



A G E N D A
CITY OF WAUPUN BUSINESS IMPROVEMENT
DISTRICT
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, August 19, 2025 at 7:00 AM

The Waupun Business Improvement District will meet In-person, virtual, and teleconference. Instructions to join the meeting are provided below:

VIRTUAL LINK: <https://us02web.zoom.us/j/87861706547?pwd=tHvrvbMpJQToZ2mf8V0y7DfE8Suv2t.1>

MEETING ID: 878 6170 6547

PASSCODE: 136402

CALL TO ORDER

ROLL CALL OF BOARD MEMBERS

ADOPT AGENDA

PUBLIC COMMENT (State name, address, and subject of comments (2 minutes)).

CONSENT AGENDA:

- [1.](#) BID Minutes from June 17, 2025
- [2.](#) BID Financials June 2025
- [3.](#) BID Financials July 2025

CONSIDERATION - ACTION:

- [4.](#) Outstanding Applications
- [5.](#) Application for 425 E Main St - Tony's Family Restaurant
- [6.](#) DRAFT 2026 Bid Operating Plan

DISCUSSION ITEMS:

- [7.](#) Waupun Business Alliance Updates
- [8.](#) City Administrator Updates

ADVANCED PLANNING:

- [9.](#) Next Regularly Scheduled Meeting September 16, 2025

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.



MINUTES
CITY OF WAUPUN BUSINESS IMPROVEMENT
DISTRICT
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, June 17, 2025 at 7:00 AM

Meeting called to order by Board Chairperson Gary DeJager at 7 am.

Roll call taken. Members present Teresa Ruch, Tyler Schulz, Gary DeJager, Mitch Greenfield (online), Craig Much, Jodi Mallas, and Steve Daute. Also present are Mayor Bishop, Administrator Schlieve, Raina Lyman (Envision Greater Fond du Lac), and Assistant Administrator Casey Langenfeld.

Absent and excused: BJ Yohn; Katie Bohn Kristine Salkowski

Mayoral appointments to the Business Improvement District are recognized. Leaving the board is Rich Matravers and joining the board is Kristine Salkowski.

Motion Schultz, second Ruch to nominate Gary DeJager to chairperson of BID Board. No further nominations are offered and motion is amended to close nominations and unanimously nominate Gary DeJager to the role. Carried unanimously.

Motion Daute, second Schultz to nominate Teresa Ruch to the role of Vice Chairperson of the BID Board. No further nominations are offered and motion is amended to close nominations and unanimously nominate Teresa Ruch to the role. Carried unanimously.

Motion Schultz, second Ruch to maintain the monthly meeting as the third Tuesday of each month at 7 am. Carried unanimously.

Motion Much, second Schultz to approve Minutes from April 15, 2025 and the Financials for the BID from April and May of 2025 as presented. Carried unanimously.

Administrator Schlieve notes that the reimbursement for Home Sweet Home is in process. No applications are outstanding at this point requiring review.

A new application for 428 E Main Street (Prison City Pub) is presented. Kristine Salkowski is absent and Administrator Schlieve explains her project request to replace signage on the front of her building, located at 428 E Main Street to reflect the new name of her business, Prison City Pub. Building inspector approval notes that the sign is grandfathered due to size and the request is only supported if the sign is refaced. A new cabinet cannot exceed 10 sq ft per type II sign defined in City Ordinance 16.11. Total project cost is \$3,153.60 and request is for 50% of the project. Motion Schultz, second Much to approve a matching grant capped at \$1,576. Carried unanimously.

Administrator Schlieve provides an overview of the WI Main Street Cohort program that the city has applied to. Schlieve notes that joining the Main Street program is a goal of many downtown development organizations and that the original BID plan was built on the four pillar Main Street approach. Previous groups have tried to figure out how to get the City to Main Street status. If Waupun is accepted into the cohort program, a team will need to work through a 10-month process to develop a plan to become a designated Main St community. Only five communities will be accepted into the cohort program. Staff expect to hear whether the city's application has been accepted by late summer. Members of the BID Board are encouraged to participate in the cohort if selected.

Administrator Schlieve and Raina Lyman from Envision Greater Fond du Lac provide an overview of the WRNC Opportunity Fund. The fund is a regional financial assistance program designed to empower small businesses in the Cities of Waupun and Ripon and the Villages of North Fond du Lac and Campbellsport. This initiative—supported in part by a Small Business Development Grant from the Wisconsin Economic Development Corporation—focuses on enhancing local economies through two targeted funding tracks: the WRNC Start-Up Fund and the WRNC Expansion Fund. Each award includes a forgivable grant component for businesses that meet specific milestones like opening, job creation, or revenue growth. Applicants are required to receive technical assistance from Envision Greater Fond du Lac to ensure they're ready to succeed.

Raina Lyman and Administrator Schlieve provide an overview of Ignite Rural, an innovative business accelerator program that will be offered in Waupun this fall. The program will culminate with a pitch competition with substantial prize awards for 1st and second place. A maximum of ten individuals will be allowed into the program. Active recruitment is happening now with information scheduled across Fond du Lac County. BID members are encouraged to share information about the program within their network.

Raina Lyman provides an update for the Waupun Business Alliance. In addition to the programs previously explained, Lyman reminds board members that technical assistance support is available through Envision and Ignite with regular business hours every other Tuesday from 8am to 5 pm or by appointment. Additionally, Envision has a summer intern that is working with area businesses to audit and recommend improvements to a business's social media/online presence. This service is offered at no cost to members.

Administrator Schlieve provides updates on the following:

- The Joint Review Board (JRB) meets on 6/17, to consider an amendment to TID 9 boundaries to pick up additional land to support future industrial and residential development, as well as to consider creation of a new TID to support redevelopment of 331 Bly St.
- The city was awarded an estimated \$900K Community Development Grant from Dodge County to extend Shaler Dr from the travel plaza to the high schools.
- The city has acquired 18A N Madison St as part of the North Alley project in the 300 Block of E Main.
- City staff are working on zoning modifications to clarify Planned Community Development zoning requirements and streamline the process.
- Business Retention and Expansion (BRE) work is ongoing with the focus on reaching as many existing business owners to assess conditions as possible over the course of 2025.
- A sub-committee is being sought from the BID Board members interested in working on the 2026 BID Operating Plan. Gary DeJager, Tyler Schultz, Mitch Greenfield, and Craig Much volunteer to work on this project.

Next regularly scheduled meeting is planned from July 15 at 7 am.

Motion Schultz, second Greenfield to adjourn the meeting at 7:24 am. Carried unanimously.

CASH ON HAND

Prior Month Ending Balance	\$ 21,705.32
Plus Current Month Deposits	\$ -
Less Current Month Expenses (including expenses in accounts payable)	\$ (1,621.50)
Total Cash on Hand	<u>\$ 20,083.82</u>
Less Outstanding Grants/Checks (not in accounts payable)	<u>\$ (3,446.00)</u>
BID Funds Available	<u>\$ 16,637.82</u>

BUDGET

Revenue	\$ 24,762.49
Less Approved Grants & Expenses	<u>\$ 8,124.67</u>
Remaining Budget Funds Available	<u>\$ 16,637.82</u>

2025 Grants Approved - Not Dispersed

Ravenvale, LLC	\$ 1,870.00
Prison City Pub	<u>\$ 1,576.00</u>
	<u><u>\$ 3,446.00</u></u>

2025 Actual Operating Expenses

Holiday Planters	\$ 500.00
Sculpture	\$ 500.00
Checks	\$ 127.87
Audit Fees	\$ 1,837.50
Flower Pots - Potting Soil	\$ 91.80
Lost Lake Acres	<u>\$ 1,621.50</u>
	<u><u>\$ 4,678.67</u></u>

Total of Grants Approved Not Dispersed and Actual Expenses	\$ 8,124.67
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2025 Upcoming Operating Expenses

	<u><u>\$ -</u></u>
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Projected Unrestricted Funds	\$ 16,637.82
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CASH ON HAND

