

**BUSINESS IMPROVEMENT DISTRICT NO. 27**

**Burleigh Street**

**PROPOSED OPERATING PLAN (Year Twenty)**

September 2020

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## **I. INTRODUCTION**

### **A. Background**

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes ((see Appendix A) 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.)

Business improvement district assessments are quite similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessment, however, business improvement district assessments can be used to finance a wide range of activities, services, and improvements. Some BIDs in Wisconsin have funded physical improvements like street lighting or parking; others have funded business recruitment programs; others have promoted increased services in the district such as security or snow removal; still others have produced promotional and marketing materials and events.

The City of Milwaukee created Business Improvement District No. 27 (“BID-27”) and approved its initial operating plan via Common Council Resolution No. 010196, adopted by reference June 19, 2001 ( see Appendix E.)

Since 2001, BID-27 has submitted yearly amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district, including in some instances its financing arrangement and assessment methodologies. This amended Plan shall govern operation of BID-27 during calendar year 2021.

### **B. Physical Setting**

The boundaries of the Burleigh Street BID follow Burleigh Street from Sherman Boulevard on the east, to 60<sup>th</sup> Street on the west.

## **II. DISTRICT BOUNDARIES**

Boundaries of the proposed district are exhibited in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

## **III. PROPOSED OPERATING PLAN**

### **A. Plan Objectives**

The objective of the BID is to: Maximize resources and implement activities to promote, manage, maintain and develop the District in ways that will result in neighborhood safety, improved area image, retain existing businesses and attract new business development.

**B. Proposed Activities – Year 2021**

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

Develop and implement timely information on topics such as police patrol, garbage clean-up, marketing opportunities, and other topics of local concern to members, retailers, and others in the form of article, fliers, e-mails and other appropriate methods.

Creating a new and improved business directory, website and logo and encourage businesses to relocate to the district.

Direct and/or collaborate with other City Departments in the implementation of streetscape and other long-range plans approved by the board of directors. Agencies included but not limited to include the Department of Public Works and Department of City Development.

Encourage and support façade improvements as well as encourage all commercial buildings to be maintained graffiti free.

Work with property owners in an attempt to improve vacant storefront appearance by installing window blinds or some other window covering and possibly cleaning the windows of vacant storefronts periodically.

Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions.

Ensure Burleigh St. is maintained throughout the year, including cleanup activities as well as routine maintenance.

Create awareness for area businesses on safety and security measures and serve as a liaison with the security offices of area institutions and the Milwaukee Police Department.

Marketing and visual enhancement of the Commercial District.

Support business with the BID with resources including but not limited to providing or funding Personal Protective Equipment needs for maintaining operations due to the impact of COVID 19 virus. Work on identification of the needs of the Businesses’ within the Commercial District relative to the COVID 19 virus and provide resources to meet the identified needs.

**C. Proposed Budget 2021**

The board shall have the authority to revise the budget as necessary during the year to match the funds actually available. Functional expenditures anticipated being in these approximate amounts:

Clean-up/Safety and Security - \$17100

A. Building exterior enhancement work	\$	12000.00
B. Street/sidewalk clean-up / maintenance	\$	4500.00

C. Misc. cleaning	\$	600.00
<u>Promotion/marketing/image campaign - \$3350.00</u>		
A. newsletter/marketing/printing	\$	400.00
B. Planting and/or landscaping	\$	800.00
C. Winter Decorations	\$	700.00
D. Website /logo development/maintenance	\$	1400.00
<u>Management - \$12000.00</u>		
Director/Manager Services (included work performance incentives)	\$	12000.00
<u>General Expenses - \$4300.00</u>		
Office supplies ,including software	\$	1200.00
Insurance	\$	1,600.00
Equipment, software, including repair and maintenance	\$	1,500.00
<u>Outsides Services - \$2500</u>		
Accountant (regular and audit)	\$	2000.00
Legal	\$	500.00
<u>Miscellaneous and contingency - \$2363</u>	\$	2363.00
 <u><b>Total</b></u>	 \$	 <b>41613.00</b>

Any funds remaining on any budget line item above may be moved to another budget line item, as determined by the BID board. Any unused funds remaining at the end of the year shall be used for the following plan year.

