

**NEIGHBORHOOD  
IMPROVEMENT DISTRICT 12  
LINDSAY HEIGHTS  
PROPOSED 2024 OPERATING PLAN**



SEPTEMBER 15, 2023

**PREPARED FOR :**

COMMERCIAL CORRIDOR TEAM  
809 N. BROADWAY RM. 104  
MILWAUKEE, WI 53202

**FISCAL AGENT:**

WALNUT WAY CONSERVATION CORP  
2240 N. 17TH STREET  
MILWAUKEE, WI 53205

## TABLE OF CONTENTS

### **Lindsay Heights Operating Plan**

#### **Appendices**

- A. NID Statute**
- B. Petition for the Creation of the Lindsay Heights NID**
- C. Proposed Boundary Map**
- D. Property & Assessment List**
- E. Proposed Operating Budget 2024-**
- F. 2022 Milwaukee Housing Conditions Report – RON Coalition**

**Lindsay Heights - Neighborhood Stats**  
**(Note: Information collected from Data You Can Use)**

**Population by Race** - 87% of Lindsay Heights residents are African American compared to 39% citywide.

**Population by Race**

Population 8,888  
White alone 185  
Black or African American alone 7,720  
American Indian 10  
Alaska Native alone 10  
Asian alone 331  
Some other race 17  
Two or more races 371  
Hispanic or Latino 254

**Population Sex by Age** - The percentage of the population under age 18 is higher in the Lindsay Heights neighborhood than the city as a whole.

Total: 8,888

**Male: 4,148**

Under 5 years 501  
5 to 9 years 286  
10 to 14 years 389  
15 to 17 years 381  
18 and 19 years 162  
20 years 124  
21 to 24 years 183  
25 to 34 years 409  
35 to 54 years 1,078  
55 to 66 years 451  
67 years and older 184

**Female: 4740**

Under 5 years 313  
5 to 9 years 583  
10 to 14 years 567  
15 to 17 years 294  
18 and 19 years 177  
20 years 42  
21 to 24 years 226  
25 to 34 years 702  
35 to 54 years 1,155  
55 to 66 years 375  
67 years and older 306

**Vehicles per Household** - Nearly a third (31%) of Lindsay Heights households have no vehicle available compared to 18% of households citywide.

Total: 2,765

No vehicle available 851  
1 vehicle available 1,213  
2 vehicles available 550  
3 vehicles available 95

4 or more vehicles available 56

**Employment Status by Sex** - Almost one quarter (23%) of people 20-64 years old in Lindsay Heights are unemployed and actively seeking employment, compared with 12% citywide.  
Age 20 to 64 years 4,625 - 58.2% not working

**Sex**

Male 2,160 - 60.0% Not working

Female 2,465 - 56.8% Not working

With children

<6 years 549 - 48.2 Not working

**(NOTE: Median household income 38, 230 compared to the National average of \$62, 843**

## 2024 Proposed NID Operating Plan Lindsay Heights Neighborhood Improvement District

### I. INTRODUCTION

#### A. Background

In 2006, the State of Wisconsin signed into law the 2005 Wisconsin ACT 186, a legislative declaration created to give Wisconsin municipalities (i.e., cities, villages and towns) the power to establish one or more Neighborhood Improvement Districts (NID) within their community. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood improvements and other activities as approved by the NID Board. The ACT was drafted like the business improvement district statute.

The City of Milwaukee has received a petition from property owners which requests creation of a Neighborhood Improvement District for the purpose of revitalizing and improving the Lindsay Heights neighborhood area on Milwaukee's near north side (see Appendix B). The Lindsay Heights NID was **created by the City of Milwaukee 2022 resolution #211511** and its first year of operation was 2023. The NID law requires that every district have an annual Operating Plan. This document is the Proposed Operating Plan for the Lindsay Heights Neighborhood Improvement District. The NID proponents are prepared in this Plan with technical assistance from the City of Milwaukee Department of City Development.

#### B. Physical Setting

The general boundaries for the Lindsay Heights Neighborhood Improvement District ("LH NID") are North 20th Street to the west, North 6th Street to the east, West Locust Street to the north and West Walnut Street to the south, excluding properties included in the North Avenue Market Place BID 32. For a specific boundary, see Appendix C.

Throughout its history the Lindsay Heights neighborhood has often been associated with other names and shifting populations. Once a stop on the Underground Railroad, what is now known as Johnson Park, and now a thriving hub for African Americans, Lindsay Heights is now known as the home of "Cultural Pioneers". Lindsay Heights, named after Bernice Lindsay in 1977 now boasts a collective of businesses, community organizations, and neighbors that are leading revitalization efforts through food, wellness, and entrepreneurship. Walnut Way Conservation Corp is housed in a building once slated for demolition during a time in the late 1990's when the neighborhood was rife with drugs, possession and gun violence. In 2002, founders Sharon and Larry Adams rallied neighbors to take back their neighborhood and create what is now an active community resource center that tends a thriving orchard, plants rain gardens, provides employment pathways and runs wellness programs for men and women. They also drive the Lindsay Heights Neighborhood Initiative and helped develop the Innovation & Wellness Commons. Over the past two decades, this once-deteriorating and crime-ridden area has been transformed by dedicated residents working to increase social cohesiveness, economic mobility and improved health outcomes for the area.

