

Riverview

Neighborhood Improvement District No. 10

Riverview

2020 Operating Plan

May 2020

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I. Introduction

A. Background

In 2006, the state of Wisconsin enacted Wis. Stat. § 66.1110 a legislative declaration created to give Wisconsin municipalities the power to establish one or more Neighborhood Improvement Districts (NIDs) within their communities. An assessment methodology was developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood lighting, distinctive signage, and pocket-parks enhanced public green spaces and other activities as approved by the NID board.

The Riverview Neighborhood Improvement District will be created in 2019, for the purposes of revitalizing and improving the neighborhood areas on Milwaukee's Northwest side location (see Appendix A). This document is the Operating Plan for the Riverview District. The NID proponents prepared the plan with technical assistance from the City of Milwaukee Department of City Development.

II. District Boundaries

Boundaries for the Riverview NID include the following.

- Properties that front 99th street from W Fountain Ave. north to W. Lolita Ave.
- All properties that front W. Fountain Ave.
- All properties that front Parkland Court
- Properties that front N. 94th street from W Fountain Ave. to N. Riverview Court.
- All properties that front N. Riverview Court
- Three properties on N Granville Road; 7910, 7906, and 7902

This configuration accounts for 57 individual lots that make up the Riverview NID.

III. Operating Plan

A. Plan Objectives

The objective of the Riverview NID is to do the following.

- 1) To improve and maintain the storm water efficiency including replacement of water laterals, old piping low-flow fixtures, stormwater maintenance including backyard swales, and other necessary water efficiency improvements.
- 2) Lawn care, to include snow and ice removal when needed, and maintenance of all the common areas inside the Riverview NID boundaries.
- 3) Enhancement of entrance appeal including the installment of two entrance monuments to include LED lighting on the monument and other aesthetic enhancements.
- 4) To assist with our planning of neighborhood socials and holiday events.

B. Activities for 2020

Principle activities that will be engaged in by the NID during the 2020 year of operation will include:

- 1) Stormwater management plan recertification, mandated repairs and continued maintenance to properly ensure water flow.
- 2) Maintenance and upkeep, to include lawn care and snow and ice removal, Of common areas within the boundaries of the Riverview NID.
- 3) Installation of two (2) entrance monuments to include lighting to mark the entrance of the Riverview Neighborhood
- 4) Host two (2) neighborhood community building events.
- 5) Establish a welcome policy for new residents.

C. Expenditures - 2020

The following represents the 2020 budget for the Riverview NID.

Income (57 properties x \$200 = \$11,400)

Stormwater management	\$4,000
Installation of monuments and lighting	\$3,500
Maintenance of common areas	\$2,500
Community building	\$ 500
Administrative fees	\$ 500
Reserves	\$ 400
Total	\$11,400

D. Financing Method

The \$11,400 for the 2020 Riverview NID will be realized through the NID assessment (see Appendix B). The NID board, after receiving input from our residents, has prioritized expenditures and will continue to revise the budget as necessary to match the funds actually available.

E. Organization of Riverview NID Board

The elected Board of Directors represents a cross section of residents that make up the Riverview neighborhood.

Upon creation of the NID, to the District shall hold annual meetings to elect directors to the district board ("board") consistent with terms of this subsection and the bylaws of the Riverview NID. The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of NID assessments.

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

State law requires the local legislative body must 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 Chapter 985 that contains the 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.

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

1. Board Size – To be set by the Common council but at least 5.

2. Composition – All board members shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect its Chairperson from among its members.

3. Term - Director's terms shall be for a period of one year. Directors may be re-elected.

4. Compensation – None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Riverview Homeowners' Association (HOA).

The NID shall be a separate entity from the Riverview HOA, notwithstanding the fact that members, officers, and directors of each may be shared. The HOA shall remain a private organization, not subject to the open meetings law, and not subject to the public record law except for its records generated in connection with the NID board. The HOA may, and it is intended, shall, contract with the NID to provide services to the NID, in accordance with this plan.

G. The NID is not authorized to hold or own property.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

It was proposed and agreed that the Riverview Neighborhood Improvement District will be using a uniform assessment method consisting of a single dollar amount per taxable property included within the NID boundaries.

The principle behind the assessment methodology is that each property should contribute to the NID in proportion to the benefit derived from the NID. 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 NID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this NID.

Therefore, a fixed assessment of \$200 per residential property was selected as the basic assessment methodology in the Riverview NID.

As of January 1, 2019, the property in the proposed district had a total assessed value of over \$13,000,000.00.

Appendix D shows the projected NID assessment for each property included in the district.

V. 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 Riverview NID 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 Neighborhood 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. 66.1110 (4) (c) of the NID law.
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 the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the NID assessments.
6. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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

1. 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.
2. 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.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Community and Economic Development Committee of the Common Council will review the proposed NID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed NID Plan.