The Board President and BID Manager, at their discretion, for emergency repairs, may make expenditures of \$1000.00 or below. In non-emergency situations encompassing normal street repairs and maintenance, the Board President and BID Manager are authorized to spend up to \$300.00 without prior Board Approval. The petty cash items purchased are to be reviewed monthly. The BID board will not incur any long-term debt which cumulatively **exceeds twice** the current operating budget without the consent of the majority of the board. Long term debt is defined as any debt with payments of principle and interest that exceeds **twelve** months.

If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein, and in the manner required by the source of such funds, or, if the funds have no restrictions, in the manner determined by the BID board. All physical improvements made with these funds shall be made in the BID district.

**D. Financing Method**

It is proposed to raise **\$41613.59** through BID assessments (see Appendix D). It is estimated that 100 % of the BID budget expenditures will be raised through assessments, with the remaining 3.8% financed through cash on hand in the BID bank account.

**E. Organization of BID Board**

The Mayor appoints members of the District Board (“Board”). The board’s primary responsibility is to implementation the Operating Plan. This will require the board to negotiate with providers of service 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 the board members be owners or occupants of property within the district

No one individual, and no more than one representative of any entity, may hold more than one board position. If, during the course of a term a board member's situation changes, so that he/she no longer fits the definition for that seat, such as by selling their parcel, he/she shall continue to serve in that position until the end of that calendar year, and a new member fitting the requirements of that seat shall be appointed to complete that term, prior to the next January 1st, with the members whose terms are expiring.

On or before December 1<sup>st</sup>, of each year, the board will submit its recommendations to the mayor of the City of Milwaukee for seats of Board members whose terms are expiring.

Burleigh Street BID board be structured and operate as follows:

1. **Board size** – at least five members – not to exceed seven members.
2. **Composition** – 5 members shall be owners of BID assessed property or operators of businesses, or their representative within the district, and one representative of the Sherman Park Community, to be recommended by the president of the Sherman Park Community Association (SPCA) and approved by the sitting BID board. The board shall elect its officers from among its members.
3. **Term** – New appointments to the board shall be for a period of two years.  
Reappointment to the board shall be for a period of three years.
4. **Compensation** – No board member shall receive compensation from BID #27.
5. **Meetings** – All meetings of the board shall be governed by the Wisconsin Open Meeting Law. The board shall meet regularly, at least twice each year. The established By-Laws will be used to govern the conduct of the meetings.
6. **Record Keeping** – Files and records of the board's affair shall be retained per public record requirements.
7. **Staffing** – The board may employ staff and/or contracts for staffing services pursuant to this plan and subsequent modifications thereof.
8. **Officers** – The board shall elect its officers (Chairman, Vice-Chairman, Treasurer, and Secretary ) from its members.

#### 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 on the assessed value of the property was selected as the basic assessment methodology for this BID.

**As of June 31, 2020, the property in the proposed district has a total assessed value of \$.**

This plan assesses the property in the district at a rate of \$3.70 per \$1,000.00 of assessed value. Assessments less than \$200.00 will be assessed at a flat rate of \$200.00, and the maximum amount of assessment will not exceed \$10,000.00.

The maximum amount of assessment rate (\$3.70) increase per \$1000 that the BID Board can effect can be no more than 25% greater than the assessment in the previous year without first obtaining a positive vote of property owners representing at least 50%+1 of the assessed properties. Any assessment increase of 25% of millage or less must be approved by a positive vote of assessed property owners at a special meeting called for that purpose with at least 5 days written notice given before that meeting. Any property shall not pay more than a maximum assessment flat rate of \$10,000. No property shall be assessed for less than \$200. The only locale that can change this amendment other than a special meeting is the Annual Meeting.

