support activities of the district.

6. Plan Approval Process

a. Public Review Process

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

- i. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
- ii. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
- iii. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
- iv. The 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.
- v. The Common Council will act on the proposed BID Plan.
- vi. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
- vii. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

b. Petition Against Creation of the BID

The City may not create the Business Improvement District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

- i. Owners of property to be assessed under the proposed initial Operating Plan having valuation equal to more than 40% of the valuation of all property to be

- assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or
- ii. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

7. 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.

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 consent of the City of Milwaukee.

b. Amendment, Severability, and Expansion

The 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 or 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 authorizes under Section 66.1109(3) (b).

c. Performance Review

The Lincoln Village BID Board of Directors will engage in a performance review after its fifth operating year to determine continuation of the Business Improvement District. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

EXHIBIT "A"

WEST'S WISCONSIN STATUTES ANNOTATED
MUNICIPALITIES
SUBCHAPTER XL. DEVELOPMENT

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Current through 2003 Act 28, published 6/2/03

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 subds. 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 notices 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% 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% 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.

(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 an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit 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 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.

(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% 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% 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% 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% 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.

<<For credits, see Historical Note field.>>

HISTORICAL AND STATUTORY NOTES
2003 Main Volume

**PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT**

We petition you to (1) create the Lincoln Village Business Improvement District (the "LVBID") in accordance with Wisconsin State Statute 66.608, 1983 Wisconsin Act 184 (the "Act"), and (2) to refer this Petition to the appropriate planning commission which guides the approval process of the LVBID. We endorse the preliminary Operating Plan (the "Plan") prepared by the Lincoln Village BID Steering Committee of the Lincoln Village Business Association, attached as Exhibit A, which describes the BID and its proposed location, purposes, benefits, assessment method, formation, budget and management. We urge the planning group, after public hearing, to recommend to you the creation of the LVBID in substantial conformance with the attached Operating Plan.

We also petition you to (1) enact an ordinance creating the LVBID as described by the Plan as soon as you receive the recommendation of the planning group, and (2) to appoint the Lincoln Village Business Association to administer and implement the Plan in accordance with the Act.

I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

Nick and Colin Cycling LLC
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Title(s) (if any):

(Please Print)

Date:

(Please Print)

Address(es) of real property owned:

1001 W. Lincoln

1013 W. Lincoln

10/8 W. Lincoln

DOI: 10.1002/for

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1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

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Name(s) of Real Property Owner(s):

CMAD Properties LLC

(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Robert Montemayor - Member

Title(s) (if any):

Robert Montemayor

(Please Print)

Date:

2-19-2010

(Please Print)

Address(es) of real property owned:

1026-1028 W Lincoln Ave

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

David Hodges
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

David Hodges

Title(s) (if any):

PRESIDENT
(Please Print)

Date:

June 10 - 2010
(Please Print)

Address(es) of real property owned:

1120 W. LINCOLN AVE.

1116 W. LINCOLN AVE.

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

Luis Barbosa
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Luis Barbosa

Title(s) (if any): OWNER
(Please Print)

Date: July 2-2010
(Please Print)

Address(es) of real property owned:

1131 W. Lincoln

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

Hanin Abdelrehim
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Hanin Abdelrehim

Title(s) (if any):

(Please Print)

Owner

Date:

(Please Print)

7-6-10

Address(es) of real property owned:

1132 West Lincoln Ave

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Name(s) of Real Property Owner(s):

Villareal LLC V+M Real Estate
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Carmen Villareal

Title(s) (if any): Manager
(Please Print)

Date: 5/21/2010
(Please Print)

Address(es) of real property owned:

2200 S. 13th St.

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):


(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Title(s) (if any): Jim Highmeh
(Please Print)

Date: 3-10-10
(Please Print)

Address(es) of real property owned:

1301 W. Lincoln Ave
1311 W. Lincoln Ave
1317 W. LINCOLN Ave
1327 W. LINCOLN Ave
1333 W. LINCOLN Ave

**PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT**

We petition you to (1) create the Lincoln Village Business Improvement District (the "LVBID") in accordance with Wisconsin State Statute 66.608, 1983 Wisconsin Act 184 (the "Act"), and (2) to refer this Petition to the appropriate planning commission which guides the approval process of the LVBID. We endorse the preliminary Operating Plan (the "Plan") prepared by the Lincoln Village BID Steering Committee of the Lincoln Village Business Association, attached as Exhibit A, which describes the BID and its proposed location, purposes, benefits, assessment method, formation, budget and management. We urge the planning group, after public hearing, to recommend to you the creation of the LVBID in substantial conformance with the attached Operating Plan.