Lindsay Heights is the closest neighborhood to downtown on Milwaukee’s north side and less than 10 minutes from Lake Michigan, making it a prime location for perpetual redevelopment and homeownership and an ideal location to live, work and play. New homes are being built and others renovated, new urban gardens and pocket parks dot the landscape as existing residents seek to increase their power, equity and prevent the erosion of the existing homeownership and its foundation for generational wealth among residents, specifically African Americans.

Though blocks in Lindsay Heights NID are on a regular grid, street widths and lot sizes vary considerably. Lot sizes vary, ranging from 30’ by 120’ in the southern areas in Lindsay Heights and 50’ by 130’ on the north side of Lindsay Heights. To date, there are 2,765 properties and 900 are owner occupied with another 1,776 being rental units. New home construction in Lindsay Heights is on an uptick with multiple subdivisions in the area active with new in-fill home development. Of all properties in Lindsay Heights 65% were built in 1939 or earlier. The primary forms of housing in the NID are single family residences and unit over unit duplexes.

The Lindsay Heights NID is also home to key “social and economic support” organizations and primary education schools including. Social Development Commission, United Neighborhood Community of Center of Milwaukee, and Milwaukee College Prep - Choice schools and a plethora of others that include Lindsay Heights NID development and outreach partners.

### **C. Principal Office**

The Principal Office and Registered Agent of the Lindsay Heights NID shall be the Lindsay Heights Community Planning Council in partnership with Walnut Way Conservation Corp located at, 2240 N 17th Street, Milwaukee, WI 53205.

## **II. DISTRICT BOUNDARIES**

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D. The description in Section I. B is a general description of the boundary. In the event of a discrepancy. Appendix D shall control The Boundaries are herein referred to as “Lindsay Heights NID Area.”

## **III. PROPOSED OPERATING PLAN**

### **• Plan Objectives**

The objective of the Lindsay Heights NID is to provide assistance to homeowners, offer assistance in community improvement projects in order to eliminate blight, stabilize the housing stock and housing related issues, install neighborhood lighting for safety concerns, add distinctive neighborhood signage, enhanced green space and landscaping for a healthier environment and the removal of heat islands while also positioning the area for equity and inclusion in development with the City of Milwaukee and its resources, and otherwise enhance the Lindsay Heights NID.

- **Proposed Activities**

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

**1. Assistance to Homeowners**

- Create a grant fund (“Grant Fund”) which will provide financial assistance to homeowners, “especially seniors” and long standing residents (10 yrs. or more) in the Lindsay Heights NID Area through modest grants (e.g. \$500 - \$5,000 each) to make the following improvements to their properties:
  - o Energy efficiency improvements
  - o Repairs to increase water conservation
  - o Repairs to the structural condition of the property (including roof repairs)
  - o Safety improvements (including lighting, fencing and garages)
  - o Plumbing, electrical, and heating improvements
  - o Repairs that are essential for bringing properties into compliance with city building codes and repairs to increase the curb appeal of property (“Improvements”).
  - o Engage renter population within LH to provide support, resources, and access to homeownership
- The Board of Directors of the Lindsay Heights NID may at any time amend the amount of each grant, the number of grants, and any qualifying criteria.

**2. Blight Elimination Projects**

- Sustain the work of existing neighborhood organizations, including, but not limited to:
  - o Johnson Park Neighborhood Association
  - o North Division Neighborhood Association
  - o Clarke Street
  - o St. Paul Neighborhood Groups.
- Each neighborhood organization, block club, or group of residents shall develop a simplified work plan that includes community improvement projects which may include:
  - o Advertising material for the neighborhood
  - o Providing resource materials to residents
  - o Hosting community events
  - o Beautification projects
- Projects will be funded to the extent funds are available by action of the Lindsay Heights NID Board of Directors.

NOTE: Once the Lindsay Heights NID has been established, the Lindsay Heights NID Board will

consult with fiscal agent on accountant to develop a system for documentation for these programs and any other programs/projects planned for accurate auditing purposes, (i.e. invoicing requirements, payments documentation, receipts, etc.)

### **3. Build resident leadership capacity and increase civic participation**

- Provide ongoing resident leadership training and capacity building for sustainable and transformative NID governance. The Lindsay Heights NID will implement a transparent election process to establish annual leadership that are elected to official terms, by-laws shall describe all the positions and the major responsibilities expected from each position.
- NID Board members will consistently devote adequate time each month to perform duties effectively and efficiently.
- Set realistic goals through “consensus building” activities that stand a greater chance of success.
- Provide energetic participation and ongoing communication to drive positive reinforcements.
- Add acknowledgement and a constant sense of accomplishment to, with and for Lindsay Heights residents.”

### **C. Proposed Expenditures**

The Proposed Budget is attached as Appendix E. The Lindsay Heights NID Board of Directors shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

### **D. Financing Method**

It is proposed to raise approximately **\$162,500.00** through Lindsay Heights NID assessments (see Appendix D). Funds may also be pursued from foundations and other available resources. The Lindsay Heights NID may seek private financing for programming secured by this year’s or future operating years of the Lindsay Heights NID. The Lindsay Heights NID Board of Directors shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

### **E. Organization of NID Board**

Lindsay Heights NID, shall hold annual meetings to elect Directors to the Board consistent with terms of this subsection and the by-laws of the Lindsay Heights NID. 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 Lindsay Heights NID assessments.

