

Business Improvement District No. 43  
South 27<sup>th</sup> Street Business Improvement District  
2018 Proposed Operating Plan

July 19, 2017



## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDS). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No 43 (BID 43) and approved its initial operating plan via Common Council Resolution No 090560, adopted by reference November 3, 2009.

Since 2009, BID 43 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district. This amended plan shall govern operation of BID 43 during calendar year 2018.

### B. Physical Setting

The area is roughly bounded by:

The properties at South 27<sup>th</sup> Street and Kinnickinnic Parkway on the North and extends South to the Milwaukee/Greenfield border to the intersection of South 27<sup>th</sup> Street and College Ave.

## II. DISTRICT BOUNDARIES

Boundaries of the 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.

## III. PROPOSED OPERATING PLAN

### A. Plan Objectives

The objective of the South 27<sup>th</sup> Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities, promote the friendliness and quality, enhance the community image through safety/awareness and beautification, with overall area growth and development.

### B. Proposed Activities – Year Eight



Principal activities to be engaged in by the district during its 8<sup>th</sup> year of operation will include:

- a. Continue to enhance the area's image through beautification, maintenance and related activities.
- b. Programming and initiatives to be a driving influence for our businesses and surrounding residential community to contribute to a safe, vibrant and culturally inclusive district.
- c. Execution of activities within the South 27<sup>th</sup> Street Business District's Strategic Plan, Charrette results and Vision.
- d. Partnership with surrounding entities to strengthen programming, partnerships and participation.

A unique feature is Greenfield is also in its 8<sup>th</sup> year since the formation of two business improvement districts. The two BID's (Greenfield BID #1 and Greenfield BID #2) fall under one umbrella and share the same common goals and initiatives. Further, it is fact that the 3 business improvement districts (Milwaukee 43 and Greenfield 1 & 2 jointly contract with a 501-c-3 entity (a/k/a South 27<sup>th</sup> Street Business District Association (Historic Highway 41) to manage both districts as one. The organization continues to run under one umbrella, one board and one set of bylaws.

C. Proposed Expenditures

Approximately \$133,603 in 2018, this is Milwaukee's proposed portion of the budget.

Proposed Budget

<b>Proposed 2018 Budget</b>	
<b>Budgeted Activities and Programs</b>	<b>Cost</b>
Design and Maintenance Management and maintenance of extensive boulevard design and repairs or replanting as well as other miscellaneous beautification initiatives supporting appearance of the district.	\$29,393
Marketing/Promotion General brand development and implementation of district activities. (Ex. Business development, retention, partnerships/memberships, sponsorships, meetings, campaigns, misc., etc.)	\$29,393
Administration/Management Full time management: business recruitment/retention, oversight, communication, administrative support, etc. Office space, audit, insurance, supplies, grant program, future programming, misc. other duties, etc.	\$74,817
<b>Total Budgeted Activities and Programs</b>	<b>\$133,603</b>
<b>Anticipated BID Revenues</b>	<b>Amount</b>
2018 BID Assessments	\$133,603
Carryover Reserves	\$60,000
<b>Total BID Revenues and Reserves</b>	<b>\$193,603</b>



#### D. Financing Method

It is proposed to raise \$133,603.50 through BID assessments in Milwaukee (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue may be anticipated for special programs and marketing efforts. The BID board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

#### E. Organization of BID Board

The Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

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

It is fact that the two communities will provide board members in relative proportion to the "Association" that is contracted to run the three business improvement districts.

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

1. Board size from Milwaukee – Minimum of Five and maximum of 9.
2. Composition – At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among it's members.
3. Term – Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
6. Record Keeping – Files and records of the board's affairs shall be kept pursuant to the public record requirements.
7. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.





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

#### F. Relationship to the South 27<sup>th</sup> Street Business District Association

The Association has contracted with the BID to provide services in accordance with this Plan.

### IV. METHOD OF ASSESSMENT

#### A. Assessment Rate and Method

The principal behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore a fixed assessment of the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$1 per \$1,000 of assessed value. \$500 minimum with a maximum of \$1,500 per property.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.

As of June 20, 2017, the property in the proposed district had a total assessed value of over \$241,666,300.00. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

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

#### B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.



2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from the district activities may be asked to make a financial contribution to the district on a voluntary basis.

## V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

### A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 27<sup>th</sup> Street Business Improvement District business area and for further preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

### B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the Operating Plan. In particular, the city will:

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



value of each tax key number within the district, for purposes of calculating the BID assessments.

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

## VI. FUTURE YEAR OPERATING PLANS

### A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Plan.

Section 66.1109(3)(a) of the BID 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 development program, it focuses upon the current year activities, and information on specific assessed values, budget amounts and assessment amounts based on year eight conditions. Greater detail about subsequent year's activities will be provided in the required annual updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

The BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include an assessable properties, a certain class or classes or properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

### C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a value 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 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 business improvement district, subject to all of the following conditions:

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.

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).

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.

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.

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.





## APPENDICES

- A. Statute
- B. Board of Directors Roster
- C. Map of District
- D. Property Tax List



## Appendix A

### 66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under sub. (3) (a).
  - (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
  - (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
  - (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
  - (e) "Municipality" means a city, village or town.
  - (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
    1. The special assessment method applicable to the business improvement district.
    - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
    2. The kind, number and location of all proposed expenditures within the business improvement district.
    3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
    4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
    5. A legal opinion that subs. 1. to 4. have been complied with.
  - (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
  - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
  - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 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 business improvement district shall be sent by certified mail to all owners of real



property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

- (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 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, or 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, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
- (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

**(3)**

- (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
- (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
- (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 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, 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.

**History:** 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.





## Appendix B

### BID 43 Board of Directors Roster

The BID 43 Board will have a minimum of 5 members, not to exceed 9 total members. At least 60% of the board will own or occupy property within the district. Any board member that does not occupy or own property within the district shall be a City of Milwaukee resident. Appointments to the board shall be for a period of 3 years.