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Valdemar Escobar

Title(s) (if any):

(Please Print)

Date:

3-4-10
(Please Print)

Address(es) of real property owned:

821 W. Lincoln
Ave. Milwaukee
WI. 53218

~~2395 St~~
2239 S. 13 St.
Milwaukee
WI. 53215

**PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT**

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

1434 W. WINDLAKE LLC
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Jasbir Singh Panu

Title(s) (if any): JASBIR SINGH PANU
(Please Print)

Date:

06/10/10
(Please Print)

Address(es) of real property owned:

1434 W. WINDLAKE AV

**PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT**

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

Terry Byrd Sierra
(Individuals, corporations, limited liability
company, etc.)

Authorized Signature(s):

[Signature]

Title(s) (if any):

(Please Print)

Date:

5-4-10
(Please Print)

Address(es) of real property owned:

1412 W Lincoln

**PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT**

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

Victor M Correa
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Owner

Title(s) (if any):

(Please Print)

Date:

06-09-10
(Please Print)

Address(es) of real property owned:

1438 W Lincoln Ave

PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT

We petition you to (1) create the Lincoln Village Business Improvement District (the "LVBID") in accordance with Wisconsin State Statute 66.608, 1983 Wisconsin Act 184 (the "Act"), and (2) to refer this Petition to the appropriate planning commission which guides the approval process of the LVBID. We endorse the preliminary Operating Plan (the "Plan") prepared by the Lincoln Village BID Steering Committee of the Lincoln Village Business Association, attached as Exhibit A, which describes the BID and its proposed location, purposes, benefits, assessment method, formation, budget and management. We urge the planning group, after public hearing, to recommend to you the creation of the LVBID in substantial conformance with the attached Operating Plan.

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I certify that I have authority to sign this Petition on behalf of the owner(s) of the real property referred to below.

Name(s) of Real Property Owner(s):

ANA M RAZO LA GUADALUPANA
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

Ana M Razo

Title(s) (if any): OWNER
(Please Print)

Date:

3-4-2010
(Please Print)

Address(es) of real property owned:

1520 - 24 W LINCOLN
MILWAUKEE WI 53215

**PETITION TO THE COMMON COUNCIL OF THE
CITY OF MILWAUKEE TO CREATE IN MILWAUKEE A
LINCOLN VILLAGE BUSINESS IMPROVEMENT DISTRICT**

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Name(s) of Real Property Owner(s):

Ruben Rivera / Shayleen Morales.
(Individuals, corporations, limited liability company, etc.)

Authorized Signature(s):

[Signature]

Title(s) (if any): owner. Shayleen Morales.
(Please Print)

Date: 3/4/10

(Please Print)

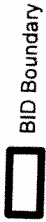
Address(es) of real property owned:

1561 W Lincoln Ave Milwaukee WI 53215

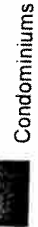
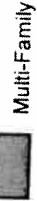
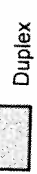
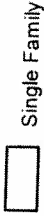
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Business Improvement District No. 47 (Lincoln Village)

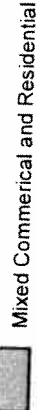
Land Use



Residential



Commercial



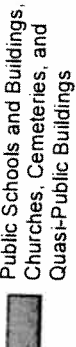
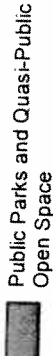
Manufacturing, Construction, and Warehousing