State law requires:

1. That the board be composed of at least five directors and that **ALL** the board directors be owners or occupants of property within the district.
2. The local legislative body must set the time and place for a meeting at which directors of the board will be elected and shall publish a Class 2 notice under Ch. 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 mandated that the Lindsay Heights NID Board be structured and operate in accordance with the by-laws, which is consistent with the following:

1. Board Size: Minimum of five (5) and up to nine (9) directors to complete the board.
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.
3. Term: Terms for the members of the board shall be for a period of one year. Directors may be re-elected.
4. Compensation: N/A
5. Meetings: The Board shall adopt rules of order (by-laws) to govern the conduct of its meetings. The Board shall meet regularly, at least once every 2 months. The majority of the Board Members must be present for the quorum in order for official decisions to be made. The Board shall be governed by and comply with Wisconsin public records and opening meetings law.
6. Staffing and Office: The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. The Board may also maintain an office for the district, which shall be located within the District.
7. Method of Electing Directors to District Board: An annual meeting at which directors of the Board will be elected shall be held on the first Tuesday of February of each year of the District's existence. Prior to the meeting, the City shall publish a Class 2 notice that contains the time and location for the annual meeting. The notice shall specify that all individuals who either own or occupy real property within the District are eligible to serve on the Board and vote at

the election.

8. Changes: Any change in the Board size, composition or election methodology must be approved by a two-thirds (2/3) majority of the entire Board.

#### **F. Relationship to other Organizations:**

The Lindsay Height NID shall be a separate entity partnership with Walnut Way Conservation Corp notwithstanding the fact that members, officers and directors of each may be shared. , a non-profit organization will operate as the Lindsay Heights NID “Fiscal Agent”, not subject to the open meeting law, and not subject to the public record law except for its records generated and meetings held in connection with the Lindsay Heights NID Board. Walnut Way Conservation Corp may and is intended to contract with the Lindsay Heights NID to provide services to the Lindsay Heights NID in accordance with this plan.

#### **G. Ownership of Property**

Pursuant to the NID Statute, defined below, the local legislative body does not authorize the board to own real property in this operating year, but the Operating Plan may be amended in the future to allow for such ownership.

## **IV. METHOD OF ASSESSMENT**

#### **A. Assessment Rate and Method**

The principle behind the assessment methodology is that each property should contribute to the Lindsay Heights NID in proportion to the benefit derived from the Lindsay Heights NID. After consideration of other assessment methods, it was determined that for residential properties, the number of residential units was the characteristic most directly related to the potential benefit provided by the Lindsay Heights NID.

Therefore, a fixed assessment of \$50 per dwelling unit was selected as the basic assessment methodology for properties in Lindsay Heights NID. Multi-family dwellings (residences with two or more dwelling units) shall be assessed \$50 per unit to a maximum of \$2,500. A fixed assessment of \$25 per vacant land was selected as the basic assessment methodology for vacant land properties in the LH NID. Properties in the area which fall within pre-existing Business Improvement Districts (BIDs) are omitted from Lindsay Heights NID.

Maintaining an equitable relationship between the Lindsay Heights NID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500 per parcel will be applied.

As of March 2022, the property in the proposed district had approximately 2,795 parcels and would generate a total NID assessment revenue of approximately \$162,500. Appendix D shows the

projected Lindsay Heights NID assessment for each property included in the district.

The assessment assigned to each parcel based on this formula is herein referred to as “Lindsay Heights NID Assessment.” Any Lindsay Heights NID Assessments related to a previous year or years may not be contested. Any Lindsay Heights NID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

## 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 to accomplish preservation.
- The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Lindsay Heights neighborhood 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 is 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:

- Provide technical assistance to the proponents of the district through adoption of the Plan and aid as appropriate thereafter.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- Receive annual audits as required per sec. 66.1110 (4)(c) of the NID law.

- Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the NID assessments.
- 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 & Economic Development Committee 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. Termination of the NID

The City may terminate the Neighborhood Improvement District if, one of the following occurs:

- One year after the initial operating plan has been adopted, the owners or property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all properties assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of the 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, may file a petition to terminate with the city's planning commission.

- Within 30 days after filling the petition, the planning commission must hold a public hearing on the proposed termination, with notice to all owners of property within the NID. It is required that the operating plan and a copy of a detailed map showing the boundaries of the NID be sent by certified mail to all owners.

If after the expiration period of 30 days following the date of the hearing, the property owners have met the valuation requirements stated above. (Paragraph #1); the request to terminate the NID may be granted by the municipality. The municipality shall terminate the NID on the date that the obligation with the latest completion date entered to implement the operating plan expires.

NOTE: If a NID has a long-term obligation, such as a streetscape improvement project, the NID must continue its existence until the obligation is satisfied.

## VII. FUTURE YEAR OPERATING PLANS

### A. Phased Development

Section 66.1110 (4)(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.

### B. Amendment, Severability and Expansion

This Lindsay Heights NID has been created under authority of Section 66.1110 of the Statutes of the State of Wisconsin ("NID Statute"). Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the Lindsay Heights NID and this Lindsay Heights NID Operating Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a NID 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 to undertake any other act.