Clarification of Assessment Rate set out above:

- a. The maximum assessment rate is \$3.70 per \$1000.
- b. This assessment rate shall not be greater than 25% of the previous years assessment rate.
- c. If a greater increase is desired, the Board must obtain permission of 50% + 1 current property owners present during a special meeting called for that purpose.
- d. Five days notice shall be given before said meeting.
- e. Any property shall not pay more than a maximum assessment flat rate of \$10,000. No property shall be assessed for less than \$200.
- f. The only locale that can change this amendment other than a special meeting is the Annual Meeting.

## **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) Im: The district contains property used exclusively for manufacturing purpose, 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): 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 this year.

3. 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 financial contribution to the district on a voluntary basis.
4. When and if any amendment to the BID law is enacted, that will allow tax-exempt parcels to be included within the boundaries of BIDs, any tax-exempt parcels that are excluded from the boundaries shown in Appendix C, but which have frontage on BID 27 area shall be included in the district without need of separate action by the Common Council of the city of Milwaukee.

## **V. 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'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:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.
2. Monitor and when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's office, on or before June 30<sup>th</sup> of each plan year, with the official city records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## **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 take changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms, the complete development program, it focuses upon year nineteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on year nineteen conditions. Greater detail about subsequent year's activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this plan and the BID law.

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**

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 re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID 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).

## APPENDICES

### APPENDIX A

#### STATUTE

##### **66.1110 Neighborhood improvement districts.**

**(1)** In this section:

**(a)** "Board" means a neighborhood improvement district board elected under sub. [\(4\) \(a\)](#).

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

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

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

**(e)** "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. [\(4\) \(d\)](#) as part of its approval of the initial operating plan under sub. [\(3\) \(e\)](#).

**(f)** "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

**(g)** "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

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

**(2)** An operating plan shall include at least all of the following elements:

**(a)** The special assessment method applicable to the neighborhood improvement district.

**(b)** The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

**(c)** A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

**(d)** A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

**(e)** A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

**(f)** A legal opinion that pars. [\(a\)](#) to [\(e\)](#) have been complied with.

**(3)** A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

**(a)** An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. [\(b\)](#) has petitioned the municipality for creation of a neighborhood improvement district.

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

**(c)** At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood

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 neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood 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)**, one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

1. 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.
2. 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.

**(e)** The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.

**(4)**

**(a)**

1. If the local legislative body adopts the proposed initial operating plan under sub. **(3)(e)**, it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.
2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district.
3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.
4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.
5. Board members elected under subd. 4, shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties, based on the calculation described in subd. 2, may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2.
6. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.

**(b)** The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood 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 neighborhood 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 neighborhood 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 neighborhood 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 of the powers necessary or convenient to implement the operating plan, including the power to contract.
- (4m)** A municipality may annex territory to an existing neighborhood improvement district if all of the following conditions are met:
- (a) An owner of real property subject to general real estate taxes 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, 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 neighborhood 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), one of the following has not filed a petition with the planning commission protesting the proposed annexation:
1. 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.
  2. 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.
- (5)** All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood 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. (4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood 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 neighborhood improvement district, in the same proportion as the last collected special assessment.
- (6)**
- (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs:
1. 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, file a petition with the planning commission requesting termination of the neighborhood improvement district.
  2. 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 neighborhood improvement district.
  3. 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 fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3.
- (b)

1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district.
2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., 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 the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c).
3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, 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 a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings.
4. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2.
5. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood improvement district under subd. 3.
- (c) After the expiration of 30 days after the date of the hearing under par. (b) 3., and after adding any additions and subtracting any retractions under par. (b) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest completion date entered into to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners, as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3.

**(7)**

**(a)**

1. Except as provided in subd. 2., any parcel of real property used exclusively for less than 8 residential dwelling units and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
  2. In a 1st class city, 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 neighborhood 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.