Prior Month Ending Balance	\$ 20,083.82
Plus Current Month Deposits	\$ -
Less Current Month Expenses (including expenses in accounts payable)	\$ (1,870.00)
Total Cash on Hand	<u>\$ 18,213.82</u>
Less Outstanding Grants/Checks (not in accounts payable)	<u>\$ (1,576.00)</u>
BID Funds Available	<u>\$ 16,637.82</u>

BUDGET

Revenue	\$ 24,762.49
Less Approved Grants & Expenses	<u>\$ 8,124.67</u>
Remaining Budget Funds Available	<u>\$ 16,637.82</u>

2025 Grants Approved - Not Dispersed

Prison City Pub	\$ 1,576.00
	<u><u>\$ 1,576.00</u></u>

2025 Actual Operating Expenses

Holiday Planters	\$ 500.00
Sculpture	\$ 500.00
Checks	\$ 127.87
Audit Fees	\$ 1,837.50
Flower Pots - Potting Soil	\$ 91.80
Lost Lake Acres	\$ 1,621.50
Home Sweet Home Real Estate	\$ 1,870.00
	<u><u>\$ 6,548.67</u></u>

Total of Grants Approved Not Dispersed and Actual Expenses	\$ 8,124.67
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2025 Upcoming Operating Expenses

\$ -

Projected Unrestricted Funds	<u><u>\$ 16,637.82</u></u>
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AGENDA SUMMARY SHEET

MEETING DATE: 8/19/25

TITLE: Outstanding Applications

AGENDA SECTION: DISCUSSION/ACTION

PRESENTER: Schlieve

DEPARTMENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality	--	

ISSUE SUMMARY:

Applications for the following business are outstanding:

- Prison City Pub, 428 E Main St, Signage grant approved 6/17/25

Work is complete, waiting for invoice to issue reimbursement grant.

STAFF RECOMMENDATION:

No action recommended.

ATTACHMENTS:

<p><u>RECOMMENDED MOTION:</u></p>
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① Business Improvement Dist.

2024 Waupun Business Improvement District ~ Façade Improvement Program ~

INTRODUCTION

The Façade Improvement Program has been established by the Waupun Business Improvement District (BID) and may be utilized in conjunction with the Community Development Authority's Design Assistant Grant and Building Improvement Program.

PURPOSE/MISSION

- To improve the business climate in downtown Waupun.
- To improve the aesthetics (façade) of existing businesses
- This mission will also enhance the quality of life in the Waupun Area.

FAÇADE IMPROVEMENT PROGRAM

Property owners and businesses within the B I D of the City of Waupun are eligible for up to \$2,100.00 in matching grant funds for improvements to the exterior of their buildings or improvements visible from the exterior of the building. As a matching grant program, the BID will reimburse the property owner for up to 50% of the expense, up to a maximum of \$2,100.00. The BID reserves the right under this program to exceed the maximum grant amount of \$2,100.00 on a case-by-case basis. All grants will be awarded to eligible applicants while funds are available. Applicants are eligible for only **one grant award every two years**, unless otherwise approved by the BID Board.

ELIGIBLE APPLICANTS

The Façade Improvement Program is available to any Waupun commercial property located in the Business Improvement District.

No application will be reviewed or presented to the committee for their consideration on behalf of an individual or entity that is delinquent in their City of Waupun Property Taxes or Waupun Utility Bills. Neither the grant recipient nor the landlord (if not the same entity) can be delinquent on any utility bills or property taxes in the City of Waupun on any property located in the City.

Eligible projects must meet the requirements of the Zoning Code and Design Standards identified in the Waupun Municipal Code.

ELIGIBLE ACTIVITIES

- Façade renovations – including but not limited to Window Installation, Signage, Awnings and Exterior lighting
- Other expenses deemed eligible by the BID Board

INELIGIBLE ACTIVITIES

- Interior items – including but not limited to appliances, lighting, wall coverings, carpet and paint. These items may be funded through grants offered by the Community Development Authority.
- Other expenses deemed ineligible by the BID Board

PROCESS

- a. Applications are distributed and collected by the BID Board:
Waupun Business Improvement District – Clerk's Office, Waupun City Hall
201 E. Main Street, Waupun WI 53963
- b. As there are code restrictions, it is the applicant's responsibility to receive approval by the City Building Inspector for all projects prior to submission of application.

- c. Completed applications must be submitted no later than the 1st Wednesday of the month in order to be considered at the BID board meeting for that month. **Applicant(s) must attend the scheduled BID board meeting.** Regular BID board meetings are held at 7:00 AM the third Tuesday of every month, Waupun City Hall Council Chambers.
- d. Notification of approval/denial will be provided to the applicant by the BID within five (5) days of application. **Note that the project must be approved prior to any of the work taking place; failure to have prior approval from the BID Board may result in a denial of the funding request for the qualifying project.**
- e. Appropriate documentation, such as invoices and pictures of the completed work, must be submitted to the City Economic Development Department for fund reimbursement upon completion of the project. All projects must commence within ninety (90) days of grant approval and reimbursable expenses must be submitted within one-hundred-eighty (180) days of grant approval.
- f. If the projects are not done in accordance with the requirements and time schedule identified, then the applicant MUST re-appear for re-approval. Limited consideration for grant extension will be given based on demand for program dollars.

APPLICATIONS

- a. Completed Façade Improvement Program application form (attached) and supporting documentation
- b. Completed Release of Information Letter (attached)

DESIGN GUIDELINES

All applicants shall utilize the design standards set forth in Chapter 25 of the Municipal Code as a guideline for designing improvements to buildings. These design criteria were recommended by the Community Development Authority to the Common Council.

1. PURPOSE & INTENT

It is the general intent of the Community Development Authority to renovate, preserve and maintain properties within the redevelopment area of the City of Waupun through a process of design review in order to:

- Encourage urban design excellence
- Integrate urban design and preservation of Waupun's heritage into the process of redevelopment
- Enhance the character of the Waupun business community

2. APPLICABILITY

- *Context:* The facility is designed in a manner that is mindful of and complementary to the existing building and natural environment.
- *Harmony:* The facility uses materials, forms and colors that serve as unifying elements with the surrounding buildings and natural environment.
- *Compatibility:* The facility should be compatible with nearby buildings' architectural scale, color, rhythm and proportions.
- *Building Design:* All buildings shall be designed with attention and sensitivity to the historical, architectural and physical context in which they are located.
- *Facades:* Facades should exhibit rhythms similar to those found in adjacent structures.
- *Colors:* Color selection of exterior surfaces, materials and equipment should not detract from the surrounding area. Neon and fluorescent tones are prohibited.
- *Awnings:* Awnings and canopies are encouraged. If provided, they should be designed as an integral component of the building façade.
- *Signage:* Placement of signs shall not be unduly obscure or interfere with sight lines to other properties. Signs should be architecturally compatible and contribute to the character of the area through the incorporation of tasteful presentations.
- *Historic preservation:* Preservation of unique historic or architectural landmarks is encouraged.

Waupun Business Improvement District (BID)
~ Façade Improvement Program – Grant Application ~

Applications missing any materials will be returned for completion.