**2023 LH NID BOARD OF DIRECTOR**

<b>NAME</b>	<b>POSITION</b>	<b>ADDRESS</b>	<b>EMAIL</b>
Marie Gordon	Chairperson	2443 N 14th Street	gordoncitgo@yahoo.com
Robert Browne	Vice Chairperson	1722 N 20th Street	brownere22@gmail.com
Geneva Jones	Secretary	1913 N 13th Street	jonesg1@matc.edu
Trasus Wright	Treasurer	1103 W Garfield Ave	trasuswright@gmail.com
Anita Winston	Member	2451 N 15th Street	winston.anita@yahoo.com

## APPENDICES

Appendix A - NID Statute: Wis. Stats. 66.1110

Appendix B - Petition for creation of the Lindsay Heights NID

Appendix C - Proposed Boundary Map

Appendix D - Property & Assessment List

Appendix E - Proposed Operating Budget 2024

Appendix F - 2022 Milwaukee Housing Conditions Report – RON Coalition

## APENDIX E - LINDSAY HEIGHTS NID PROPOSED OPERATING BUDGET 2024

### REVENUE

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NID 2024 Assessment *based on parcels in area	\$162,500.00
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Total Projected 2024 Revenue	\$175,000.00
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### EXPENSES

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#### Community Engagement

Outreach Coordinator - Full time position	\$60,000.00
Events ( <i>block parties, holiday lighting, etc.</i> )	\$5000.00

Administrative (accounting, NID administration)	\$10,000.00
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Home Repair Grant Program	\$100,000.00
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Total Expenses	\$175,000.00
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**NOTE:** The Lindsay Heights NID board members are required annually to seek funding from other sources for programming. The board reserves the right to re-allocate funds between initiatives in the case of unforeseen circumstances.



# APPENDIX A

## NID Statute: Wis. Stats. 66.1110

property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

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

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

**(5)** (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

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

**History:** 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

**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 imple-

mentation 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.

**66.1111 Historic properties. (1) DEFINITIONS.** In this section:

(a) "Historic property" has the meaning given under s. 44.31 (3).

(b) "Political subdivision" means a city, village, town or county.

(2) **ACQUISITION OF PROPERTY.** A political subdivision may acquire by gift, purchase or condemnation any property right in historic property, whether the property is real or personal.

(3) **OWNERSHIP, USE AND DISPOSITION OF PROPERTY.** (a) A political subdivision may preserve or rehabilitate any historic property which it owns, construct buildings on that property, own and maintain that property for public purposes or lease or convey that property.

(b) If a political subdivision leases to another person historic property, the political subdivision shall include provisions in the lease which protect the historic character and qualities of that property. If the political subdivision conveys historic property, the political subdivision shall obtain a conservation easement under s. 700.40 to protect the historic character and qualities of the property.

(4) **CONSIDERATION OF EFFECTS ON HISTORIC PROPERTIES.** (a) In the earliest stage of planning any action related to the following, a political subdivision shall determine if its proposed action will affect any historic property which is a listed property, as defined under s. 44.31 (4), or which is on the list of locally designated historic places under s. 44.45:

1. Long-range planning for facilities development.
2. Any action under sub. (3).
3. Razing any historic property which it owns.

(b) A political subdivision shall notify the state historic preservation officer of any proposed action which it determines under par. (a) would affect any historic property.

(5) **GRANTS.** A political subdivision may make grants of funds to any public or private entity for the purpose of preserving or rehabilitating historic property.

**History:** 1987 a. 395; 1989 a. 31; 1999 a. 150 s. 88; Stats. 1999 s. 66.1111.

**66.1113 Premier resort areas. (1) DEFINITIONS.** In this section:

(a) "Infrastructure expenses" means the costs of purchasing, constructing, or improving parking lots; access ways; transportation facilities, including roads and bridges; sewer and water facilities; exposition center facilities used primarily for conventions, expositions, trade shows, musical or dramatic events, or other events involving educational, cultural, recreational, sporting, or commercial activities; parks, boat ramps, beaches, and other recreational facilities; fire fighting equipment; police vehicles; ambulances; and other equipment or materials dedicated to public safety or public works.

(b) "Political subdivision" means a city, village, town or county.

(c) "Premier resort area" means a political subdivision whose governing body enacts an ordinance or adopts a resolution under sub. (2) (a).

(d) "Tourism-related retailers" means retailers classified in the standard industrial classification manual, 1987 edition, published by the U.S. office of management and budget under the following industry numbers:

1. 5331 — Variety stores.
2. 5399 — Miscellaneous general merchandise stores.

## **APPENDIX B**

# Petition for creation of the Lindsay Heights NID

APPENDIX C

**LINDSAY HEIGHTS**

**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 Lindsay Heights 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. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

APPENDIX C

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LINDSAY HEIGHTS

PETITION FOR CREATION OF NEIGHBORHOOD IMPROVEMENT DISTRICT

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Name of Property Owner	Property Address	Signature
1. Michael Blakes	1721 N. 19th Street	Michael Blakes
2. TARA Sheets Walker	1834 W 19th St	Tara Sheets Walker
3. GEORGE E. LEWIS	1826 N. 19th St	George E. Lewis
4. Sabrina Brooks	1725 N 19th St	Sabrina Brooks
5. Lemoris Cole	1921 N. 20th St.	Lemoris Cole
6. Ashley Mayer	1749 N. 20th St.	Ashley Mayer
7. Edward Greife	1744 N 20th St	Edward Greife
8. Kenyatta Coburn	1104 W. Brown St	Kenyatta Coburn
9. John Ashley	2471 N 19th St	John Ashley
10. Shakina Stokes	2859 N 8th St	Shakina Stokes
11. Rodney Matthews	2713 N 8th St	Rodney Matthews
12. Prentiss Johnson	2551 N 8th St	Prentiss Johnson
13. Termaine Peyton	1830 N. 14th	Termaine Peyton
14. Lenora Brown	2133 N. 14th St	Lenora Brown
15. V Michelle Lee	2201 N 14th St	V Michelle Lee