Name	Board Title	Classification <sup>1</sup>	Business (if applicable)	Associated BID Property	Term Start Date	Term End Date	Notes
David Bardon	President	Business Occupant/Property owner	JB's on 41	4040 S 27th St	8/2/2016	8/2/2019	
Melissa Cannistra	Member	Business Occupant		3378 S 27th St	5/3/2017	5/3/2020	
David Garzon	Member	Business Occupant/Property owner		4220 S 27th St	1/10/2017	1/10/2020	
Patricia Najera	Member	City of Milwaukee Resident	N/A	N/A	2/9/2017	2/9/2020	
Hetal Patel	Member	Business Occupant Property Owner		4488 S 27th St	2/14/2017	2/14/2020	
Sylvestra Ramirez	Member	Business Owner	Physical Therapy of Milwaukee	3906 S 27th St	2/6/2017	2/6/2020	
Jeffrey Staren	Secretary	Business Occupant/Property Owner		5890 S 27th St & 4275 S 27th St	7/11/2016	7/11/2019	
John Ackeret	Member	Business Occupant	Aurora St. Luke's	2900 W Oklahoma Ave	7/17/2017	7/17/2020	Currently in process of being replaced in 2017 for John Ackeret

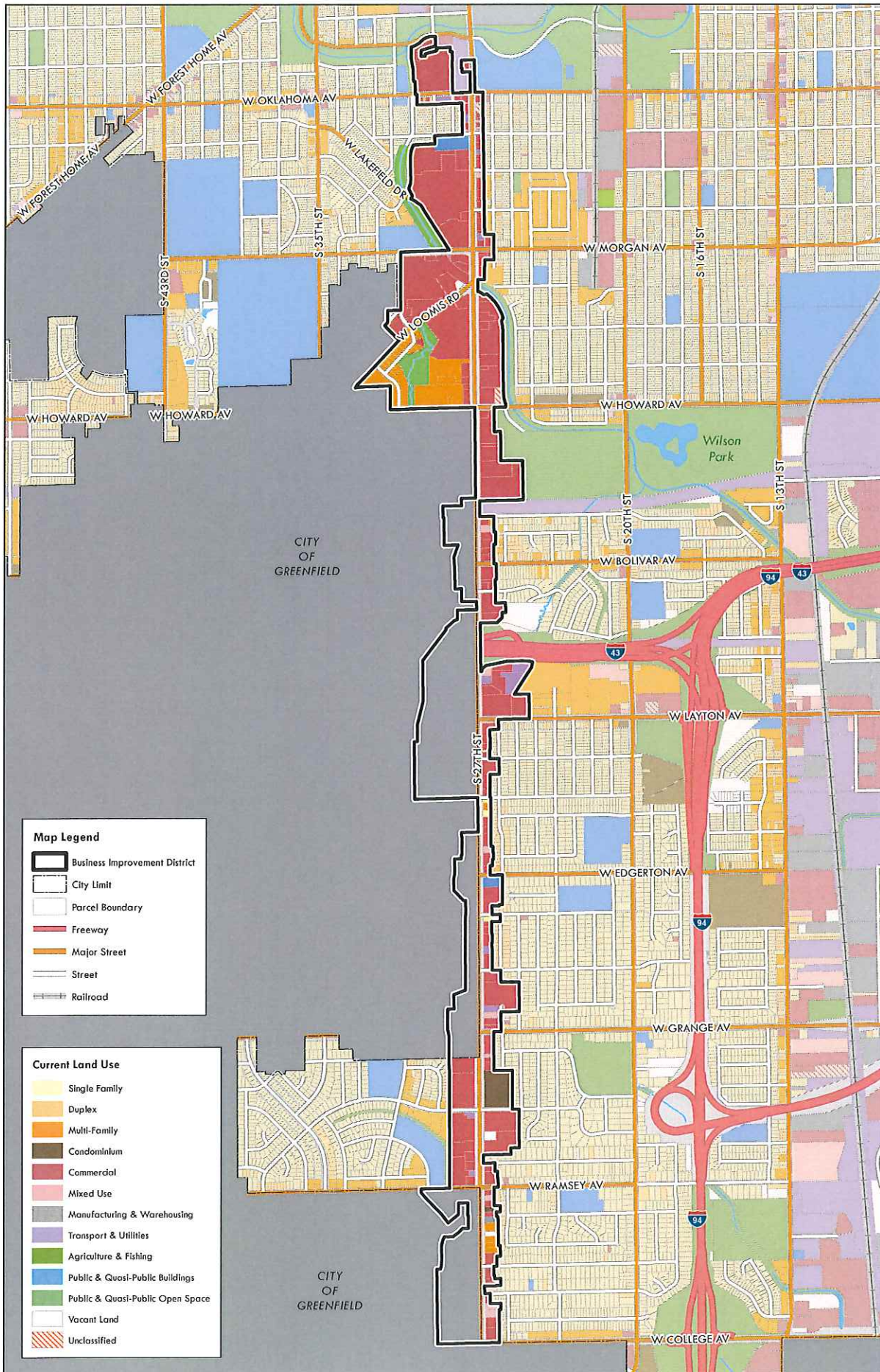
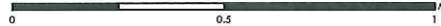
<sup>1</sup> Classifications could include Property Owner, Business Occupant, and or City of Milwaukee Resident.



# BID NO. 43: SOUTH 27TH STREET CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017  
Source: City of Milwaukee Information Technology Management Division;  
Dept. of City Development Commercial Corridors Team

N



Map Legend	
	Business Improvement District
	City Limit
	Parcel Boundary
	Freeway
	Major Street
	Street
	Railroad

Current Land Use	
	Single Family
	Duplex
	Multi-Family
	Condominium
	Commercial
	Mixed Use
	Manufacturing & Warehousing
	Transport & Utilities
	Agriculture & Fishing
	Public & Quasi-Public Buildings
	Public & Quasi-Public Open Space
	Vacant Land
	Unclassified



**Appendix D**

2018 Assessments for BID No 43						
rem_taxkey	addr	rem_owner1	propclass	rem_curr_total	BID Assmnt	
5100018114	2900 W OKLAHOMA	AURORA HEALTH CARE METRO INC	Exempt	\$ -		
5100018119	2900 W OKLAHOMA	AURORA HEALTH CARE METRO INC	Special Mercantile	\$ 5,944,000.00	\$ 1,500.00	
5109985110	3025 S 27TH	AURORA HEALTH CARE METRO INC	Special Mercantile	\$ 775,000.00	\$ 775.00	
5330738000	3100 S 30TH	AURORA HEALTH CARE METRO INC	Residential	\$ 0.00		
5330739000	2923 W OKLAHOMA	AURORA HEALTH CARE METRO INC	Residential	\$ 0.00		
5330740000	2917 W OKLAHOMA	ST LUKE'S FOUNDATION, INC	Residential	\$ 0.00		
5330741000	2907 W OKLAHOMA	ST LUKE'S FOUNDATION, INC	Residential	\$ 0.00		
5330742000	2901 W OKLAHOMA	AURORA FOUNDATION INC	Residential	\$ 0.00		
5330766100	2801 W OKLAHOMA	ST LUKE'S HOSPITAL ASSN INC	Residential	\$ 0.00		
5330792000	2725 W OKLAHOMA	DG 3422 OLENTANGY LLC	Special Mercantile	\$ 749,000.00	\$ 749.00	
5330793000	3105 S 27TH	LEON CORPORATION	Special Mercantile	\$ 275,000.00	\$ 500.00	
5330794000	3119 S 27TH	RONALD N SCHNEIDER	Local Commercial	\$ 229,000.00	\$ 500.00	
5330795000	3151 S 27TH	LEON CORPORATION	Local Commercial	\$ 187,500.00	\$ 500.00	