Date: _____

Applicant Name: Jose A Benitez Gomez

Applicant Address: 596 Sunset Ln Fond du Lac WI 54935

Phone: 920.583.5747 Fax: _____ Email: Benitezag1221@gmail.com

Name of Business/Property: Tony's Family Restaurant

Property Address: 435 E Main St Waupun WI 53963

Property Use: Restaurant

Property owner, if different than applicant: Jesus Venegas Gutierrez

Owner address: 4310 W Spencer St Appleton, WI 54914 Owner Phone: 920.209.2685

Project Summary: Appleton, WI 54914

Brief Project Summary: New signage

Total Estimated Cost: \$ 5494.14

Total Grant Request: \$ 2100.00

Projected Start Date: 8/20/25

Projected Completion Date: 11/20/25

Name of Contractor: Signarama

Issue Payment if approved: Applicant or Business (circle)

Approval of City Building Inspector: _____ (Inspector's initials)

Required attachments:

☐ Project plan(s) to 1/4" scale, if applicable

☐ Current photo(s) of property

☐ Release of Information Letter (attached)

☐ Paint color(s) or material sample(s), if applicable

☐ Quotes/Estimates

Submit application form and attachments to:

Waupun Business Improvement District – City Clerk, Waupun City Hall
201 E. Main Street, Waupun WI 53963
920-324-7915 ext. 5

To be completed by City staff only:

Date application received: _____

Application reviewed for completeness by _____ (initials). Date: _____

Applicant notified of scheduled BID meeting by _____ (initials). Date: _____

Waupun Business Improvement District (BID)
~ Façade Improvement Program - Release of Information Letter ~

Date: _____

To: Waupun Business Improvement District – Clerk's Office, Waupun City Hall
201 E. Main Street, Waupun WI 53963

To Whom It May Concern:

I hereby authorize the Waupun Business Improvement District (BID) permission to share all application materials with BID board members who will be reviewing my application. I acknowledge that information provided to the BID may be released upon request in compliance with the open record requirements and in accordance with the freedom of information act. I acknowledge that I am to attend the BID board meeting in which this request will be reviewed and that the City of Waupun will notify me of that meeting.

Signed,

Name (print): Jose A Benitez Gomez

Signature: _____

Date: _____



N5528 Miranda Way • Fond du Lac, WI • 920.921.7181



ESTIMATE ES-F-56584

Payment Terms: 50% Down, Bal on Completion

Created Date: 8/8/2025

DESCRIPTION: Update All Exterior Signs Budget

Bill To: Tony's family restaurant
435 East Main Street
Waupun, WI 53963
US

Pickup At: Signarama
N5528 Miranda Way
Fond du Lac, WI 54937
US

Requested By: Jose a Benitez
Email: benitezag1221@gmail.com
Work Phone: (920) 583-5747
Cell Phone: (920) 583-5747

Salesperson: Andy Wapneski
Email: Andy@Signarama-FDL.com
Work Phone: 920.921.7181

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 Update All Exterior Signage	1	\$5,207.71	\$5,207.71	\$5,207.71

Exterior Signage Updates (Budget)

- Qty: 1 (Aluminum Exterior Sign)
- Size: 48" x 48" (estimate)
- Material: 3MM ACM
- Copy: Tony's Family Restaurant
- Qty: 1 (Aluminum Exterior Sign)
- Size: 96" x 48" (estimate)
- Material: 3MM ACM
- Copy: Tony's Family Restaurant
- Qty: 1 (Mirror)
- Size: 4 sq ft
- Material: Frosted Vinyl
- Copy: Tony's Family Restaurant
- Qty: 4 (Exterior Windows)
- Size: 19 sq ft
- Material: IJ180
- Copy: Tony's Family Restaurant also Name and Hours on Front Door
- Qty: 11
- Size: 82 sq ft
- Material: 70/30 Window Perf
- Copy: Tony's Family Restaurant

Removal and Install Included. Removal price is based on the Window Vinyl coming off easily. If this does not come off as planned, then pricing could increase but a discussion will be had before this happens.

This estimate assumes installation will involve regular access, soil, and wall conditions. In the event of sub-surface obstacles or obstructions in or behind walls, the parties agree to adjust the installation costs based on Signarama's additional costs. This quote does not include relocation of underground utilities if

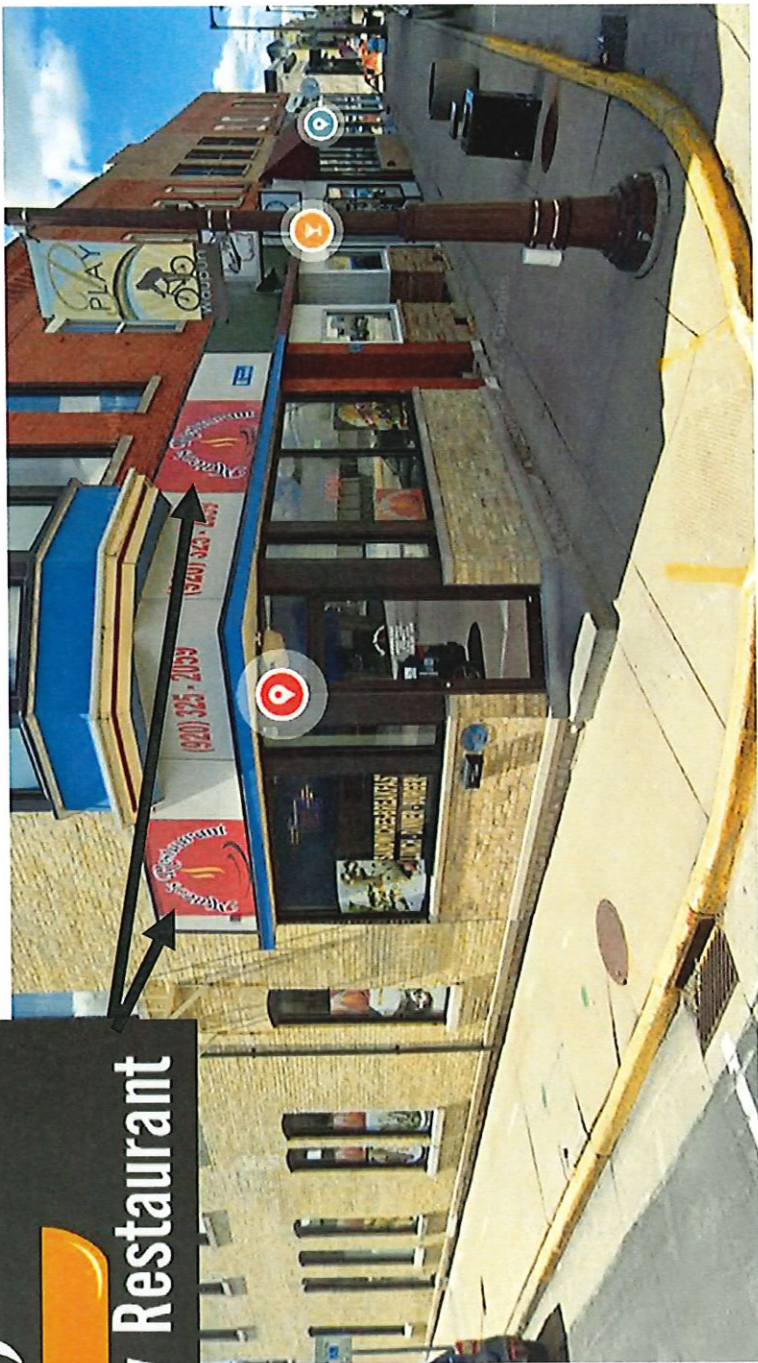
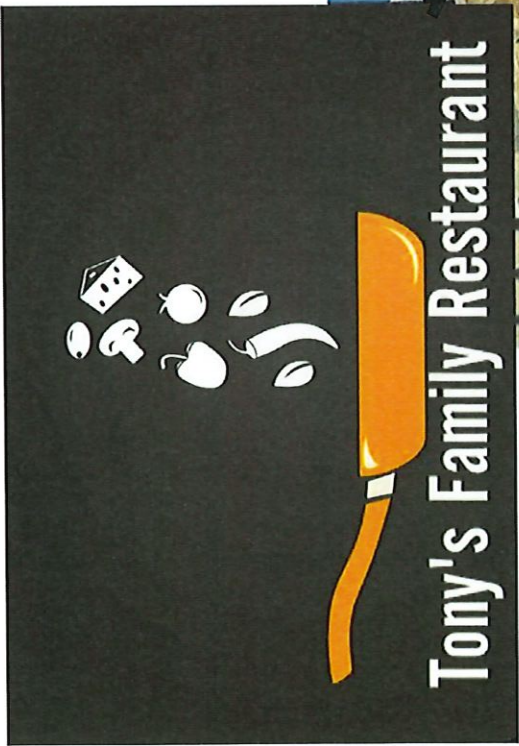
encountered or restoration of the surrounding landscaped area if disturbed by trucks. Buyer shall bring feed wires of suitable capacity and approved type to the sign's location before installation. Buyer shall provide all necessary reinforcements to the building on which the sign is installed.