APPENDIX C

LINDSAY HEIGHTS

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Name of Property Owner	Property Address	Signature
1. <u>Fiona Eby</u>	<u>1840 N. 18<sup>th</sup> St</u>	<u>[Signature]</u>
2. <u>Jonathan Barajas</u>	<u>1832 N 18<sup>th</sup> ST</u>	<u>[Signature]</u>
3. <u>Shawn Schurz</u>	<u>1820 N. 18<sup>th</sup></u>	<u>[Signature]</u>
4. <u>David Gert</u>	<u>1806 N. 18<sup>th</sup></u>	<u>[Signature]</u>
5. <u>Amelia Swales</u>	<u>1738 N 18<sup>th</sup> street</u>	<u>[Signature]</u>
6. <u>Doris Howard</u>	<u>2234 N. 18<sup>th</sup></u>	<u>[Signature]</u>
7. <u>Andrea Fojtik</u>	<u>2210 N. 18<sup>th</sup> St</u>	<u>[Signature]</u>
8. <u>Jeff Fojtik</u>	<u>2206 N. 18<sup>th</sup> St</u>	<u>[Signature]</u>
9. <u>SIA Semons</u>	<u>2146 N 18 St.</u>	<u>[Signature]</u>
10. <u>Emma Lindsey</u>	<u>7130 N 18</u>	<u>[Signature]</u>
11. <del>[Signature]</del>		
12. <u>Manice Truss</u>	<u>2108 N 18<sup>th</sup></u>	<u>[Signature]</u>
13. <u>DACLASCUBH</u>	<u>2105 N 18<sup>th</sup></u>	<u>[Signature]</u>
14. _____	_____	_____
15. _____	_____	_____



APPENDIX C

LINDSAY HEIGHTS

PETITION FOR CREATION OF NEIGHBORHOOD IMPROVEMENT DISTRICT

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Name of Property Owner	Property Address	Signature
1. Barbara Pleasant	1736 N. 30 <sup>th</sup>	
2. Margie Hendricks	2015 N 11 <sup>th</sup> St	
3. SAMMIE MICKEN	2035 N 11 <sup>th</sup> St	Sammie Mickens
4. Helen Klectley	2109 N. 11 <sup>th</sup>	Helen Klectley
5. Janet Burns	2124 N. 11 <sup>th</sup> St	
6. Reguel Rucker	2146 N 11 <sup>th</sup>	
7. Sonice Sondre	2123 N 11 <sup>th</sup>	
8. Jeanine Vann	2231 N. 11 <sup>th</sup> St	Jeanine Vann
9. Fredi Medina	1911 N 14 <sup>th</sup> St	
10. Delia Sumner	1725 N. 12 <sup>th</sup> St.	
11. Kerry Peterson	2034 N. 12 <sup>th</sup> St	Kerry Peterson
12. Vicki Blanchard	1955 N. 18 <sup>th</sup> St	
13. Peter Young	1939 N. 18 <sup>th</sup>	Peter Young
14. ANITA SANDERS	1731 N 18 <sup>th</sup>	Anita Sanders
15. Sharon Chaney	1934 N. 18 <sup>th</sup> St	Sharon Chaney

4 UNDER  
CROSSING

APPENDIX C  
LINDSAY HEIGHTS

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 Lindsay Heights 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>Joya Griffin</u>	<u>2014 N. 14</u>	<u>Joya Griffin</u>
2. <u>Brenda Ward</u>	<u>1336 W. Garfield Ave</u>	<u>Brenda Ward</u>
3. <u>Curtis Jordan</u>	<u>2373 N. 14<sup>th</sup> St.</u>	<u>Curtis Jordan</u>
4. <u>Shamika Hullum</u>	<u>2741 N 8<sup>th</sup> St</u>	<u>Shamika Hullum</u>
5. <u>EMORIT BARNEET</u>	<u>2355 N 17<sup>th</sup> St.</u>	<u>Emorit Barneet</u>
6. <u>Shielda Danson</u>	<u>2872 N. 19<sup>th</sup></u>	<u>Shielda Danson</u>
7. <u>ANTONIO GARNER</u>	<u>2523 N 14<sup>th</sup></u>	<u>Antonio Garner</u>
8. <u>Joniwae Gray</u>	<u>2233 N. 17<sup>th</sup> St</u>	<u>Joniwae Gray</u>
9. <u>Annie Robinson</u>	<u>2142 N. 15<sup>th</sup> St.</u>	<u>Annie Robinson</u>
10. <u>Javier Hernandez</u>	<u>2207 N Lindsay St</u>	<u>Javier Hernandez</u>
11. <u>Ben E Johnson</u>	<u>2225 N LINDSAY ST</u>	<u>BEN E JOHNSON</u>
12. <u>Janzaniqué Carrington</u>	<u>2205 N. 15<sup>th</sup> St</u>	<u>Janzaniqué Carrington</u>
13. <u>Lashawn Wright</u>	<u>2132 N 15<sup>th</sup> St</u>	<u>Lashawn Wright</u>
14. <u>PATRICIA FIFER</u>	<u>2221 N. 14<sup>th</sup> St</u>	<u>Patricia Fifer</u>
15. <u>Requiel Ruckel</u>	<u>2146 N 11<sup>th</sup> St</u>	<u>Requiel Ruckel</u>
<u>Requiel Ruckel</u>		