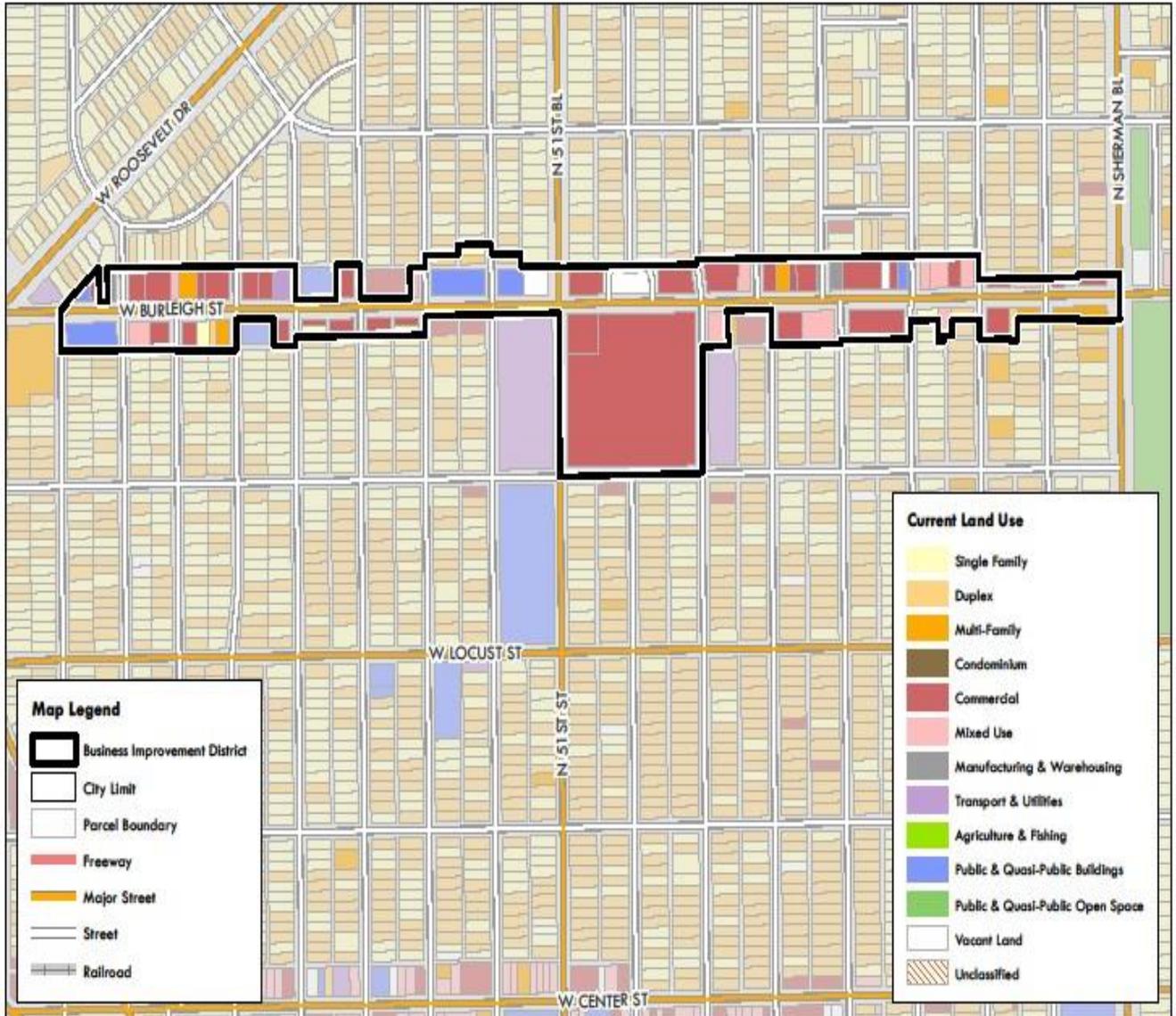
**History:** [2005 a. 186](#); [2009 a. 147](#); [2017 a. 70](#).



# APPENDIX B

## BID NO. 27: WEST BURLEIGH STREET 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



Document Path: E:\GIS\_Data\Projects\2017 Projects\17-01-30 Updated BID Maps\Up-Updated Maps (7-5-17)\Map - BID 27 - West Burleigh Street.mxd

**APPENDIX C  
LIST OF PROPERTIES AUGUST 2020**

Taxkey	Address	Owner1	BID Assessable Value	BID Assessment
2880104000	4508-4514 W BURLEIGH ST	DARICE BEALIN	\$ 67,500.00	\$ 249.75
2880105000	4518-4526 W BURLEIGH ST	4518 W BURLEIGH LLC	\$ 125,664.00	\$ 464.96
2880106000	4532 W BURLEIGH ST	DAVID T WASMUND	\$ 89,900.00	\$ 332.63
2880123000	4606 W BURLEIGH ST	DIVISION WORKS LLC	\$ 116,000.00	\$ 429.20
2880124000	4610-4614 W BURLEIGH ST	ALBERT YEE	\$ 7,200.00	\$ 200.00
2880125000	4616-4634 W BURLEIGH ST	STATE BANK OF TEXAS	\$ 291,000.00	\$ 1,076.70
2880480000	4642 W BURLEIGH ST	PSRALM LTD	\$ 47,300.00	\$ 200.00
2880492000	4704 W BURLEIGH ST	JORDAN CONVENIENCE LLC	\$ 46,800.00	\$ 200.00
2880493000	4712-4716 W BURLEIGH ST	ROSE N FLEMING	\$ 41,850.00	\$ 200.00
2880494000	4720 W BURLEIGH ST	4720 W BURLEIGH LLC	-	-
2880495100	4726-4728 W BURLEIGH ST	PAUL S AND CAROL RUBITSKY TRUST	\$ 137,500.00	\$ 508.75
2880519000	4800-4804 W BURLEIGH ST	JO LLC	\$ 137,709.00	\$ 509.52
2880520100	4812 W BURLEIGH ST	MUTUAL SAVINGS BANK	\$ 505,700.00	\$ 1,871.09
2880704000	4404-4410 W BURLEIGH ST	MIDWEST CITY LLC	\$ 127,143.00	\$ 470.43
2880705000	4424 W BURLEIGH ST	LARRY BISHOP	\$ 45,400.00	\$ 200.00
2880731000	4300 W BURLEIGH ST	LIVING EPISTLE CHURCH OF	\$ 81,200.00	\$ 300.44
2880732000	4326 W BURLEIGH ST	RENAD JARABA	\$ 59,900.00	\$ 221.63
2881161000	4912 W BURLEIGH ST	PAUL & CAROL RUBITSKY TRUST	\$ 107,400.00	\$ 397.38
2881162000	5020 W BURLEIGH ST	SIU KWOK YEE	\$ 38,300.00	\$ 200.00
2881163000	5000 W BURLEIGH ST	ST JOSEPH'S HOSPITAL OF	\$ 19,500.00	\$ 200.00
2890318000	5408 W BURLEIGH ST	HORIZON HEALTHCARE, INC.	\$ 181,400.00	\$ 671.18
2890339000	5520 W BURLEIGH ST	LAQUANDA GRAY	\$	\$

			226,800.00	839.16
2890340000	5512-5516 W BURLEIGH ST	BARBARA LOUISE BRADEN	\$ 81,100.00	\$ 300.07
2890341100	5506-5508 W BURLEIGH ST	TRANSFORMATION TEMPLE INC	\$ 25,700.00	\$ 200.00
2890367000	5606 W BURLEIGH ST	SADEEL LLC	\$ 223,000.00	\$ 825.10
2890368000	5616 W BURLEIGH ST	THOMAS A KARAGIANIS	\$ 78,000.00	\$ 288.60
2890369000	5624 W BURLEIGH ST	JAMES A YOURKOVICH	\$ -	\$ -
2890370000	5632-5634 W BURLEIGH ST	CANDICE T BIBBINS	\$ 43,350.00	\$ 200.00
2890371100	5716-5718 W BURLEIGH ST	NORTHERN MOTORS LLC	\$ 167,900.00	\$ 621.23
2890373000	5722 W BURLEIGH ST	RICHARD R ROST	\$ 81,800.00	\$ 302.66
2890383000	5800 W BURLEIGH ST	MILW CARDIAC CARE LLC	\$ 109,900.00	\$ 406.63
2890385000	5814 W BURLEIGH ST	BARBARA JEAN SAGE	\$ 55,500.00	\$ 205.35
2890965000	5100 W BURLEIGH ST	CONGREGATION BETH	\$ 25,000.00	\$ 200.00
2891096000	5300-5304 W BURLEIGH ST	5300 W BURLEIGH LLC	\$ 117,205.00	\$ 433.66
2891097000	5312 W BURLEIGH ST	HEBA MUSLEH	\$ 363,600.00	\$ 1,345.32
3060101000	5701 W BURLEIGH ST	MICHAEL A SCHMIDT	\$ 116,100.00	\$ 429.57
3060102000	5725 W BURLEIGH ST	WILLIAM E YEAGER	\$ 53,620.00	\$ 200.00
3060203000	5501 W BURLEIGH ST	PAMELA MCNEALY	\$ 68,500.00	\$ 253.45
3060430000	5301 W BURLEIGH ST	MELVIN E GRISBY	\$ 158,800.00	\$ 587.56
3060459100	5325 W BURLEIGH ST	ARUNAOBI INTEGRATED MEDICAL	\$ 172,900.00	\$ 639.73
3060461000	5401 W BURLEIGH ST	AUTO FIX SERVICE & REPAIR	\$ 66,200.00	\$ 244.94
3060489000	5425 W BURLEIGH ST	MELVIN GRISBY	\$ 88,500.00	\$ 327.45
3069995000	5601 W BURLEIGH ST	BRYCE ALLEE	\$ -	\$ -
3069998000	5625 W BURLEIGH ST	MICHAEL A SCHMIDT	\$ 41,300.00	\$ 200.00
3070501100	4623 W BURLEIGH ST	B L MARTIN INVESTMENTS LLC	\$ 333,800.00	\$ 1,235.06
3070513000	4705-4721 W BURLEIGH ST	OLA HOLDINGS LLC	\$ 61,240.00	\$ 226.59

3070515100	4731 W BURLEIGH ST	DAVID M & MARCIA EISENBACH	\$ 161,700.00	\$ 598.29
3070538100	4803 W BURLEIGH ST	BUSINESS AND COMMERCIAL	\$ 217,000.00	\$ 802.90
3070541000	4829-4833 W BURLEIGH ST	3066 49TH STREET LLC	\$ 65,895.00	\$ 243.81
3070601000	3073 N SHERMAN BL	AAK INVESTMENTS LLC	\$ -	\$ -
3070625000	4325 W BURLEIGH ST	AML INVESTMENTS LLC	\$ -	\$ -
3070627000	4409 W BURLEIGH ST	JOENETTE D KELLY	\$ -	\$ -
3070675000	4515-4521 W BURLEIGH ST	WELLESLEY EDWARDS	\$ 95,352.00	\$ 352.80
3070802000	4425 W BURLEIGH ST	MARLEE LOR	\$ 49,700.00	\$ 200.00
3070805100	5000 W CHAMBERS ST	WHEATON FRANCISCAN HEALTH-	\$ 8,028,900.00	\$ 10,000.00
3070805200	5025 W BURLEIGH ST	WHEATON FRANCISCAN HEALTH	\$ 4,069,300.00	\$ 10,000.00
				\$ 41,613.59