2	Permit (To be billed at cost)	1	\$0.00	\$0.00	\$0.00
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Please Note: The prices provided in this estimate are subject to change based on the scope of work required. We strive to offer accurate estimates, but additional factors or requirements may impact the final cost. We will communicate any adjustments transparently and discuss them with you before proceeding. Thank you for your understanding and trust in our services. The estimate is valid for 30 days.

Base Subtotal:	\$5,207.71
Subtotal:	\$5,207.71
Taxable Amount:	\$5,207.71
WI State Tax Rate (5.0000%):	\$260.39
WI County Tax (0.5000%):	\$26.04
Total Taxes:	\$286.43
Grand Total:	\$5,494.14
Deposit Required:	\$5,494.14

Signature: _____ Date: _____





AGENDA SUMMARY SHEET

MEETING DATE: 8/19/25

TITLE: DRAFT 2026 Bid Operating Plan

AGENDA SECTION: DISCUSSION/ACTION

PRESENTER: Schlieve

DEPARTMENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality	--	

ISSUE SUMMARY:

The sub-group comprised of Craig Much, Mitch Greenfield and Gary DeJager met to discuss the 2026 BID operating plan and assessment rate. A draft of the updated operating plan is attached. The assessment rate moves from \$1.85 per \$1,000 of assessed value to \$2.20. In researching BIDs around the state, the current average assessment for small BIDs like Waupun's was \$2.09 per \$1,000 of assessed value as of 2024. An analysis from WEDC of all operating BIDs in Wisconsin is attached for reference. Note that 2025 Assessments are not final yet so all budget numbers are built on the last available data as of 2024 and are subject to change.

STAFF RECOMMENDATION:

Discussion only

ATTACHMENTS:

DRAFT 2026 Operating Budget

WEDC BID Analysis

<p><u>RECOMMENDED MOTION:</u></p>
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CITY OF WAUPUN
2026 BUSINESS IMPROVEMENT DISTRICT
OPERATING PLAN

BID Adoption: XX/XX/2025

Common Council Adoption: XX/XX/2025

THE WAUPUN BUSINESS IMPROVEMENT DISTRICT 2026 OPERATING PLAN (DRAFT)

INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BID) upon the petition of at least one property owner within the proposed district. The purpose of the law is “to allow businesses within those proposed district to develop, manage, and promote the districts and to establish an assessment method to fund these activities”. Upon petition from property owners within the Waupun Business Improvement District (hereafter “BID”), the City’s Common Council created the BID and adopted its initial operating plan in 1988.

Section 66.1109(3)(b), Wis. Stats., requires that a BID Board “shall annually consider and make changes to the operating plan. The board shall then submit the operating plan to the local legislative body for approval”. The Board of the Waupun BID submits this BID operating plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial 1988 BID operating plan. Therefore, it incorporates by reference the earlier plans as adopted by the City’s Common Council. In the interest of brevity, this plan emphasizes the elements, which are required by Sec. 66.1109, Wis. Stats. This plan does not repeat the background information that is contained in the initial operating plan.

DISTRICT BOUNDARIES

A calculation of the BID assessment and the original 1988 map of the district is provided in Appendix A and Appendix B.

2025 OPERATING PLAN

The goals, objectives, and strategies of the 2025 Operating Plan as provided in Appendix C. Estimated revenues and expenditures can be seen in Appendix D.

PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

Under §66.1109(1)(f)(4), the Operating Plan must specify how the BID promotes the orderly development of the municipality, including its relationship to any municipal master plan.

The Waupun Business Improvement District was created through private sector initiative to further city goals. The creation of the BID is consistent with the City’s plans and promotes the orderly development of the City in general and the business district in particular. This proposal is consistent with the City’s Comprehensive Plan and all other City Ordinances and Plans.

METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of December 31, 2025, the properties in the district have estimated total BID assessable value of **\$13,033,600**. This plan proposes to assess the taxable property in the district at a rate of \$2.20 per \$1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for property included in the district.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of the assessment methods, it was determined that the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a uniform rate applied on the assessed value of each property was selected as the basic assessment method for the Waupun BID

Information on specific assessed values, budget amounts, and assessment amounts are based on 2025 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the City's Common Council of such operating plan updates shall be conclusive evidence of compliance with this operating 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. The method of assessing shall not be materially altered, except with the consent of the City of Waupun.

B. Excluded and Exempt Property

Wisconsin law specifies certain properties, which are exempt from the assessment, and allows the municipality to determine whether businesses operating specifically for manufacturing purposes are exempt.

- Wisconsin Statutes § 66.1109(1)(f) 1m: This section details what must be included in a Standard Operating Plan. "Whether real property used exclusively for manufacturing purposes will be specially assessed." Property used exclusively for manufacturing purposes will not be assessed.
- Wisconsin Statutes §66.1109(5)(a): "Property used exclusively for residential purposes will not be assessed."
- Wisconsin Statutes § 66.1109(5)(a): "Real property that is exempted from general property taxes under §70.11 will not be assessed." Owners of property that is exempt from the special assessment may not receive the direct financial benefits of the Business Improvement District, such as in the case of a façade improvement grant or any other grant.

Owners of property that is exempt from the special assessment may not receive the direct financial benefits of the BID, such as in the case of the Façade Improvement Program.

CITY ROLE IN DISTRICT OPERATION

The City of Waupun is committed to helping private property owners in the district promote its development. To this end, the City has played a significant role in the creation of the BID and in the implementation of its operating plan. In particular, the City will continue to:

- Provide funding to the BID for administration and promotion of the Façade Improvement Grant program, business and development recruitment, and other initiatives. This is updated on an annual basis and is reviewed each budget year.
- Monitor and, when appropriate, apply for outside funds, which could be used in support of the district.
- Collect and disperse BID assessments to the district.
- Receive annual audits, as required per Sec. 66.1109(3)(c) of the BID law.
- Encourage partners to support the activities of the district.

BOARD MEMBERS AND STAFF

The Mayor shall appoint the members of the BID Board subject to confirmation by the Common Council. Upon confirmation, board members serve a 3-year term expiring April 30th.

The Board is comprised of six (6) representatives from the BID District and four (4) representatives at-large. The current BID Board and staff are comprised as follows:

REPRESENTATIVE FROM BID DISTRICT		4/30/2028	Tyler Schulz
REPRESENTATIVE FROM BID DISTRICT		4/30/2028	Kristine Salkowski
REPRESENTATIVE FROM BID DISTRICT		4/30/2026	Steve Daute
REPRESENTATIVE FROM BID DISTRICT		4/30/2026	Gary DeJager
REPRESENTATIVE FROM BID DISTRICT		4/30/2026	Bryan Yohn
REPRESENTATIVE FROM BID DISTRICT		4/30/2027	Mitch Greenfield
REPRESENTATIVE AT-LARGE		4/30/2028	Craig Much
REPRESENTATIVE AT-LARGE		4/30/2026	Jodi Mallas
REPRESENTATIVE AT-LARGE		4/30/2027	Katie Bohn
REPRESENTATIVE AT-LARGE		4/30/2027	Teresa Ruch
MAYOR	Ex Officio		

Responsibilities of the Board include implementation of this operating plan and preparing annual reports of the District. The Board will also annually consider and make changes to the operating plan and submit the operating plan to the Common Council for approval. The Board will conduct its business consistent with the open meeting law and keep minutes as a matter of public record.

FUTURE YEARS' OPERATING PLANS

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 purpose and goals in this operating plan.

Section 66.1109(3)(a) of the BID law requires the BID 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 project, it focuses upon 2026 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2025 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the City Common council of such operating plan updates shall be conclusive evidence of compliance with this operating plan and the BID law.

In later years, the BID operation plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. The method of assessing shall not be materially altered, except with the consent of the City of Waupun.