APPENDIX C

LINDSAY HEIGHTS

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Name of Property Owner	Property Address	Signature
1. <u>toni soward gafford</u>	<u>1324 w garfield ave</u>	<u>[Signature]</u>
2. <u>Brenda Ward</u>	<u>1336 W. Garfield Ave</u>	<u>[Signature]</u>
3. <u>Lamar Griffin</u>	<u>2214 N. 14th St</u>	<u>[Signature]</u>
4. <u>BEN JOHNSON</u>	<u>2225 N. LINDSAY</u>	<u>Ben Johnson</u>
5. <u>Alfred Hunter</u>	<u>2151 N Windsor</u>	<u>Al Hunter</u>
6. <u>[Signature]</u>	<u>1115 w garfield</u>	<u>[Signature]</u>
7. <u>[Signature]</u>	<u>2136 N. 12th St</u>	<u>[Signature]</u>
8. <u>Jeremiah Amighur</u>	<u>1713 W Vine St</u>	<u>[Signature]</u>
9. <u>To Winnie Billingsley</u>	<u>1708 W Vine</u>	<u>[Signature]</u>
10. <u>Ranel Bly</u>	<u>1913 N. 19th Street</u>	<u>[Signature]</u>
11. <u>Mr. Eric Hunter</u>	<u>2028 N. 15 lane</u>	<u>[Signature]</u>
12. <u>Leon Davis</u>	<u>2851 N 15<sup>th</sup> Lane</u>	<u>[Signature]</u>
13. <u>Virginia Rogers Couch</u>	<u>2865 N. 15<sup>th</sup> Lane</u>	<u>Virginia Rogers Couch</u>
14. <u>Margaret [Signature]</u>	<u>1541 W. Locust St.</u>	<u>[Signature]</u>
15. <u>Susan McKay</u>	<u>1541 W. Locust St</u>	<u>[Signature]</u>

APPENDIX C

LINDSAY HEIGHTS

PETITION FOR CREATION OF NEIGHBORHOOD IMPROVEMENT DISTRICT

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Name of Property Owner	Property Address	Signature
1. Evelyn Perry	2522 N. 18 <sup>th</sup>	Evelyn Perry
2. Monique Newsom	2529 N. 17 <sup>th</sup> St	Monique Newsom
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

APPENDIX C

LINDSAY HEIGHTS

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Name of Property Owner	Property Address	Signature
1. <u>Adele Shaw</u>	<u>2836 N 9th St</u>	<u>A. Shaw</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

APPENDIX C

**LINDSAY HEIGHTS**

**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 Lindsay Heights 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>Steph Wozzard</u>	<u>2338 N. 16 St</u>	<u>Steph Wozzard</u>
2. <u>Amis Danner</u>	<u>2338 N 16<sup>th</sup> St</u>	<u>Amis Danner</u>
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____