5330796000	3165 S 27TH	SALAM RAMAHI	Local Commercial	\$ 504,000.00	\$ 504.00
5330797000	3179 S 27TH	CLR'S CORNER LLC	Local Commercial	\$ 269,000.00	\$ 500.00
5331101000	3233 S 27TH	MICHAEL J KELLY TRUST	Special Mercantile	\$ 2,927,000.00	\$ 1,500.00
5331102000	3300 S 30TH	NANCYLOU R NOWICKI	Local Commercial	\$ 2,970,000.00	\$ 1,500.00
5331104000	3473 S 27TH	SOUTHGATE MARKETPLACE LLC	Special Mercantile	\$ 4,595,000.00	\$ 1,500.00
5331111000	3355 S 27TH	WAL-MART REAL ESTATE	Special Mercantile	\$ 16,421,000.00	\$ 1,500.00
5331112000	3415 S 27TH	SOUTHGATE MARKETPLACE	Local Commercial	\$ 1,002,000.00	\$ 1,002.00
5339985111	2733 W EUCLID	OUR LADY QUEEN OF PEACE CONG			
5340001100	3300 S 27TH	SIGMA, INC	Local Commercial	\$ 447,000.00	\$ 500.00
5340005000	3360 S 27TH	RONALD I PACHEFSKY LIV TRUST	Special Mercantile	\$ 404,000.00	\$ 500.00
5340006100	3370 S 27TH	TRI CITY NATL BANK SOUTHGATE	Special Mercantile	\$ 386,000.00	\$ 500.00
5340092100	3404 S 27TH	KARAN DHILLON LLC	Local Commercial	\$ 433,000.00	\$ 500.00
5340095111	3432 S 27TH	616 UNIVERSITY LLC	Special Mercantile	\$ 668,000.00	\$ 668.00
5340097100	3440 S 27TH	SOUTHSIDE LLC	Local Commercial	\$ 370,000.00	\$ 500.00
5340098100	3450 S 27TH	SOUTHSIDE LLC	Local Commercial	\$ 86,700.00	\$ 500.00
5340099000	3456 S 27TH	ST FRANCIS BANK FSB	Special Mercantile	\$ 73,100.00	\$ 500.00
5340100000	3470 S 27TH	GARY PAVLAK	Special Mercantile	\$ 738,000.00	\$ 738.00
5340101110	2612 W MORGAN	SAWYER REAL ESTATE	Special Mercantile	\$ 593,000.00	\$ 593.00
5340403000	3104 S 27TH	27TH STREET SUBS LLC	Special Mercantile	\$ 290,000.00	\$ 500.00
5340404100	3120 S 27TH	WARREN/ DANIEL REAL ESTATE	Local Commercial	\$ 1,714,000.00	\$ 1,500.00
5340406000	3140 S 27TH	ZURN LLC	Local Commercial	\$ 265,000.00	\$ 500.00
5340407000	3146 S 27TH	NICHOLAS G MAZOS	Local Commercial	\$ 113,000.00	\$ 500.00
5340408000	3152 S 27TH	REGALIA PROPERTIES LLC	Local Commercial	\$ 187,000.00	\$ 500.00
5340409000	3158 S 27TH	NENG HUA CHEN	Local Commercial	\$ 251,000.00	\$ 500.00
5340410000	3162 S 27TH	CERVERA GARCIA PROPERTIES LL	Local Commercial	\$ 287,000.00	\$ 500.00
5340411000	3168 S 27TH	CURT C & MINH LE TRAN JT REV	Local Commercial	\$ 309,000.00	\$ 500.00
5340412000	3172 S 27TH	YI J PAENG	Local Commercial	\$ 210,000.00	\$ 500.00





5340413000	3178 S 27TH	27TH ST BUILDING LLC	Local Commercial	\$ 252,000.00	\$ 500.00
5340644000	3200 S 27TH	MAZ INVESTMENT GROUP LLC	Special Mercantile	\$ 724,000.00	\$ 724.00
5340645111	3232 S 27TH	3 CHIPS LLC	Special Mercantile	\$ 576,000.00	\$ 576.00
5340645112	3236 S 27TH	TRL 27TH STREET LLC	Local Commercial	\$ 401,400.00	\$ 500.00
5340650000	3246 S 27TH	GRANO-MAYER PROP LLC	Special Mercantile	\$ 315,000.00	\$ 500.00
5340651000	3270 S 27TH	OHIO PARTNERS LLC	Local Commercial	\$ 1,212,000.00	\$ 1,212.00
5340911000	3334 S 27TH	KONSTANTINOS GIANNOPOULOS	Special Mercantile	\$ 950,000.00	\$ 950.00
5340912000	3340 S 27TH	MUTUAL SAVING & LOAN ASSN	Special Mercantile	\$ 682,000.00	\$ 682.00
5521591000	3860 S 27TH	SCP 2009 C32 084 LLC	Special Mercantile	\$ 2,996,000.00	\$ 1,500.00
5521592000	2600 W HOWARD	MNA 2600 HOWARD LLC	Special Mercantile	\$ 439,200.00	\$ 500.00
5521601000	3650 S 27TH	MILWAUKEE S C LLC	Local Commercial	\$ 1,973,000.00	\$ 1,500.00
5521602000	3632 S 27TH	27TH STREET PROPERTIES, LLC	Special Mercantile	\$ 2,445,000.00	\$ 1,500.00
5521603000	3606 S 27TH	CFT DEVELOPMENTS, LLC	Special Mercantile	\$ 1,007,000.00	\$ 1,007.00
5529936110	3804 S 27TH	GIUFFRE IV LLC	Local Commercial	\$ 1,248,000.00	\$ 1,248.00
5529937000	3800 S 27TH	DARWIN CHENTNIK	Local Commercial	\$ 308,000.00	\$ 500.00
5529938000	3774 S 27TH	CITY OF MILWAUKEE			
5529939221	3702 S 27TH	NRF VIII - SOUTH TOWNE LLC	Special Mercantile	\$ 463,000.00	\$ 500.00
5529939222	3700 S 27TH	NRF VIII - SOUTH TOWNE LLC	Special Mercantile	\$ 6,147,000.00	\$ 1,500.00
5529987111	2603 W MORGAN	STEIN FAMILY INVESTMENTS LLC	Local Commercial	\$ 653,000.00	\$ 653.00
5529996000	3540 S 27TH	BFS RETAIL & COMMERCIAL	Special Mercantile	\$ 704,000.00	\$ 704.00
5529998100	3514 S 27TH	THE JEROME COMPANY LLC	Special Mercantile	\$ 556,000.00	\$ 556.00
5529999100	3500 S 27TH	STEIN FAMILY INVESTMENTS LLC	Local Commercial	\$ 511,000.00	\$ 511.00
5530501111	3801 S MINER	27TH & LOOMIS DEVELOPMENT	Local Commercial	\$ 255,000.00	\$ 255.00
5530505000	3020 W FARDALE	DF REAL ESTATES, LLC	Local Commercial	\$ 350,000.00	\$ 350.00
5530506000	3050 W FARDALE	PAUL KASDORF LLC	Local Commercial	\$ 275,000.00	\$ 275.00