AMENDMENT, SEVERABILITY, AND EXPANSION

The BID has been created under the authority of Section 66.1109 of the Statutes of the Statues of the State of Wisconsin. Should any court find any portion of the statue invalid or unconstitutional, its decision will not be invalidate or terminate the BID and this BID operating plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the statue to narrow or broaden the process of a BID to exclude or include as assessable properties of a certain class or classes of properties, as and when it conducts its annual review and approval of the operating plan and without necessity to undertake any other act. This is specifically authorized under Se. 66.1109(3)(b)

Appendix A – Calculation of 2025 Assessed Values

Appendix B – 1988 Original BID Map

Appendix C – 2026 Operating Plan Goals, Objectives, and Strategies

Appendix D – 2026 Budget

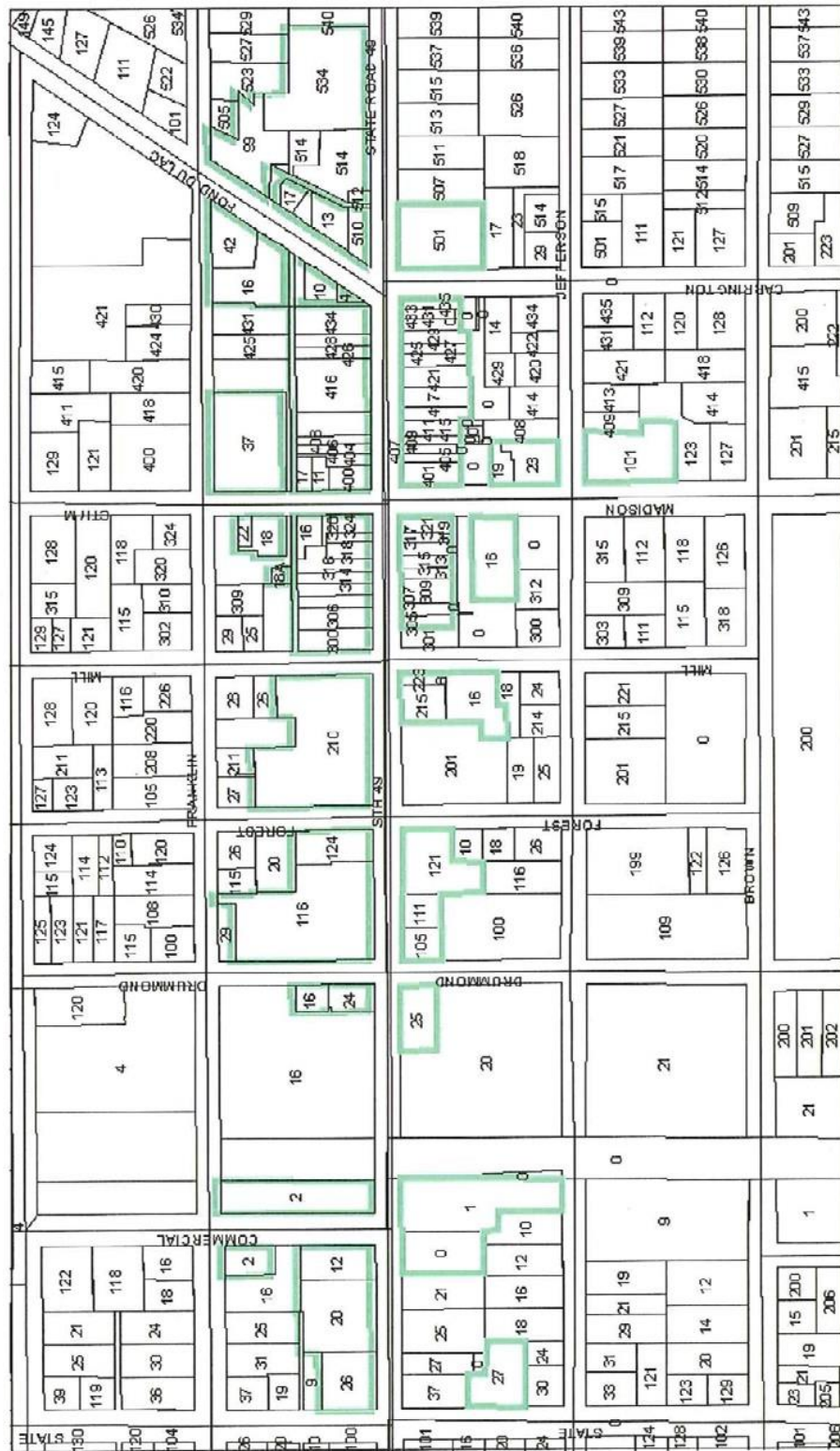
Appendix A – Calculation of 2025 Assessed Values

2025 Assessment Total			\$	13,033,600
Divided by \$1,000			\$	13,034
Assessment Rate: \$2.20/\$1,000				
2025 BID Assessment			\$	28,674

**Note that 2025 Assessment Values are Pending. Calculation uses 2024 Assessment Values and will be updated prior to adoption of the final plan.*

Appendix B – 1988 Original BID District Map

City of Waupun Bid District



Legend
 BID District



Appendix C – 2026 Operating Plan Goals, Objectives, and Strategies

1. Be a voice for the Downtown Business Community.

- a. Communicate and solicit feedback from members.
 - i. Review, update and execute the operating plan.
 - ii. Build networks that strengthen working relationships/partnerships to promote the district.
 - iii. Expand BID boundaries based on business inquiry.
 - iv. Complete annual audits as required by WI Statute.
 - v. Publish and distribute annual reports to members.
- b. Board development and administration
 - i. Recruit, develop and engage board members.
 - ii. Partner with city for administration and execution of operating plan.
- c. Strengthen collaboration among community partners to benefit the district.
 - i. Strengthen collaboration among community partner organizations.
 - ii. Maintain Connect Community status through WEDC.
 - iii. Participate in WEDC Cohort Program to determine feasibility of moving to Main Street status.

2. Promote Downtown Waupun as a Destination.

- a. Fund a shared resource with Downtown Promotions to market the district.
- b. Contribute to annual marketing / events calendar to encourage traffic in the district.

3. Improve the aesthetic / visual appeal of Downtown Waupun.

- a. Support façade improvements in the District.
 - i. Façade improvement grants.
 - ii. Educate/support property owners, helping them pursue various financial assistance programs to encourage property redevelopment.
- b. Support implementation of Streetscaping Plan.
 - i. Maintain downtown spaces that are clean, safe, comfortable and welcoming.
 - ii. Partner with city departments to manage safety, parking, snow removal, and planter program.
 - iii. Partner with the CDA on implementation of Streetscaping/Design WI Plan.

4. Attract, retain, and facilitate development of a unique mix of businesses in coordination with district partners.

- a. Work to retain businesses in the district.
 - i. Maintain a business retention program to identify business retention and expansion opportunities.

- ii. Provide educational opportunities to support the growth of downtown businesses.
- b. Work to attract new businesses to the district.
 - i. Follow up on leads of business looking to open, expand or relocate.
 - ii. Provide entrepreneurial startup business coaching through Ignite network.
 - iii. Promote WRNC Opportunity Fund to increase access to capital for small businesses in the district.
 - iv. Promote business attraction grant program.