# WALNUT WAY CONSERVATION CORP

LINDSAY HEIGHTS NID PETITION SIGNATURES

EVENT

LOCATION

DATE June 12, 2021

Community Days

2432 N. Tautouka Ave

SIGNATURE

PRINTED NAME

ADDRESS

*Johnny C. White Jr*

Johnny C. White Jr

2432 N. Tautouka Ave

*Corey Jones*

Corey Jones

8627 W Douglas Ave

*Sharon Adams*

Sharon Adams

3247 N 17 Street 53205

*Dennis Jackson*

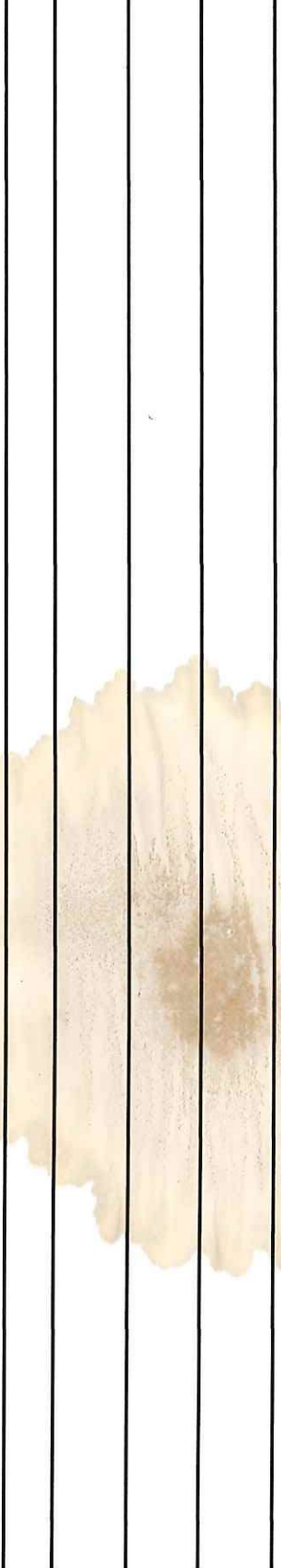
Dennis Jackson

1456 N. 18 Street

*Linda White*

Linda White

2432 N. Tautouka Ave



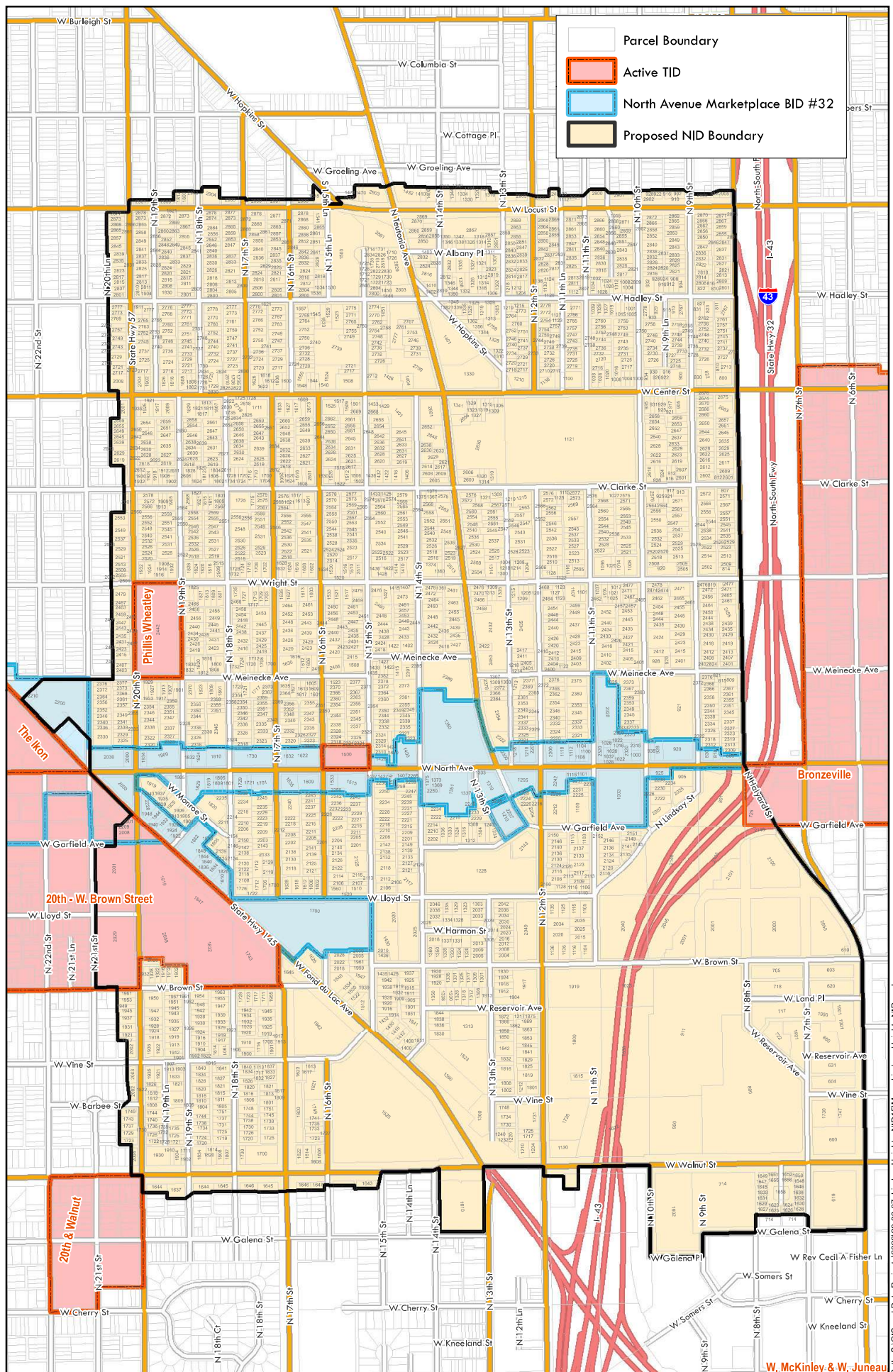
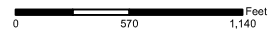
# APPENDIX C

## Proposed Boundary Map



# LINDSAY HEIGHTS NEIGHBORHOOD IMPROVEMENT DISTRICT #15

Prepared by the Dept. of City Development Planning Division, 8/26/2020  
Source: City of Milwaukee Information Technology Management Division



Path: S:\GIS and Data Projects\2020\20-08-07\_LindsayHeights\_NID15Map - Lindsay Heights NID.mxd