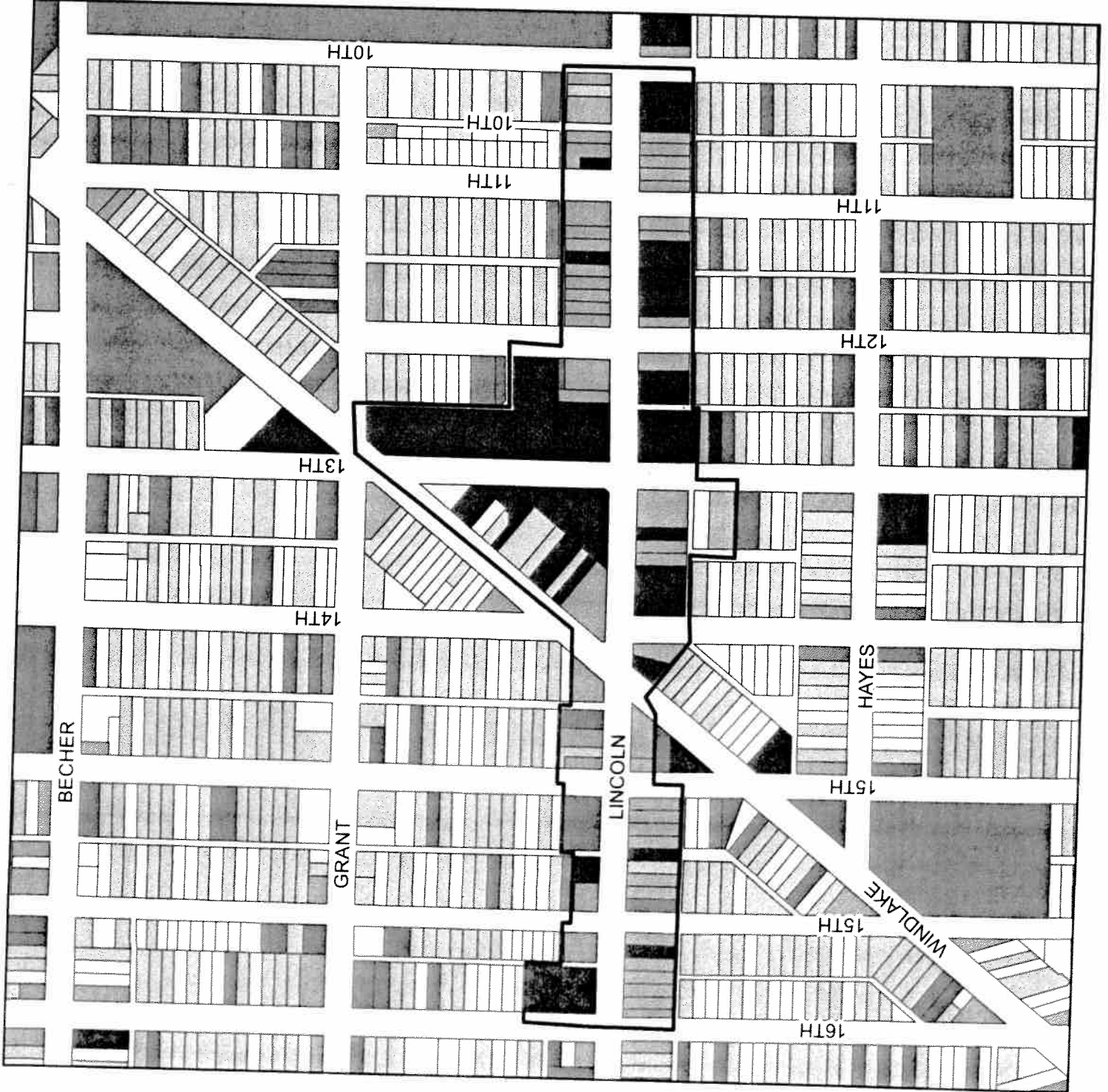
Transportation, Communications, and Utilities



Public and Quasi-Public



Vacant Land or Recent Taxkey Change



Produced By:
Department of City Development Information Center AT
Project No:
F:\GIS\Map\Projects\BID2010\BID47\ML_BID
Map File:
F:\GIS\Map\Projects\BID2010\BID47\ML_BID
Generated: 9-Aug-2010, Scale: 1:5,522



Appendix D: List of Assessed Properties

HOUSE #	DIR	STREET	STTYPE	CURRENT ASSESSMENT	BID ASSESSMENT
1000	W	LINCOLN	AV	123000	250
1001	W	LINCOLN	AV	216000	250
1008	W	LINCOLN	AV	33100	250
1013	W	LINCOLN	AV	136000	250
1017	W	LINCOLN	AV	130000	250
1018	W	LINCOLN	AV	145000	250
1021	W	LINCOLN	AV	116000	250
1022	W	LINCOLN	AV	159000	250
1025	W	LINCOLN	AV	173000	250
1026	W	LINCOLN	AV	155000	250
1027	W	LINCOLN	AV	163000	250
1033	W	LINCOLN	AV	141000	250
1100	W	LINCOLN	AV	271000	250
2305	S	11TH	ST	163000	250
1105	W	LINCOLN	AV	92600	250
1108	W	LINCOLN	AV	76000	250
1111	W	LINCOLN	AV	168400	250
1112	W	LINCOLN	AV	106000	250
1116	W	LINCOLN	AV	84400	250
1117	W	LINCOLN	AV	181000	250
1120	W	LINCOLN	AV	60000	250
1125	W	LINCOLN	AV	58100	250
1126	W	LINCOLN	AV	99600	250
1128	W	LINCOLN	AV	104000	250
1129	W	LINCOLN	AV	107000	250
1131	W	LINCOLN	AV	120000	250
1132	W	LINCOLN	AV	92700	250
1136	W	LINCOLN	AV	129000	250
1200	W	LINCOLN	AV	581000	250
1201	W	LINCOLN	AV	201000	250
1207	W	LINCOLN	AV	60000	250
1210	W	LINCOLN	AV	115000	250
1211	W	LINCOLN	AV	125000	250
1221	W	LINCOLN	AV	1028000	250
2200	S	13TH	ST	522000	250

2222	S	13TH	ST	562000	250
2229	S	13TH	ST	9600	250
2239	S	13TH	ST	216700	250
2251	S	13TH	ST	101000	250
2261	S	13TH	ST	504000	250
2266	S	13TH	ST	903000	250
2325	S	13TH	ST	274000	250
1301	W	LINCOLN	AV	441000	250
1311	W	LINCOLN	AV	132000	250
1317	W	LINCOLN	AV	105000	250
1321	W	LINCOLN	AV	95700	250
1326	W	LINCOLN	AV	366000	250
1327	W	LINCOLN	AV	277000	250
1333	W	LINCOLN	AV	119000	250
1371	W	WINDLAKE	AV	62500	250
1430	W	WINDLAKE	AV	121000	250
1412	W	LINCOLN	AV	280300	250
1428	W	LINCOLN	AV	166000	250
1437	W	LINCOLN	AV	101000	250
1438	W	LINCOLN	AV	146000	250
1500	W	LINCOLN	AV	0	0
1501	W	LINCOLN	AV	0	0
1505	W	LINCOLN	AV	109000	250
1509	W	LINCOLN	AV	124000	250
1515	W	LINCOLN	AV	104400	250
1519	W	LINCOLN	AV	93600	250
1520	W	LINCOLN	AV	234300	250
1525	W	LINCOLN	AV	136000	250
1530	W	LINCOLN	AV	210000	250
1531	W	LINCOLN	AV	150000	250
1550	W	LINCOLN	AV	264800	250
1551	W	LINCOLN	AV	142000	250
1555	W	LINCOLN	AV	73600	250
1559	W	LINCOLN	AV	132000	250
1563	W	LINCOLN	AV	133000	250
1567	W	LINCOLN	AV	86800	250
1570	W	LINCOLN	AV	144000	250

Draft
8-20-2010

1571	W	LINCOLN	AV	101000	250
1575	W	LINCOLN	AV	88300	250
TOTAL				13544500	18000

GRANT F. LANGLEY
City Attorney

RUDOLPH M. KONRAD
LINDA ULISS BURKE
VINCENT D. MOSCHELLA
Deputy City Attorneys

**CITY OF
MILWAUKEE**
Office of the City Attorney

THOMAS O. GARTNER
BRUCE D. SCHRIMPF
SUSAN D. BICKERT
STUART S. MUKAMAL
THOMAS J. BEAMISH
MAURITA F. HOUREN
JOHN J. HEINEN
DAVID J. STANOSZ
SUSAN E. LAPPEN
JAN A. SMOKOWICZ
PATRICIA A. FRICKER
HEIDI WICK SPOERL
KURT A. BEHLING
GREGG C. HAGOPIAN
ELLEN H. TANGEN
MELANIE R. SWANK
JAY A. UNORA
DONALD L. SCHRIEFER
EDWARD M. EHRlich
LEONARD A. TOKUS
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN Z. BLOCK
MEGAN T. CRUMP
ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

August 26, 2010

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway
Milwaukee, WI 53202

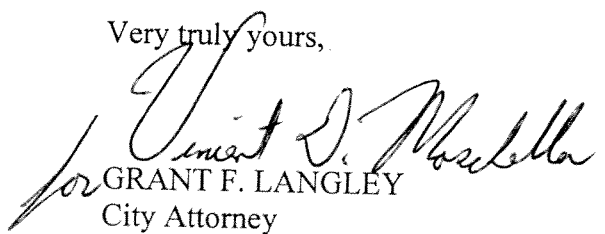
Re: Proposed Operating Plan for Business Improvement District No. 47


Dear Commissioner Marcoux:

This letter is written in response to your request of August 23, 2010 for this office to review the proposed initial Operating Plan for Business Improvement District No. 47 (the "Plan"). You asked us to provide an opinion with respect to compliance on the part of the Plan with the requirements of Wis. Stat. § 66.1109 (1)(f).

We have reviewed the Plan, a copy of which is attached hereto, and, based upon such review, are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1109 (1)(f), in particular subsections 1 through 4 thereof.

Very truly yours,


GRANT F. LANGLEY
City Attorney


KEVIN P. SULLIVAN
Assistant City Attorney

KPS:lmc
Enclosure

1050-2010-2360:160896