6. If adopted by the Common Council, the proposed NID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the NID is created.

B. Petition against Creation of the NID

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

VII. FUTURE YEAR OPERATING PLAN

A. Annual Review of Operating Plan

Section 66.1110 (6)(b) of the NID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts, and assessment amounts are based on Year One conditions. Greater detail about subsequent years' activities will be provided in the required annual Plan updates.

The Riverview NID 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 NID 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 NID has been created under authority of Section 66.1110 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 NID and this NID 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 NID so as to exclude or include as assessable properties a certain class or classes of properties, then this NID 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

Appendix B
2020 Assessment Methodology and property exceptions

The proposed Riverview NID is made up of 53 individual residences, 3 adult group home residences, and one out lot. Each of the 56 residential units, including the 3 adult group home facilities, will be assessed equally on an annual basis. The out lot is owned by one of the 53 individual home owners and will not be assessed as a separate unit. The Riverview NID board, with input from the residence, will determine an annual operating budget, divide that budget into 56 equal segments and assess each residential unit an equal amount.

The Riverview NID has no residential units that will be exempt from the funding formula.

HOUSE_NR_H	S DIR	STREET	ST TYPE	Assessment
7850	N	94TH	ST	\$200
9640	W	FOUNTAIN	AV	\$200
7818	N	99TH	ST	\$200
9542	W	PARKLAND	CT	\$200
9671	W	FOUNTAIN	AV	\$200
7949	N	RIVER VIEW	CT	\$200
9807	W	LOLITA	AV	\$200
9604	W	LOLITA	AV	\$200
9512	W	PARKLAND	CT	\$200
7871	N	94TH	ST	\$200
7900	N	RIVER VIEW	CT	\$200
7917	N	RIVER VIEW	CT	\$200
7941	N	RIVER VIEW	CT	\$200
9502	W	PARKLAND	CT	\$200
9803	W	FOUNTAIN	AV	\$200
9740	W	FOUNTAIN	AV	\$200
9545	W	PARKLAND	CT	\$200
9631	W	FOUNTAIN	AV	\$200
9603	W	LOLITA	AV	\$200
7882	N	99TH	ST	\$200
9530	W	LOLITA	AV	\$200
7857	N	94TH	ST	\$200
7918	N	RIVER VIEW	CT	\$200
7910	N	GRANVILLE	RD	\$200
7934	N	RIVER VIEW	CT	\$200
7957	N	RIVER VIEW	CT	\$200

7933	N	RIVER VIEW	CT	\$200
9716	W	FOUNTAIN	AV	\$200
9715	W	LOLITA	AV	\$200
7804	N	99TH	ST	\$200
9519	W	PARKLAND	CT	\$200
9629	W	PARKLAND	CT	\$200
9521	W	LOLITA	AV	\$200
9524	W	PARKLAND	CT	\$200
9735	W	FOUNTAIN	AV	\$200
7906	N	GRANVILLE	RD	\$200
7942	N	RIVER VIEW	CT	\$200
7950	N	RIVER VIEW	CT	\$200
9727	W	LOLITA	AV	\$200
9653	W	FOUNTAIN	AV	\$200
7870	N	99TH	ST	\$200
9611	W	PARKLAND	CT	\$200
7842	N	99TH	ST	\$200
9751	W	FOUNTAIN	AV	\$200
9505	W	LOLITA	AV	\$200
9720	W	LOLITA	AV	\$200
9531	W	PARKLAND	CT	\$200
7862	N	94TH	ST	\$200
7902	N	GRANVILLE	RD	\$200
9660	W	FOUNTAIN	AV	\$200
9707	W	FOUNTAIN	AV	\$200
7926	N	RIVER VIEW	CT	\$200
9809	W	FOUNTAIN	AV	\$200
7925	N	RIVER VIEW	CT	\$200
9721	W	FOUNTAIN	AV	\$200
7830	N	99TH	ST	\$200
7909	N	RIVER VIEW	CT	\$200
Total				\$11,400

APPENDIX C

PETITION FOR CREATION OF NEIGHBORHOOD IMPROVEMENT DISTRICT

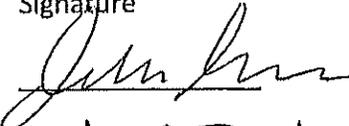
We, the undersigned owners of real property subject to general real estate taxes and located in the proposed Riverview Neighborhood Improvement District in Appendix C, pursuant to the provisions of Sec. 661110 Stats. For the creation of a neighborhood improvement district for the area described in Appendix C.