# APPENDIX D

## Property & Assessment List

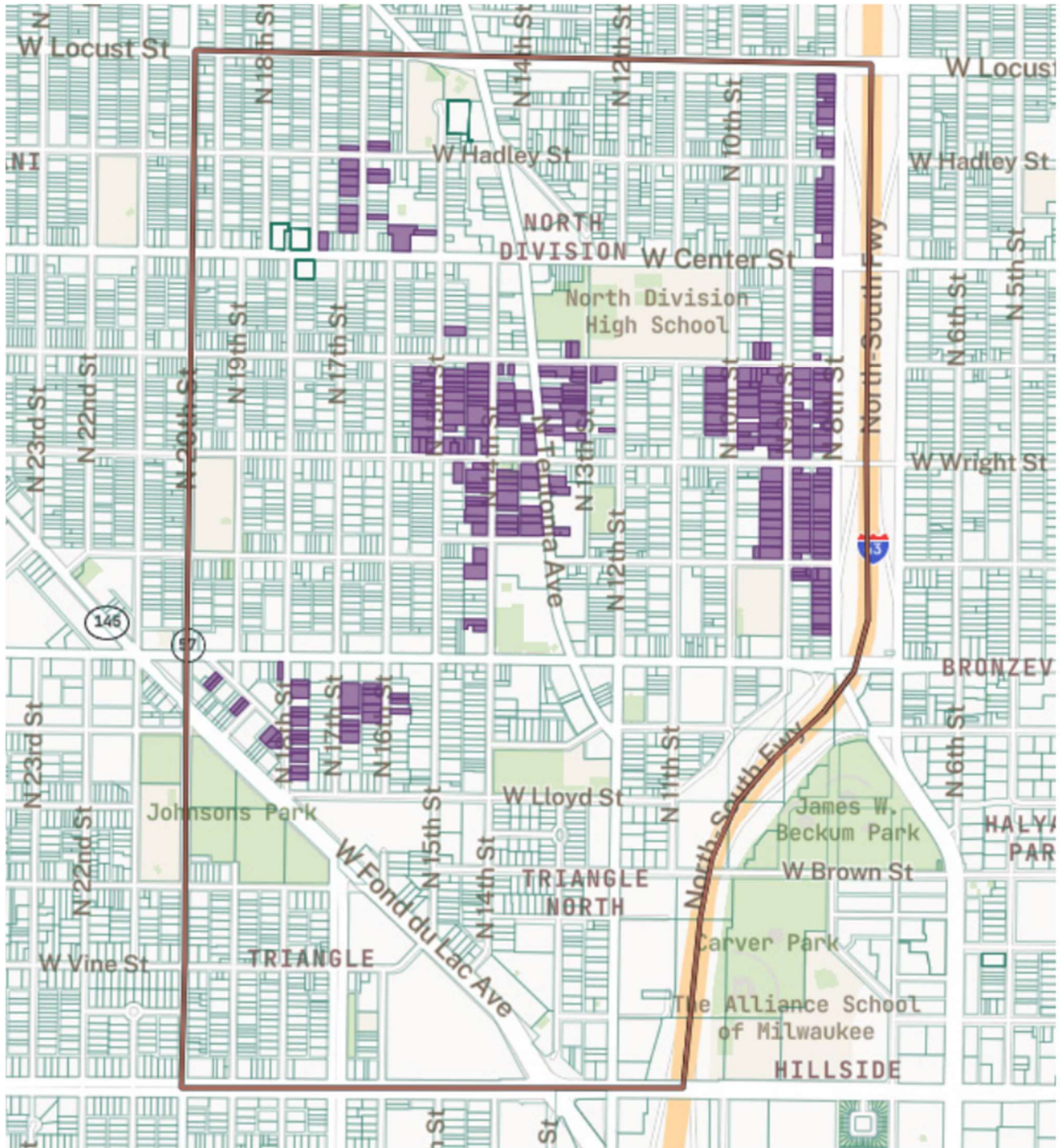
# APPENDIX E

## Proposed Operating Budget 2024

## **APPENDIX F**

# 2022 Milwaukee Housing Conditions Report – RON Coalition

## Lindsay Heights Survey Area

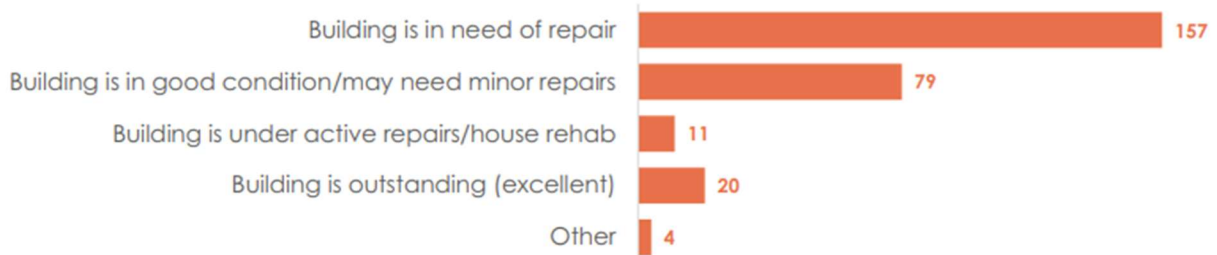


Properties surveyed are highlighted in purple. Image: REGRID platform

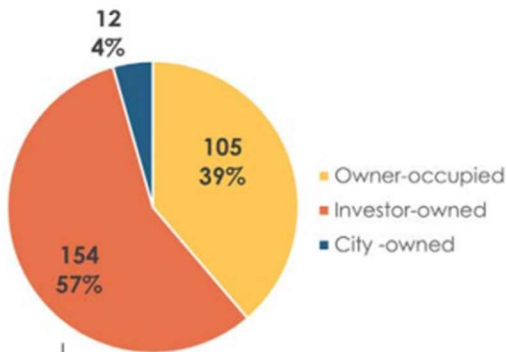
# Lindsay Heights Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
326	46	271	157 (57.9%)	80 (29.5%)

## Building Condition, Residential and Mixed-Use Properties (n=271)



### Ownership of Residential & Mixed Use Properties (n=271)



Of all **105** owner-occupied properties, **24.7%** need multiple major repairs.

Of all **154** investor-owned properties, **31.8%** need multiple major repairs.

Of all **12** city-owned properties, **41.6%** need multiple major repairs.

**22 (8.1%)**

Of all residential and mixed use properties are owned by an out-of-state investor.



**20 (7.4%)** residential and mixed use buildings surveyed are boarded up.



**81 properties** are at increased risk for lead exposure (built before 1979 and needed major paint repair).

## Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

Multiple (two or more) major repairs needed

Multiple major repairs needed AND tax delinquent

	Multiple (two or more) major repairs needed				Multiple major repairs needed AND tax delinquent							
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %		
RON Coalition	2,486	766	31%	1,595	64%	125	5%	557	175	31%	382	69%
Lindsay Heights	80	26	33%	49	61%	5	6%	30	11	37%	19	63%