5530507000	3060 W FARDALE	RSI PROPERTIES LLC	Merchandise Apartment	\$ 409,000.00
5530508000	3070 W FARDALE	KAREN J BUCHEN	Merchandise Apartment	\$ 409,000.00
5530509000	3108 W FARDALE	MARIA BJELOSHEVICH	Merchandise Apartment	\$ 409,000.00
5530510000	3118 W FARDALE	ZSM LLC	Merchandise Apartment	\$ 409,000.00
5530511000	3128 W FARDALE	ANDRE'S APTS LLC	Merchandise Apartment	\$ 409,000.00
5530512000	3200 W FARDALE	FRANK D & ELIZABETH A MILES	Merchandise Apartment	\$ 409,000.00
5530513000	3214 W FARDALE	WILLIAM LEMKE, LORI DEBRASKA	Merchandise Apartment	\$ 409,000.00
5530514000	3011 W FARDALE	ANDRES APARTMENTS LLC	Merchandise Apartment	\$ 558,000.00
5530515000	3021 W FARDALE	ANDRES APARTMENTS LLC	Merchandise Apartment	\$ 409,000.00
5530516000	3031 W FARDALE	FARDALE HOME LLC	Special Merchandise Apartment	\$ 569,000.00
5530517000	3041 W FARDALE	SKZ LLC	Merchandise Apartment	\$ 409,000.00
5530518000	3051 W FARDALE	FARDALE PROPERTIES LLC	Merchandise Apartment	\$ 409,000.00
5530519000	3127 W FARDALE	RAYMOND HTOO	Merchandise Apartment	\$ 450,000.00
5530520000	3201 W FARDALE	ERIC C KRUEGER	Merchandise Apartment	\$ 409,000.00
5530525000	3101 W FARDALE	CITY OF MILWAUKEE	Exempt Merchandise Apartment	\$ 2,057,000.00
5530605110	3889 S MINER	METROPOLITAN ASSOCIATES FKA	Merchandise Apartment	\$
5530616000	3022 W HOWARD	CITY OF MILW	Exempt Apartment	\$



5530625111	2800 W HOWARD	DEBRA R YOUNG	Special Mercantile	\$ 874,000.00	\$ 874.00
5530701000	2802 W HOWARD	METROPOLITAN ASSOCIATES FKA	Local Commercial	\$ 457,000.00	\$ 500.00
5530711000	3775 S 27TH	SOUTHGATE SQUARE COMPANY	Special Mercantile	\$ 874,000.00	\$ 874.00
5530721000	3801 S 27TH	ROAD REAL ESTATE LLC	Local Commercial	\$ 457,000.00	\$ 500.00
5530723100	3821 S 27TH	NAFEZ AL-DEBBEH	Special Mercantile	\$ 874,000.00	\$ 874.00
5530724000	3789 S 27TH	SOUTHGATE SQUARE PHASE II	Local Commercial	\$ 457,000.00	\$ 500.00
5530742000	2801 W MORGAN	LOOMIS CENTRE LLC	Special Mercantile	\$ 72,100.00	\$ 500.00
5530751000	3545 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 8,004,000.00	\$ 1,500.00
5530752000	2901 W MORGAN	LOOMIS CENTRE LLC	Local Commercial	\$ 144,600.00	\$ 500.00
5530754000	3565 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 1,724,000.00	\$ 1,500.00
5530761000	3555 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 2,564,000.00	\$ 1,500.00
5530762000	3543 S 27TH	LOOMIS CENTRE LLC	Local Commercial	\$ 127,400.00	\$ 500.00
5530771000	2701 W MORGAN	LOOMIS CENTRE LLC	Special Mercantile	\$ 520,000.00	\$ 520.00
5530772000	3511 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 572,000.00	\$ 572.00
5539991121	2917 W LOOMIS	POINT LOOMIS STATION LLC	Special Mercantile	\$ 7,652,000.00	\$ 1,500.00
5539991122	3605 S 27TH	POINT LOOMIS STATION LLC	Special Mercantile	\$ 1,043,000.00	\$ 1,043.00
5539993200	3849 S 27TH	C/O SUE DODGE	Special Mercantile	\$ 960,000.00	\$ 960.00
5539994110	3875 S 27TH	MELD 4 LLC	Local Commercial	\$ 1,374,000.00	\$ 1,374.00
5539999115	3030 W LOOMIS	VAN HORN PROPERTIES OF	Local Commercial	\$ 1,025,800.00	\$ 1,025.80
5539999116	3100 W LYNNDAL	3030 LOOMIS LLC	Local Commercial	\$ 51,900.00	\$ 500.00
5770551000	4240 S 27TH	SCRUB WILLOWS LLC	Special Mercantile	\$ 572,000.00	\$ 572.00
5770581000	4296 S 27TH	FASTRACK INC	Special Mercantile	\$ 643,000.00	\$ 643.00
5770582000	4278 S 27TH	SHERWIN WILLIAMS REALTY	Local Commercial	\$ 627,000.00	\$ 627.00
5779949112	4264 S 27TH	PRIZE STEAK PRODUCTS INC	Local Commercial	\$ 809,000.00	\$ 809.00



5779988100	4220 S 27TH	4220 GARZON LLC	Local Commercial	\$ 433,000.00	\$ 500.00
5779990110	4200 S 27TH	KOLLER PROPERTIES LLC	Local Commercial	\$ 392,000.00	\$ 500.00
5779990300	2605 W PLAINFIELD	BRIAN EBERTOWSKI			
5779992100	4040 S 27TH	BARDON INVESTMENTS LLC	Special Mercantile	\$ 1,927,000.00	\$ 1,500.00
5779994110	4100 S 27TH	BRAEGER REAL ESTATE LLC	Special Mercantile	\$ 4,271,000.00	\$ 1,500.00
5779996100	3976 S 27TH	DUKAN YUN & SEUNG YUN HW	Local Commercial	\$ 450,000.00	\$ 500.00
5779997121	4000 S 27TH	LANDMARK CREDIT UNION	Special Mercantile	\$ 1,261,000.00	\$ 1,261.00
5779998110	3920 S 27TH	GIRAFFE PROPERTIES LLC	Special Mercantile	\$ 2,685,000.00	\$ 1,500.00
5779999110	3904 S 27TH	SML PARTNERSHIP LLC	Local Commercial	\$ 622,000.00	\$ 622.00
5980461100	4560 S 27TH	THE DE ROSA CORPORATION	Special Mercantile	\$ 163,500.00	\$ 500.00
5980462000	4550 S 27TH	TEN PATELS MILWAUKEE LLC	Local Commercial	\$ 1,021,000.00	\$ 1,021.00
5980463100	4570 S 27TH	AURORA HEALTHCARE METRO INC	Special Mercantile	\$ 927,000.00	\$ 927.00
5980471100	4580 S 27TH	SUBARU CITY OF MILWAUKEE INC	Special Mercantile	\$ 212,700.00	\$ 500.00
5980472000	4590 S 27TH	DODGE CITY OF MILWAUKEE INC	Special Mercantile	\$ 324,000.00	\$ 500.00
5980473121	4600 S 27TH	NAROTTAMBHAI V PATEL	Special Mercantile	\$ 988,000.00	\$ 988.00
5980481110	4400 S 27TH	SIDHIVINAYAK LLC	Special Mercantile	\$ 1,204,000.00	\$ 1,204.00
5980483000	4488 S 27TH	SIDHIVINAYAK LLC	Special Mercantile	\$ 2,117,000.00	\$ 1,500.00
5989976110	4300 S 27TH	ELMA SCHIMIDT TRUSTEE	Special Mercantile	\$ 1,342,000.00	\$ 1,342.00
5989977110	4342 S 27TH	DEVOE REALTY LLC	Local Commercial	\$ 133,000.00	\$ 500.00
5989977120	2622 W WHITAKER	RONALD N SCHNEIDER	Local Commercial	\$ 256,000.00	\$ 500.00
5989977200	4350 S 27TH	TIAN INVESTMENTS LLC	Local Commercial	\$ 338,000.00	\$ 500.00
5989979111	4640 S 27TH	B&M LEASING LLP	Special Mercantile	\$ 3,455,000.00	\$ 1,500.00
5989979120	2500 W LAYTON	FEAP CORPORATION AS NOMINEE	Special Mercantile	\$ 5,197,000.00	\$ 1,500.00
5989980120	4624 S 27TH	CHANCERY OF MILWAUKEE INC	Special Mercantile	\$ 1,141,000.00	\$ 1,141.00
6230001111	4858 S 27TH	ROBERT & SARAH BOSCHI TRUST	Local Commercial	\$ 729,000.00	\$ 729.00
6231002000	4756 S 27TH	SIK-TUNG NG	Local Commercial	\$ 351,000.00	\$ 500.00





6231011100	5040 S 27TH	J M AUTO CARE LLC	Local Commercial	\$ 1,101,000.00	\$ 1,101.00
6231051000	5022 S 27TH	AZIZ KHOURY	Local Commercial	\$ 250,000.00	\$ 500.00
6231061000	4960 S 27TH	PHILIP J SANFILIPPO &	Local Commercial	\$ 469,000.00	\$ 500.00
6231062100	5000 S 27TH	LYLE D MEYER	Local Commercial	\$ 632,000.00	\$ 632.00
6231071000	4902 S 27TH	JAMES LETIZIA	Local Commercial	\$ 250,000.00	\$ 500.00
6231072000	4912 S 27TH	JEFFREY R SIDELLO	Local Commercial	\$ 250,000.00	\$ 500.00
6231073000	4918 S 27TH	DAVID J SKORZEWSKI	Local Commercial	\$ 250,000.00	\$ 500.00
6239653100	5072 S 27TH	KAMLESH CHAND LLC	Special Mercantile	\$ 558,000.00	\$ 558.00
6239662111	4950 S 27TH	SIGMA PROPERTIES INC	Local Commercial	\$ 955,000.00	\$ 955.00
6239663117	4924 S 27TH	JAMES LETIZIA	Local Commercial	\$ 250,000.00	\$ 500.00
6239831000	4866 S 27TH	BALHAIR S DULAI	Special Mercantile	\$ 626,000.00	\$ 626.00
6239833000	4810 S 27TH	DARROW FAMILY LTD	Local Commercial	\$ 1,250,000.00	\$ 1,250.00
6239837100	4770 S 27TH	FOREST PARK REAL	Local Commercial	\$ 469,000.00	\$ 500.00
6239839000	4762 S 27TH	TERRANCE S BREBER	Local Commercial	\$ 250,000.00	\$ 500.00
6239842111	4730 S 27TH	REALTY INCOME PROPERTIES	Special Mercantile	\$ 2,248,000.00	\$ 1,500.00
6441621000	5282 S 27TH	WISCONSIN ELECTRIC POWER CO	Local Commercial	\$ 1,866,000.00	\$ 1,500.00
6441622100	5306 S 27TH	S26TH STREET LLC	Local Commercial	\$ 1,041,000.00	\$ 1,041.00
6441721100	5252 S 27TH	JAMES M PETR	Local Commercial	\$ 591,000.00	\$ 591.00
6441731100	5236 S 27TH	NATIONAL REAL ESTATE	Special Mercantile	\$ 591,000.00	\$ 591.00
6441751000	5150 S 27TH	EDWARD G ENNIS	Local Commercial	\$ 1,988,000.00	\$ 1,500.00
6441761000	5220 S 27TH	ANGEL REAL ESTATE LLC	Local Commercial	\$ 447,000.00	\$ 500.00
6449896100	5430 S 27TH	JAVIC REALTY	Special Mercantile	\$ 241,300.00	\$ 500.00
6449898100	5444 S 27TH	FRANCES M BANDE	Local Commercial	\$ 212,300.00	\$ 500.00
6449899100	5460 S 27TH	KENNEY K. FONG	Local Commercial	\$ 503,000.00	\$ 503.00
6449900100	5470 S 27TH	FRED W STORM, LLC	Local Commercial	\$ 448,000.00	\$ 500.00
6449917113	5400 S 27TH	JAVIC REALTY PARTNERSHIP,A	Special Mercantile	\$ 2,682,000.00	\$ 1,500.00
6449950110	5354 S 27TH	DITA INVESTMENTS LLC	Local Commercial	\$ 749,000.00	\$ 749.00



6449968100	5208 S 27TH	JAMES T GROH								
6449983100	5114 S 27TH	INVESTMENTS REALTY LLC			Special Mercantile	\$ 596,000.00		\$	596.00	
6680060110	5655 S 27TH	SAMSON TRUSTS VENTURE			Special Mercantile	\$ 3,674,000.00		\$	1,500.00	
6680064112	5839 S 27TH	CRAZY JIM GROH AUTO INC			Local Commercial	\$ 961,000.00		\$	961.00	
6680064113	5819 S 27TH	CRAZY JIM GROH AUTO INC			Local Commercial	\$ 181,000.00		\$	500.00	
6680064122	5801 S 27TH	THE 12TH MAN LLC			Local Commercial	\$ 810,000.00		\$	810.00	
6680702000	2730 W RAMSEY	EHF MAPLE RIDGE RE LLC			Special Mercantile	\$ 4,718,000.00		\$	1,500.00	
6680711000	5701 S 27TH	5701 INVESTMENT LLC			Special Mercantile	\$ 200,000.00		\$	500.00	
6680713000	5791 S 27TH	THE 14TH MAN LLC			Local Commercial	\$ 820,000.00		\$	820.00	
6680721000	5727 S 27TH	JACOBS REALTY LTD PTNRSH			Special Mercantile	\$ 2,958,000.00		\$	1,500.00	
6680722000	5777 S 27TH	JACOBS REALTY LTD PTNRSH			Special Mercantile	\$ 2,417,000.00		\$	1,500.00	
6689999100	5575 S 27TH	JMR PROPERTIES IV LLC			Special Mercantile	\$ 1,400,000.00		\$	1,400.00	
6690166000	5900 S 27TH	N & N REAL ESTATE LLC			Local Commercial	\$ 766,000.00		\$	766.00	
6690167000	5912 S 27TH	N & N REAL ESTATE LLC			Local Commercial	\$ 282,000.00		\$	500.00	
6690671000	5584 S 27TH	HAMMAD JAFFARY			Condominium	\$ 28,000.00				
6690672000	5586 S 27TH	J JESUS REYES GONZALEZ			Condominium	\$ 78,400.00				
6690673000	5588 S 27TH	FOREST PARK REAL EST CO LLC			Condominium	\$ 68,900.00				
6690674000	5590 S 27TH	PAUL KOCEJA			Condominium	\$ 55,100.00				
6690675000	5592 S 27TH	JOSEPH W MURPHY			Condominium	\$ 75,400.00				
6690676000	5594 S 27TH	NGAN HUY VO			Condominium	\$ 73,000.00				
6690677000	5596 S 27TH	ADAM T JAZWIECKI			Condominium	\$ 67,100.00				
6690678000	5598 S 27TH	JENNIFER S BURANY			Condominium	\$ 61,900.00				
6690679000	5600 S 27TH	JOHN E BERGNER			Condominium	\$ 75,900.00				
6690680000	5602 S 27TH	TANYA M IMMEL			Condominium	\$ 60,100.00				
6690681000	5604 S 27TH	JUDITH A SZULCZEWSKI			Condominium	\$ 61,100.00				
6690682000	5606 S 27TH	MAD MANAGEMENT LLC			Condominium	\$ 75,400.00				
6690683000	5608 S 27TH	LINDA M RAMAZINI-ZAHN			Condominium	\$ 75,300.00				



6690684000	5610 S 27TH	FRANKLIN D GAYLE, CRISTINA I	Condominium	\$	75,500.00
6690685000	5612 S 27TH	LOUISE M LENAR	Condominium	\$	59,500.00
6690686000	5614 S 27TH	BETH E ZIEGENHAGEN	Condominium	\$	57,500.00
6690687000	5616 S 27TH	CHANTELL RITZ	Condominium	\$	59,500.00
6690688000	5618 S 27TH	SHARLENE L CRAWFORD	Condominium	\$	75,500.00
6690689000	5620 S 27TH	EILEEN H MUCHA	Condominium	\$	61,400.00
6690690000	5622 S 27TH	MARY L SZCYGIEL	Condominium	\$	59,500.00
6690691000	5624 S 27TH	ALISON BURMAN	Condominium	\$	86,400.00
6690692000	5626 S 27TH	NANCY KESKE	Condominium	\$	78,400.00
6690693000	5628 S 27TH	SOBHY ELFAIOUMY	Condominium	\$	75,200.00
6690694000	5630 S 27TH	DAVID D VINCENT	Condominium	\$	78,400.00
6690695000	5632 S 27TH	KHALED AYESH	Condominium	\$	59,200.00
6690696000	5634 S 27TH	PATRICIA ARNOLD-MORA	Condominium	\$	59,200.00
6690697000	5636 S 27TH	JESSE BENITEZ	Condominium	\$	75,400.00
6690698000	5638 S 27TH	JINA FINN	Condominium	\$	78,500.00
6690699000	5640 S 27TH	RONALD R GUST REV TRUST	Condominium	\$	81,400.00
6690700000	5642 S 27TH	OLGA H RODRIGUEZ	Condominium	\$	78,400.00
6690701000	5668 S 27TH	FIRAS Z ALDAHSHAN	Condominium	\$	78,000.00
6690702000	5670 S 27TH	M&T BANK	Condominium	\$	55,900.00
6690703000	5672 S 27TH	JEFFREY J TRAPP	Condominium	\$	81,000.00
6690704000	5674 S 27TH	LUTHER TYRONE TOWNSEND TOD	Condominium	\$	78,000.00
6690705000	5676 S 27TH	LIZBETH CLAIRE GETMAN	Condominium	\$	84,400.00
6690706000	5678 S 27TH	SUSAN M KOEHN	Condominium	\$	81,400.00
6690707000	5680 S 27TH	JOSEPH A LUPTON	Condominium	\$	87,400.00
6690708000	5682 S 27TH	RUTHELLEN B SLAAEN	Condominium	\$	55,900.00
6690709000	5684 S 27TH	ROBERT ZOGRAFI	Condominium	\$	78,400.00
6690710000	5686 S 27TH	CHARLES F BROTZ	Condominium	\$	81,400.00



6690711000	5644 S 27TH	BRUCE MEYER	Condominium	\$ 78,400.00
6690712000	5646 S 27TH	FATIMA QUERESHI	Condominium	\$ 78,400.00
6690713000	5648 S 27TH	SHABANA QURESHI	Condominium	\$ 67,400.00
6690714000	5650 S 27TH	LOUIS J SCIEZ, TRUSTEE OF	Condominium	\$ 57,700.00
6690715000	5652 S 27TH	JOHN M PLOTKIN	Condominium	\$ 78,400.00
6690716000	5654 S 27TH	KIMBERLY K STREUBEL	Condominium	\$ 78,400.00
6690717000	5656 S 27TH	MARLIN HERNANDEZ	Condominium	\$ 62,000.00
6690718000	5658 S 27TH	MEMEKER KARBEAH	Condominium	\$ 53,400.00
6690719000	5660 S 27TH	JAMES B FRITSCH	Condominium	\$ 78,400.00
6690720000	5662 S 27TH	NEVEN BUDESA	Condominium	\$ 78,400.00
6690721000	5664 S 27TH	FLORENTINO FRANCO-SANCHEZ	Condominium	\$ 81,400.00
6690722000	5666 S 27TH	PATRICIA A BOHLMAN	Condominium	\$ 72,400.00
6690755000	2628 W PARNELL	MICHAEL UCIECHOWSKI	Condominium	\$ 78,400.00
6690756000	2626 W PARNELL	MARWAN M ALY	Condominium	\$ 78,400.00
6690757000	2624 W PARNELL	JONATHAN T HOERL	Condominium	\$ 78,400.00
6690758000	2622 W PARNELL	THEODORE T BERG	Condominium	\$ 83,400.00
6690759000	2620 W PARNELL	CAROL B JUDD	Condominium	\$ 78,400.00
6690760000	2618 W PARNELL	ANTOINETTE R CRIVELLO	Condominium	\$ 78,400.00
6690761000	2616 W PARNELL	DON MATHEWS SMITH	Condominium	\$ 67,400.00
6690762000	2614 W PARNELL	PATRICIA A SZMURLO	Condominium	\$ 64,900.00
6690763000	2612 W PARNELL	DEBORAH CLARE KOSSORIS	Condominium	\$ 83,400.00
6690764000	2610 W PARNELL	ERWIN E LACKNER	Condominium	\$ 88,400.00
6690765000	5688 S 27TH	BRAHIM ISLAMI	Condominium	\$ 77,000.00
6690766000	5690 S 27TH	CHELSEA J RADER	Condominium	\$ 66,200.00
6690767000	5692 S 27TH	KERRY YAMAT	Condominium	\$ 81,400.00
6690768000	5694 S 27TH	MAREK HOST	Condominium	\$ 82,400.00
6690769000	5696 S 27TH	PAUL MACAVANEY	Condominium	\$ 78,400.00





6690770000	5698 S 27TH	CLARENCE J NOVOTNY	Condominium	\$ 78,400.00
6690811000	2550 W PARNELL	DONNA A WHALEN	Condominium	\$ 81,900.00
6690812000	2548 W PARNELL	JOAN R OLSON LIV TRUST	Condominium	\$ 81,900.00
6690813000	2546 W PARNELL	STEFANIE A BUNZE	Condominium	\$ 81,900.00
6690814000	2544 W PARNELL	DELORES M GILDEA	Condominium	\$ 81,900.00
6690815000	2542 W PARNELL	HELEN A BALISTRERI , LIFE ES	Condominium	\$ 81,900.00
6690816000	2540 W PARNELL	THE ANNE GRUSZKA TRUST	Condominium	\$ 81,900.00
6690817000	2538 W PARNELL	PARGAN SINGH	Condominium	\$ 81,900.00
6690818000	2536 W PARNELL	GARETT L PARWORTH	Condominium	\$ 81,900.00
6690819000	2534 W PARNELL	MARILYN A RUNGE	Condominium	\$ 81,900.00
6690820000	2532 W PARNELL	ELEANOR M VARGA	Condominium	\$ 81,900.00
6690821000	2530 W PARNELL	VYTAUTAS BRAZIUNAS	Condominium	\$ 81,900.00
6690822000	2528 W PARNELL	TAMARA J ANDERSON	Condominium	\$ 81,900.00
6690823000	2526 W PARNELL	WASIM HAMED	Condominium	\$ 81,900.00
6690824000	2524 W PARNELL	DANNY M JANOWSKI	Condominium	\$ 81,900.00
6690825000	2522 W PARNELL	MARCIA G LINDHOLM NKA	Condominium	\$ 81,900.00
6690826000	2520 W PARNELL	MARY E O'SHEA	Condominium	\$ 81,900.00
6690827000	2518 W PARNELL	AHMED A ALKHAFAJI	Condominium	\$ 81,900.00
6690828000	2516 W PARNELL	ALEXANDER S MOLTER	Condominium	\$ 81,900.00
6690829000	2514 W PARNELL	KATIE R STANKOWSKI	Condominium	\$ 81,900.00
6690830000	2512 W PARNELL	KONNIE L OTTO	Condominium	\$ 81,900.00
6690901100	5510 S 27TH	JMR PROPERTIES IV LLC	Local Commercial	\$ 1,085,000.00
6690911000	5890 S 27TH	ARCHLAND PROPERTY I LLC	Special Mercantile	\$ 1,200,000.00
6690921110	5790 S 27TH	DRABAR INVESTMENTS INC	Special Mercantile	\$ 3,735,000.00
6690922110	5790 S 27TH	GOLDCREST INVESTMENTS INC	Special Mercantile	\$ 1,324,000.00
6690923110	5790 S 27TH	SOUTH 51ST STREET	Special Mercantile	\$ 504,000.00
6690924000	5790 S 27TH	SLAVOMIR INVESTMETNS INC	Special Mercantile	\$ 1,273,000.00



6690925000	5790 S 27TH	SLAVOMIR INVESTMETNS INC	Special Mercantile	\$ 1,788,000.00	\$ 1,500.00
6690941000	5758 S 27TH	SLAVOMIR INVESTMENTS, INC.	Special Mercantile	\$ 306,200.00	\$ 500.00
6699970100	5848 S 27TH	TWO 7-WINS, LLC	Local Commercial	\$ 396,000.00	\$ 500.00
6699980116	5700 S 27TH	FUTURA III LLC	Special Mercantile	\$ 3,322,000.00	\$ 1,500.00
6699984100	5546 S 27TH	IDENTICAL EAGLES LLC	Local Commercial	\$ 154,000.00	\$ 500.00
6699987130	5556 S 27TH	JOHN LATINOVICH	Local Commercial	\$ 265,000.00	\$ 500.00
6699987141	2615 W GRANGE	ANGELA COTTO	Residential	\$ 121,700.00	
6699987200	5572 S 27TH	JMR PROPERTIES IV LLC	Local Commercial	\$ 430,000.00	\$ 500.00
6900401000	6000 S 27TH	BAHRAM NAMDARI	Local Commercial	\$ 858,000.00	\$ 858.00
6900402000	6010 S 27TH	ROBERT G PETERS	Residential	\$ 1,298,000.00	
6900403100	6020 S 27TH	DON M HEINEMEIER	Residential	\$ 97,000.00	
6900851000	6036 S 27TH	CLARENCE F HARTWIG JR	Mercantile	\$ 359,000.00	
6900852000	6044 S 27TH	CLARENCE F HARTWIG JR	Apartment	\$ 836,000.00	
6900853000	6050 S 27TH	CLARENCE F HARTWIG JR	Mercantile	\$ 363,000.00	
6900881000	5928 S 27TH	DRS INV MD LLC	Local Commercial	\$ 689,000.00	\$ 689.00
6900921000	5940 S 27TH	PETAR VUCICEVIC	Condominium	\$ 52,000.00	
6900922000	5940 S 27TH	ROBERT S HUEBNER	Condominium	\$ 52,000.00	
6900923000	5942 S 27TH	JOSE A LOPEZ	Condominium	\$ 52,000.00	
6900924000	5942 S 27TH	SUZANNE HOLCOMB	Condominium	\$ 52,000.00	
6900925000	5942 S 27TH	DUSKO RISTIC	Condominium	\$ 52,000.00	
6900926000	5942 S 27TH	MARCELLUS W GILLON	Condominium	\$ 52,000.00	
6900927000	5944 S 27TH	CHARLES B LEWITZKE REVOCABLE	Condominium	\$ 52,000.00	
6900928000	5944 S 27TH	SLOBODAN ANDRIC	Condominium	\$ 52,000.00	
6900929000	5944 S 27TH	LINDA I WISNIEWSKI	Condominium	\$ 52,000.00	