**APPENDIX D**

**BUSINESS IMPROVEMENT DISTRICT #27  
BOARD MEMBERS**

<b><u>BOARD MEMBER</u></b>	<b><u>TITLE</u></b>	<b><u>EMAIL</u></b>	<b><u>Property Owned</u></b>	<b><u>TERM EXPIRES</u></b>
<b>Paul Rubitsky</b>	Chairman	Paulspencer@att.net	4912 W. Burleigh	11/30/2018- 11/30/2021
<b>Carlton Butts</b>	Vice- Chair	carlton@cbuttselectric.com	Business Owner CButts Electric	12/23/2018- 12/23/2021
<b>Tom Lifvendahl- SPCA</b>	Secretary	tlifven@wi.rr.com	SPCA Representative	4/6/2019- 4/06/2022
<b>Darice Bealin</b>	Treasurer	Does not use email	4508 W. Burleigh	11/05/2018- 11/05/2020
<b>Darren Tolliver</b>		Darren.tolliver@associatedbank.com	Business Representative Associated Bank	1/18/2019- 1/18/2021

Appendix E  
Milwaukee Common Council Resolution

# **BUSINESS IMPROVEMENT DISTRICT #27**

## **ANNUAL REPORT**

September 2019-August 2020

The Business Improvement District #27 (BID#27) includes businesses on Burleigh Street between Sherman Boulevard on the east and 60<sup>th</sup> Street on the west.

Our mission is to make the businesses within our corridor appealing places to shop and own. We believe this is possible by creating a positive appearance and promoting a safe environment.

### BID #27 completed and commenced the following projects:

- ❖ The Board approved and will commence during the Fall, a Media Campaign including the development of a website and new branding logo.
- ❖ Repaired and replaced trash receptacles along corridor.
- ❖ Provided a grant of funds to 5632 W. Burleigh for signage.
- ❖ Participated with Sherman Park Community Association; and other Sherman Park BIDS to provide a bus tour of the BIDs to developers and other interested parties to market the areas and the potential for development along the corridor.
- ❖ Conducted a Holiday theme decorating contest for the corridor businesses with money prize to the winner.
- ❖ Participated in Charette Process and worked to understand and support the process.
- ❖ Arranged a relationship with a dedicated commercial realtor SVN/Hintz to market space along the corridor and work with property owners to do so.
- ❖ Restored the park benches along the corridor by repairing, sanding and recoating the benches along corridor.
- ❖ Hired a new contractor to maintain the street and provide sidewalk/curb cleaning on a regular basis
- ❖ Continue to explore options for neglected and abandoned property along the corridor.
- ❖ Began exploring the possibility of BID purchase of vacant property for development into additional parking.
- ❖ Approved a \$4000 expenditure to businesses for COVID relief PPE and convened a committee of the Board to address the expenditure mechanism.

- ❖ Concluded a survey of businesses along the corridor and reached out to businesses to provide resources and grant applications. Meet with business owners to ascertain their needs and obstacles.
- ❖ Provided masks and signage for COVID precautions to corridor businesses.
- ❖ Disbursed \$15,510 in funds for Corridor Improvement and Beautification.

BID #27 Developments:

The BID saw numerous businesses close during this period. COVID-19 has taken a toll on the businesses. A few new businesses or businesses under new ownership have occurred. The BID continues to work towards fostering new development in the corridor. BID board members actively participated in a Charette and continues to reach out to new businesses in the corridor and to established businesses. However, the Charette roll out was hampered by COVID-19 and nothing has so far developed from the Charette process. COVID has impaired our ability to move forward on other plans to foster the corridor. While we provided 9 businesses with grant applications, so far only one completed application has been submitted to the Board.

Security remains a concern along the corridor. We had one murder inside a business establishment this year and one hit and run that resulted in the death of a community member. This has hampered the ability to market the corridor as a safe environment to frequent.

We continue to meet with the business owners and property owners to serve as a resource for them. The Board hopes to work towards more diversity of business type along the corridor and looks forward to working with a commercial realtor to help promote the corridor.

BID #27's assessment is small, prompting the Board to agree to reduce administrative costs where possible and use the funds to help improve the businesses and the street.