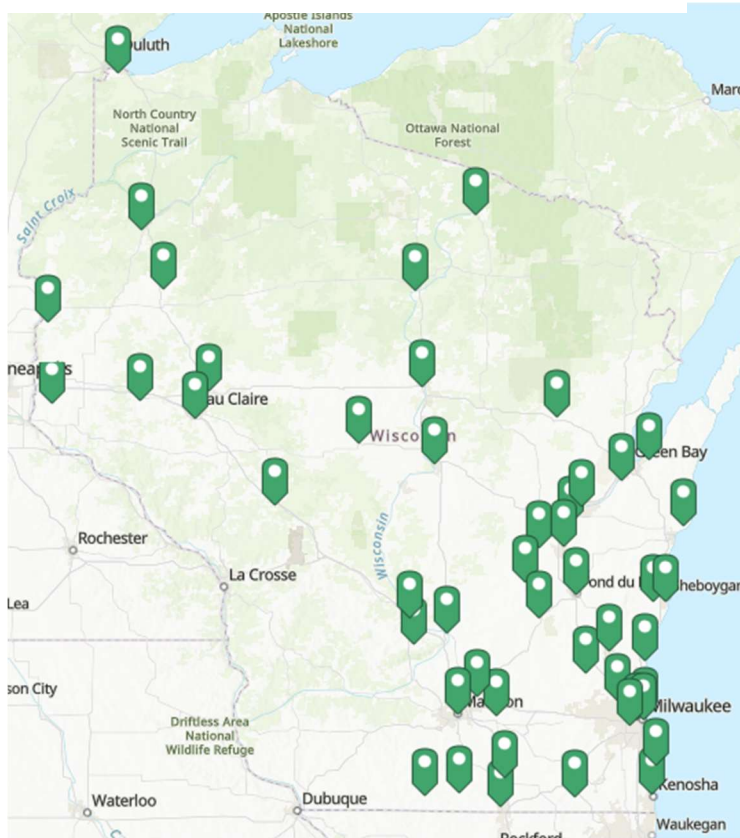
Appendix D – 2026 Budget

2025 BID OPERATING BUDGET				
INCOME:				
2025 Assessment Total			\$	13,033,600
Divided by \$1,000			\$	13,034
Assessment Rate: \$2.20/\$1,000				
2025 BID Assessment			\$	28,674
TOTAL INCOME:			\$	28,674
EXPENSES:				
Design			\$	17,500
Economic Vitality			\$	4,174
Organization			\$	5,000
Promotions			\$	2,000
TOTAL EXPENSE:			\$	28,674

Wisconsin Business Improvement District (BID) Report

October 2024

Wisconsin BID District Locations



This report summarizes information on Business Improvement Districts (BIDs) in Wisconsin as of October 2024. Please contact the creator for omissions, updates, and corrections.

What are Business Improvement Districts?

Wisconsin Act 184, signed into law in 1984, gives Wisconsin municipalities (cities, villages, and towns) the power to establish one or more Business Improvement Districts (BIDs) within their community, established by a vote of properties within the districts. A board of directors comprised largely of property owners from within the district establishes an additional tax assessment to fund supplemental projects and programs related to the promotion, management, maintenance, and development of that district.

Assessments are restricted to commercial and industrial properties within a municipality that are subject to real estate tax. All eligible properties within the BID are assessed based on an established formula, with collected revenue funding initiatives identified in the Operating Plan passed by the Board of Directors and approved by the municipal governing body.

Where are Business Improvement Districts located?

Districts are located in communities of all sizes and geographies across the state. The following report is split into three sections to make comparisons among similar districts easier: small, medium, and large communities. Small communities that have a population of fewer than 20,000 people. In the table, they are highlighted green. Medium communities have a population from 20,001-50,000. These BIDs are shaded orange. Lastly, large communities with a population of 50,001 or more are shaded blue. Overall, there are 26 BIDs in small communities, 12 in medium communities, and 49 in large communities. Milwaukee alone is home to 32 active Business Improvement Districts, accounting for most of the large BIDs.

Report Data

The last BID Report was created in 2017 by UW Extension staff. Some of the information from that report was used to create this report. Since the creation of the last report, information for many of the BIDs has changed and some BIDs have been added or inactivated. Updated information is provided for most Wisconsin districts, with blanks representing unavailable or unknown data points.

BID Assessments

Each BID is assessed based on a formula determined by the Board of Directors to support their district objectives. Most BIDs assess a mill rate which is added to the tax bill for all eligible properties. The size of the mill rate often relates to the number and valuation of parcels within the BID, and the budget required to carry out the district's operating plan. In most cases, $\text{property assessment} / 1,000 * \text{mill rate} = \text{BID contribution}$. While this is the most common assessment method, some districts utilize alternate assessment methods. Cesar E. Chavez Drive in Milwaukee, for example, has an assessment of \$500 per property regardless of property value. The Kinnikinnic River BID, also in Milwaukee, uses an assessment of \$1.70 per linear foot of river frontage on the property. BIDs also typically use maximums and minimums to adjust individual parcel contributions to minimize conflicts of interest.

and ensure that property owners contribute an amount that reflects the value of services received. For example, if a mill rate calculates a parcel payment at \$11,000 but the maximum per property contribution is \$10,000, then the parcel will pay \$10,000.

Wisconsin BID District 2024 Trends

- New districts since 2017
 - There are eighty-eight total active BIDs in 2024, one more than in 2017. This reflects the closure of several districts and the creation of others.
 - New BIDs created since 2017 include Osceola, Deer District (Milwaukee), Stevens Point, and The Harbor District (Milwaukee). BIDs that have closed since 2017 include Atkinson/Capital/Teutonia (Milwaukee), Schlitz Park (Milwaukee), and 735 North Water Street (Milwaukee).
- Wisconsin BID mill rates from 2017 to 2024 are increasing across the state, but there are discrepancies between small, medium, and large districts. Small and Large districts show an increase in assessed mill rate over time, while medium district average assessments have decreased over this period. The decrease in medium districts reflects the impact of changes to district assessment methods in some districts and an overall small sample size. For medium BIDs, 33.3% have increased their mill rate since 2017 and 25% have decreased it. On the other hand, 42.3% of small BIDs increased their mill rates, and only 7.6% decreased them. Lastly, 55.1% of large BIDs increased their mill rates, and 24.1% decreased them.
 - Small BIDs: From an average of \$1.77 in 2017 to \$2.09 in 2024 – (18.1% increase in 7 years)
 - Medium BIDs: From an average of \$2.58 in 2017 to \$2.17 in 2024 – (18.9% decrease in 7 years)
 - Large BIDs: From an average of \$2.61 in 2017 to \$2.85 in 2024 – (5.7 % increase in 7 years)
 - Overall: From an average of \$2.38 in 2017 to \$2.49 – (4.6% increase in 7 years)
 - Smallest BID mill rate: Historic Mitchell Street – \$0.04 mill rate
 - Largest BID mill rate: Fond Du Lac Avenue and North Avenue Marketplace – \$6.60 mill rate
- Minimum and Maximum Rates
 - Average BID minimum and maximum: minimum of \$557.12 and maximum of \$4,812.50
 - Small BID: average minimum of \$106 and maximum of \$3,571.43
 - Medium BID: average minimum of \$368.75 and maximum of \$3,650
 - Large BID: average minimum of \$734.12 and maximum of \$5,733.82
- Average District Size
 - Average: BID size of around 140 parcels and 34 blocks
 - Small BIDs: average BID size of around 160 parcels and 19 blocks
 - Medium BIDs: average BID size of around 157 parcels and 28 blocks
 - Large BIDs: average BID size of around 130 parcels and 54 blocks
 - Smallest Community: Eagle River – population of 1,604 and BID size is the commercial land in the city.

- Smallest District: Reed Street Yards (Milwaukee) – 10 Parcels
- Largest District: By Parcels: Historic King Drive – BID size of 417 parcels.
By Acres: Menomonee River Vally – 1,200 acres.
- Average District Revenue
 - Average: BID Revenue of \$220,841.95
 - Small BIDs: average BID Revenue of \$57,497.91 (range of \$14,000 to \$417,000)
 - Medium BIDs: average BID Revenue of \$149,971.90 (range of \$53,174.28 to \$159,000)
 - Large BIDs: average BID Revenue of \$335,978.78 (range of \$20,876.16 to \$4,170,000)
 - Smallest: Omro – BID Revenue of \$14,000
 - Largest: Milwaukee Downtown – BID Revenue of \$4,170,000

Small Community Districts (Population under 20,000)

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Baraboo EST. 1989 Pop: 12,633	24 blocks	\$1.45		Mill rate	none	\$46,900
Black River Falls EST. 1997 Pop: 3,452 Connect Community	64 parcels	\$2.44	\$2.06	Mill rate	Minimum of \$250, Maximum of \$1,500	\$26,967.96
Brodhead EST. 1987 Pop: 3,215	36 parcels	\$2.39		Mill rate	none	
Chippewa Falls EST. 1988 Pop: 14,645 Main Street	7 districts, 14 wards	\$2.15	\$1.61	Mill rate	none	\$100,000
Deerfield EST. 1989 Pop: 18,950	62 parcels	\$2.30	\$1.23	Mill rate	none	\$29,000
Eagle River EST. 1999 Pop: 1,604 Main Street	Commercial Land in the City as of 1999	\$1.05	\$0.95	Mill rate	Maximum of \$4,300	\$90,878.73
Hartford EST. 1989 Pop: 15,829 Connect Community	255 parcels		\$2.50	Mill rate	none	
Lake Geneva EST. 1991 Pop: 8,544 Main Street	7 blocks	\$2.00		Mill rate	none	\$230,000

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Marshfield EST. 1990 Pop: 18,789 Main Street	20 blocks	\$1.13	\$1.35	Mill rate	none	\$66,468.29
Menomonie EST. 1990 Pop: 16,650 Main Street	18 blocks	\$1.80	\$1.80	Mill rate	Maximum of \$3,500	\$49,000
Monroe EST. 1986 Pop: 10,457 Main Street	32 blocks	\$1.50	\$0.45	Mill rate	Minimum of \$50, Maximum of \$3,000	\$54,000
Omro EST. 1988 Pop: 3,610 Connect Community	35 blocks	\$1.38		Mill rate	none	\$14,000
Osceola EST. 2023 Pop: 2,865 Main Street	38 parcels	\$3.00	none	Mill rate	none	\$23,000
Port Washington EST. 1994 Pop: 12,753 Main Street	28 blocks	\$1.86	\$2.11	Mill rate	Minimum of \$100, Maximum of \$5,000	\$75,000
Portage EST. 1987 Pop: 10,200	~20 blocks	\$3.45	\$1.77	Mill rate	none	
Rice Lake EST. 1990 Pop: 9,020 Main Street	107 properties	\$2.80	\$2.75	Mill rate	none	\$40,117

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Ripon EST. 1989 Pop: 7,772 Main Street	20 blocks	\$3.50	\$3.50	Mill rate	none	\$65,000
River Falls EST. 1988 Pop: 16,609	112 parcels	none	\$1.05	Assessment varies based on BID budget allocation	Minimum of \$30, Maximum of \$5,200	\$44,500
Shawano EST. 1988 Pop: 9,191	12 blocks	\$3.00	\$2.25	Mill rate	none	\$61,311
Sheboygan Falls EST. 1988 Pop: 8,176 Main Street	10 blocks	\$1.50	\$1.45	Mill rate	none	\$19,345
Spooner EST. 2004 Pop: 2,487	78 parcels	\$1.00	\$1.00	Mill rate	none	\$21,000
Tomahawk EST. 2008 Pop: 3,384 Main Street	10 blocks	\$3.00	\$2.50	Mill rate	none	\$27,000
Two Rivers EST. 1996 Pop: 11,166 Main Street	35 blocks	\$2.00	\$2.00	Mill rate	Minimum of \$100, Maximum of \$2,500	\$50,000
Waupun EST. 1988 Pop: 10,785 Connect Community	84 parcels	\$1.85	\$1.50	Mill rate	none	\$24,112
Whitefish Bay EST. 2009 Pop: 14,631 Connect Community	17 blocks	\$1.76	\$1.60	Mill rate	none	

Wisconsin Dells EST. 1988 Pop: 3,212	677 parcels	5 zones: \$1.64 average	5 zones: \$1.64 average	Mill rate	none	\$417,000
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Medium Community Districts (Population 20,001-50,000)

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Beloit EST. 1989 Pop: 36,449 Main Street	20 blocks	\$4.27	\$3.88	Mill rate	Maximum of \$2,500	\$130,000
De Pere EST. 1989 Pop: 25,361 Main Street	219 parcels	\$2.00		Mill rate	Minimum of \$275, Maximum of \$3,000	\$126,000
Fond du Lac EST. 1999 Pop: 44,339 Main Street	40 blocks	\$2.60	\$2.10	Mill rate	Minimum of \$150, Maximum of \$3,000	\$159,000
Menomonee Falls Downtown EST. 1994 Pop: 39,246 Connect Community	120 parcels	\$2.39	\$3.25	Mill rate	Maximum of \$3,100	\$133,515
Neenah EST. 2001 Pop: 27,361	124 parcels	\$2.95	\$2.95	Mill rate	Minimum of \$750, Maximum of \$7,000	\$144,797.11
Sheboygan EST. 1990 Pop: 49,773 Connect Community	220 parcels	\$2.78	\$2.05	Mill rate	none	\$150,073

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Stevens Point EST. 2023 Pop: 25,716 Main Street	123 parcels	\$0.60	none	Mill rate	none	\$53,174.28
Sun Prairie EST. 1989 Pop: 36,653 Connect Community	~30 blocks	\$2.18	\$1.82	Mill rate	Maximum of \$8,500	\$132,500
Superior EST. 1989 Pop: 26,459 Connect Community	89 blocks	\$2.00	\$2.00	Mill rate	none	
Wausau EST. 2004 Pop: 39,833 Main Street	33 blocks	\$1.52	Proportional based on \$60,000 budget	Mill rate	Minimum of \$300, Maximum of \$3,300	\$74,160
Wauwatosa EST. 1994 Pop: 47,289	18 blocks	\$0.95	\$1.21	Mill rate	none	
West Bend EST. 2001 Pop: 31,604 Connect Community	137 parcels	\$2.00	\$4.00	Mill rate	none	\$112,554.20

Large Community Districts (Population Over 50,000)

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
30th Street Industrial Corridor - Milwaukee EST. 2005 Pop: 563,305	880 acres	\$2.98	\$2.81	Mill rate	Minimum of \$300, Maximum of \$5,000	\$166,086
Airport Gateway - Milwaukee EST. 2006 Pop: 563,305	325 parcels	\$0.85	\$0.85	Mill rate	Minimum of \$250, Maximum of \$5,000	\$374,994.16
Appleton EST. 2000 Pop: 74,511 Connect Community	205 parcels	\$2.75	\$2.50	Mill rate	Minimum of \$275, Maximum of \$5,500	\$293,617
Brady Street - Milwaukee EST. 1993 Pop: 563,305	74 parcels	\$0.75	\$3.34	Mill rate	none	\$392,500
Center Street Marketplace - Milwaukee EST. 2006 Pop: 563,305	106 parcels	\$5.00	\$5.00	Mill rate	Minimum of \$300	\$38,948.66
Cesar E. Chavez Drive - Milwaukee EST. 2006 Pop: 563,305	50 parcels	\$500 per property	\$500 per property	\$500 per property	none	\$25,000
Crisol Corridor - Milwaukee EST. 2015 Pop: 563,305	124 parcels	\$1.10	\$0.89	Mill rate	Minimum of \$150, Maximum of \$1,500	\$45,884

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Downer Avenue - Milwaukee EST. 2007 Pop: 563,305	33 businesses	\$2.05	\$4.52	Mill rate + \$18.37 per linear footage of parcel on Downer Avenue	none	\$82,142.38
East Side - Milwaukee EST.1997 Pop: 563,305	~70 parcels	\$5.00	\$5.00	Mill rate	Maximum of \$5,000	\$222,458
Eau Claire North Barstow EST. 2005 Pop: 69,737 Connect Community	30 blocks	\$0.84	\$0.75	Mill rate	none	
Eau Claire South Barstow EST. 1985 Pop: 69,737 Connect Community	40 blocks	\$1.65	\$2.25	Mill rate	none	
Eau Claire Water Street EST. 2005 Pop: 69,737 Connect Community	31 blocks	\$0.33	\$0.60	Mill rate	none	
Eau Claire West Grand EST. 1988 Pop: 69,737 Connect Community	21 parcels	\$5.04	\$5.00	Mill rate	none	\$11,500