6900930000	5944 S 27TH	MICHAEL E OLSZOWY & GLENDA T			
6900941100	6292 S 27TH	MRED ASSOCIATES	Special Mercantile	\$ 1,776,000.00	\$ 1,500.00
6900942100	6260 S 27TH	ETD DEVELOPMENT LLC	Special Mercantile	\$ 754,000.00	\$ 754.00
6909847000	5954 S 27TH	NICOLE J MARTIN	Local Commercial	\$ 208,200.00	\$ 500.00
6909859400	6234 S 27TH	GERALD MATTHEW FELICIAN AND	Local Commercial	\$ 447,400.00	\$ 500.00
6909866100	6080 S 27TH	JEROME J & MARIANNE L	Special Mercantile	\$ 1,000,700.00	\$ 1,000.70
6909869112	6112 S 27TH	REALTY INCOME CORPORATION	Special Mercantile	\$ 881,000.00	\$ 881.00
6909874100	6126 S 27TH	JOSEPH G RAKOWSKI	Local Commercial	\$ 339,600.00	\$ 500.00
6909877000	6206 S 27TH	SALIM SHELEH	Local Commercial	\$ 306,000.00	\$ 500.00
6909880100	6218 S 27TH	JUDITH J JOERNDT SURV TR	Local Commercial	\$ 349,500.00	\$ 500.00
<b>Total</b>					\$ 133,603.50



# 2017 YTD Annual Overview

Business Improvement District  
No. 43

7/31/2017

South 27<sup>th</sup> Street Business  
District Association

## BID 43 2017

The 2017 Annual Membership Meeting and Networking Event was hosted at Braeger Chevrolet (4100 South 27<sup>th</sup> Street) on March 8, 2017. Business and property owners viewed a presentation overview of the last year's activities, programming, events and initiatives along with a financial overview.

This annual presentation also included presenting updates from DCD on grant availability and the Better Buildings Challenge. The district hosted a follow up Lunch-N-Learn on May 12, 2017.

The board of directors had 4 group meetings in 2016 to

create a new strategic plan for the Business District to be aligned with the Charrette Strategic Plan adoption into both cities providing residential, business and community feedback.

This plan includes our mission, vision, operating plan core categories and programs and charrette key actionable items.

We strive to be a driving influence for our business and residential community and contribute to a safe, vibrant and culturally inclusive regional destination.

*The S 27<sup>th</sup> St Business District hosted the final open house for its charrette strategic action plan in partnership with DCD, as a final draft of several public meetings throughout 2016, at JB's on 41 for residents and businesses, property owners and community leaders. This plan was adopted on May 31<sup>st</sup> by the City of Milwaukee and June 20<sup>th</sup> by the City of Greenfield.*

## Community Safety Event

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This summer, the S 27<sup>th</sup> St District hosted a community safety event at Wilson Park Senior Center. Business owners and residents had the opportunity to participate in safety sessions for the following:

- 1 Business Safety & Security
- 2 Home Safety & Security
- 3 Child Safety
- 4 Senior Safety
- 5 Female Awareness & Survival Training

The district provided safety tools to participant in each session. This event was presented in partnership with Milwaukee Police Department, Greenfield Police Department and Milwaukee Fire Department and the Garden District.

Former Green Bay Packer LeRoy Butler provided the Community Presentation.





## S 27<sup>th</sup> St Business District

**Safety** - In June, 2017 the District implemented a camera check-out program. This allows property and business owners to check-out cameras for short term security issues for a certain amount of time to help with vandalism/graffiti, aggressive panhandling and employee and consumer safety. These wireless cameras work with Wi-Fi and give live view and audio. The District assigns business owners, managers, and police personnel access to motion based cameras in real time via their cellular phones, tablets or computers.

### **Beautification/Maintenance –**

The District continues to maintain the median design and landscaping on a monthly basis. Over the last year 6 trees have been replaced and 2 wayfinding signs have been replaced due to vehicle damage.

A new initiative sponsored by the District, in partnership with the Wilson Senior Center, is an intergenerational gardening program to be implemented in spring of 2018.

This encourages beautification efforts, positive projects for the senior and youth community jointly and encourages intergenerational interaction and caring. Seniors can maintain their own garden beds with the assistance of volunteer youth. These garden beds will be herb, vegetable or flower beds and will be on the South corner of the center. The wooden garden beds will be various heights to be inclusive and able to accommodate any handicap needs. The Historic Highway 41 Logo will also be displayed to align with the streetscaping design.

**Grant Programming –** In 2017, the district has provided 3 matching grants up to \$2,500.00 to business/property owners for major business development and beautification projects. The recipients are MELD 4 LLC (27<sup>th</sup> & Howard Plaza), Ali's Oil Company and Darwin Eye Care. The S 27<sup>th</sup> District continues to offer incentive for investment and improvement to property,

beautification, consumer experience and safety.

### **Media Mentions –**

<https://franklintoday.wixsite.com/franklintoday/single-post/2017/06/20/Is-Oak-Creek-taking-over-New-27th-Street-streetscaping-leaves-Franklinites-scratching-heads>

<https://www.bizjournals.com/milwaukee/news/2017/06/11/27th-street-businesses-strive-for-more-activity-to.html>

<https://www.biztimes.com/2016/industries/real-estate/stakeholders-seek-south-27th-street-revitalization/>



### BID #43 (South 27<sup>th</sup> Street) Board Member Sheet

**Board Organization:** at least 5, maximum of 9 members, at least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
David Bardon	Treasurer	08/02/2016	08/02/2019
Jeffrey Steren	Member	07/11/2016	07/11/2019
Sylvestra Ramirez	Member	02/06/2017	02/06/2020
Melissa Cannistra	Member	05/03/2017	05/03/2020
John Ackeret	Member	07/17/2017	07/17/2020
Patricia Najera	Member	02/09/2017	02/09/2020
Hatel Patel	Member	02/14/2017	02/14/2020
David Garzon	Member	01/10/2017	01/10/2020

Brian Bellin & Nicole Zielski resigned