Name of Property Owner	Property Address	Signature
1. <u>Troy Haughton</u>	<u>7957 N River View Ct</u>	<u>[Signature]</u>
2. <u>Gina Haughton</u>	<u>7957 N. River View Ct.</u>	<u>Gina Haughton</u>
3. <u>Robert Kendall</u>	<u>7949 N. Riverview Ct</u>	<u>[Signature]</u>
4. <u>Robbie Kendall</u>	<u>7949 N. Riverview Ct</u>	<u>[Signature]</u>
5. <u>Michael Blevins</u>	<u>7950 N. Riverview Ct</u>	<u>[Signature]</u>
6. <u>SANDRA SMITH</u>	<u>7942 N. RIVERVIEW CT</u>	<u>Sandra Smith</u>
7. <u>Theodore Prince</u>	<u>7909 N. River View Ct.</u>	<u>Amal Had for Theodore Prince</u>
8. <u>Gerald Ellen</u>	<u>7918 N. River Ct</u>	<u>[Signature]</u>
9. <u>Ta-Wan Salen</u>	<u>7941 N Riverview</u>	<u>Ta-Wan Salen</u>
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

APPENDIX C

PETITION FOR CREATION OF NEIGHBORHOOD IMPROVEMENT DISTRICT

We, the undersigned owners of real property subject to general real estate taxes and located in the proposed Riverview Neighborhood Improvement District in Appendix C, pursuant to the provisions of Sec. 661.110 Stats. For the creation of a neighborhood improvement district for the area described in Appendix C.

Name of Property Owner	Property Address	Signature
1. <u>John Sirois</u>	<u>9530 W. Lolita</u>	
2. <u>Nicole Jude</u>	<u>9653 W Fountain Ave</u>	<u>Nicole Jude</u>
3. <u>Ashley Hines</u>	<u>9803 W Fountain Ave</u>	<u>Ashley Hines</u>
4. <u>Kerabo Sunday</u>	<u>9809 W Fountain Ave</u>	
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

APPENDIX C

PETITION FOR CREATION OF NEIGHBORHOOD IMPROVEMENT DISTRICT

We, the undersigned owners of real property subject to general real estate taxes and located in the proposed Riverview Neighborhood Improvement District in Appendix C, pursuant to the provisions of Sec. 661110 Stats. For the creation of a neighborhood improvement district for the area described in Appendix C.

Name of Property Owner Property Address Signature

1. Keith Atkinson 7862 N 94th Keith Atkinson

2. Debra Adam Wilks 9807 W Lolita Ave Debra Adam Wilks

3. Penelope Wilks 9727 W Lolita Ave Penelope Wilks

4. Steven For Powell 9821 W Lolita Steven Powell

5. _____

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15. _____

GRANT F. LANGLEY
City Attorney

MIRIAM R. HORWITZ
ADAM B. STEPHENS
MARY L. SCHANNING
JAN A. SMOKOWICZ
Deputy City Attorneys



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551
Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

SUSAN E. LAPPEN
PATRICIA A. FRICKER
HEIDI WICK SPOERL
GREGG C. HAGOPIAN
JAY A. UNORA
KATHRYN Z. BLOCK
KEVIN P. SULLIVAN
THOMAS D. MILLER
ROBIN A. PEDERSON
JEREMY R. MCKENZIE
PETER J. BLOCK
JENNY YUAN
ALLISON N. FLANAGAN
HEATHER H. HOUGH
ANDREA J. FOWLER
PATRICK J. MCCLAIN
NAOMI E. GEHLING
CALVIN V. FERMIN
BENJAMIN J. ROOVERS
ELLENY B. CHRISTOPOULOS
RACHEL S. KENNEDY
TYRONE M. ST. JUNIOR
HANNAH R. JAHN
SAVEON D. GRENELL
JULIE P. WILSON
GREGORY P. KRUSE
KIMBERLY A. PRESCOTT
SHEILA THOBANI
KATRYNA C. RHODES
NICOLE F. LARSEN
JAMES M. CARROLL
WILLIAM G. DAVIDSON
MEIGHAN M. ANGER
ALEXANDER R. CARSON
Assistant City Attorneys

May 22, 2019

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

**Re: Proposed Operating Plan for Neighborhood Improvement
District No. 10 Riverview**

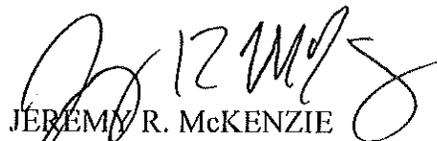
Dear Commissioner Marcoux:

This letter is written in response to your request for this office to review the proposed initial Operating Plan for Neighborhood Improvement District No. 10 (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. § 66.1110(2)(f).

We have reviewed the Plan, and are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1110(2)(f), in particular subsections 1 through 4 thereof.

Very truly yours,


GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney