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Fond Du Lac Avenue - Milwaukee EST. 1999 Pop: 563,305	66 parcels	\$6.60	\$6.60	Mill rate	none	\$43,334.35
Granville - Milwaukee EST. 2014 Pop: 563,305	~60 blocks	\$2.40	\$1.37	Mill rate	none	\$1,197,814
Green Bay Military Avenue EST. 2014 Pop: 106,095	58 blocks	\$0.25 for Industrial, \$2.00 for Office, and \$2.25 for retail		Mill rate	Minimum of \$250, Maximum of \$2,500	\$99,388
Green Bay Olde Main Street EST. 1999 Pop: 106,095	103 businesses	\$1.40	\$2.17	Mill rate	none	\$163,454
Green Bay Downtown EST. 1997 Pop: 106,095	209 parcels	\$3.00	\$1.90	Mill rate	none	\$335,000
Green Bay On Broadway EST. 2005 Pop: 106,095 Main Street	150 parcels	\$1.40	\$1.29	Mill rate	none	\$82,346
Havenwoods - Milwaukee EST. 2003 Pop: 563,305	~50 blocks	\$2.00	\$1.10	Mill rate	Minimum of \$100	\$437,322.21

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Historic King Drive - Milwaukee EST. 1993 Pop: 563,305 Main Street	417 parcels	\$4.00	\$4.00	Mill rate + \$125	4 Maximum Tiers: \$1,500, \$1,750, \$3,500 and \$5,000	\$426,411
Historic Mitchell Street - Milwaukee EST. 1989 Pop: 563,305	125 parcels	\$4.00	\$2.67	Mill rate	Minimum of \$400, Maximum of \$2,500	\$126,165
Historic Third Ward - Milwaukee EST. 1988 Pop: 563,305	172 parcels	\$1.40	\$1.72	Mill rate	none	\$537,785
Janesville EST. 2002 Pop: 65,911 Connect Community	~75 blocks	Zone 1: \$2.25 Zone 2: \$1.50 Zone 3: \$1.00	N/A	Three zones based on proximity to core of downtown.	none	\$108,835
Kenosha Lakeshore EST. 1986 Pop: 98,484 Connect Community	109 blocks	\$2.50	Proportional based on \$80,000 budget	Mill rate	none	~\$175,000
Kinnikinnic River - Milwaukee EST. 2004 Pop: 563,305	23 parcels	\$0.98 per foot of river frontage	\$1.70 per foot of river frontage	Mill rate	none	\$20,876.16

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Madison EST. 1999 Pop: 272,903 Connect Community	112 businesses	\$15.60 per foot of street frontage	\$15.60 per foot of street frontage	Mill rate	none	\$500,000
Menomonee River Valley - Milwaukee EST. 1999 Pop: 563,305	1,200 acres	\$1.65	\$1.65	Mill rate	Minimum of \$400, Maximum of \$4,000	\$223,641
Milwaukee Downtown EST. 1997 Pop: 563,305 Connect Community	110 blocks	\$1.64	\$1.76	Mill rate	none	\$4,678,180
Milwaukee River Walk EST. 1994 Pop: 563,305	139 parcels	none	\$1.26	Assessable amount varies by parcel	none	\$326,665
Near West Side - Milwaukee EST. 2015 Pop: 563,305	348 parcels	\$3.00	\$0.96	Mill rate	Minimum of \$6,000, Maximum of \$25,000	\$351,261
North Avenue Gateway - Milwaukee EST. 2003 Pop: 563,305	64 parcels	\$5.50	\$3.93	Mill rate	Minimum of \$500, Maximum of \$1,600	\$42,589.23
North Avenue Marketplace - Milwaukee EST. 2002 Pop: 563,305	79 parcels	\$6.60	\$6.55	Mill rate	Minimum of \$300, Maximum of \$1,500	\$74,331.54

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Oakland Avenue - Milwaukee EST. 1994 Pop: 563,305	27 parcels	none	50% split of assessment between assessed value and linear front footage	50% split of assessment between assessed value and linear front footage	none	\$25,000.04
Oshkosh EST. 1987 Pop: 65,948 Connect Community	14 blocks	Ranges from \$1.90-\$5.50 depending on size and location	Same as the current assessment method besides an increased street frontage number	Proportion of assessed value of a property as a percentage of district plus the proportion of street frontage as a percentage divided by two, then multiplied by the BID budget	Minimum of \$420, Maximum of \$8,400	\$164,090 (2023)
Racine Douglas Ave EST. 2008 Pop: 76,462	59 buildings	\$2.85	Proportional based on assessed value	Mill rate	none	\$215,160
Racine Downtown EST. 2002 Pop: 76,462 Main Street	8 blocks	\$2.20	Proportional based on assessment of \$197,292	Mill rate	none	\$267,000
Racine Uptown EST. 2007 Pop: 76,462	79 buildings	\$2.85	proportional based on \$17,574,300 property assessment	Mill rate	none	

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Reed Street Yards - Milwaukee EST. 2014 Pop: 563,305	10 properties	Proportional based on \$90,000 budget	Proportional based on yearly budget	Mill rate	Maximum of \$5,000	\$90,000
East Capital District - Milwaukee EST. 1999 Pop: 563,305	251 parcels	\$5.00	\$5.00	Mill rate	Minimum of \$125, Maximum of \$1,500 for Industrial, Maximum of \$3,500 for Commercial	\$507,320
Shorewood - Milwaukee EST. 1999 Pop: 563,305	1.5 square miles	\$1.75	\$1.04	Mill rate	none	\$179,207
South 27th Street / Historic Highway 41 - Milwaukee EST. 2012 Pop: 563,305	155 parcels	\$1.00	\$0.60	Mill rate	Minimum of \$500, Maximum of \$1,500	\$197,470
The Deer District - Milwaukee EST. 2023 Pop: 563,305	20 parcels	\$2.00	none	Mill rate	none	\$200,696.80
The Harbor District - Milwaukee EST. 2017 Pop: 563,305	145 parcels	\$1.00		Mill rate	none	119,844.28
Uptown Crossing - Milwaukee EST. 1996 Pop: 563,305	52 parcels	\$5.50	\$3.00	Mill rate	none	\$284,960.93

BID Description	BID size	2024 Mill Rate	2017 Mill Rate	Assessment method if not Mill Rate	Minimum and Maximum rates	Total BID Revenue
Villard Avenue - Milwaukee EST. 1997 Pop: 563,305	162 parcels	\$4.00	\$4.00	Mill rate	none	\$346,074
West Allis EST. 1989 Pop: 53,950 Main Street	12 blocks	\$5.99	\$5.37	Mill rate	none	\$115,500
West Burleigh Street - Milwaukee EST. 2002 Pop: 563,305	49 parcels	\$3.70	\$3.70	Mill rate	Minimum of \$2,000, Maximum of \$10,000	\$42,279
Westtown - Milwaukee EST. 1989 Pop: 563,305	49 parcels	\$0.90		Mill rate	Minimum of \$210, Maximum of \$12,600	\$85,044

DODGE COUNTY WORKFORCE FORUM

BUILDING TOMORROW'S TALENT TODAY

September 10, 2025

8:30 - 11:00am

Metalcraft of Mayville

1000 Metalcraft Dr. Mayville, WI

Join us for an engaging morning focused on shaping the future of Dodge County's workforce. Hear insights on local workforce trends, learn about partnerships already making an impact, and discover practical ways to help build a stronger pipeline of skilled workers for our community.

Whether you're an employer, educator, or community leader, you'll leave with fresh ideas, useful connections, and real steps to help shape a ready workforce.

Agenda Highlights:

- **Demographic/Workforce Trends and Projections**
Matt Kures, UW-Extension, Community Development Specialist
- **Work-Based Learning**
Youth Apprenticeship, Inspire WI, GPS Ed, MBA, & Summer Internship programs
- **Spotlight on successful student-employer partnerships**
- **Q&A**

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Now* →



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scan the QR code above

Presented by:

