

BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

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ANNUAL OPERATING PLAN

2006

BUSINESS IMPROVEMENT DISTRICT NO. 10

AVENUES WEST

ANNUAL OPERATING PLAN – 2006

Table of Contents

I.	INTRODUCTION	1
II.	DISTRICT BOUNDARIES	2
III.	PROPOSED WORK PLAN – 2006	3
IV.	MANAGEMENT OF BID NO. 10	6
V.	METHOD OF ASSESSMENT	7
VI.	RELATIONSHIP TO THE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY	9
VII.	FUTURE YEAR OPERATING PLANS	11

APPENDIX A: Map of Business Improvement District No. 10 - Avenues West

APPENDIX B: Year Fourteen - Values and Special Assessments

BUSINESS IMPROVEMENT DISTRICT NO. 10

AVENUES WEST

ANNUAL OPERATING PLAN - 2006

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is " *...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.*" On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.608(3)(b), Wisconsin Statutes, requires that a BID Board "*... shall annually consider and may make changes to the Operating Plan ... The Board shall then submit the Operating Plan to the local legislative body for its approval.*" The Board of Business Improvement District No. 10 submits this year 2006 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wisconsin Statutes, and the proposed changes for 2006. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

II. DISTRICT BOUNDARIES

Boundaries of the District remain unchanged and are shown on the map in Appendix A of this plan. The District is contained within the area bounded by I-43 west to 28th Street and I-94 north to Highland Avenue.

A listing of all the properties included within the District is provided in Appendix B.

III. PROPOSED WORK PLAN - 2006

A. Plan Objective

The objective of Business Improvement District No. 10 is as stated in its first year, 1993, to "*continue the revitalization and improvements of a portion of Milwaukee's near west side.*" **This objective is intended to be accomplished by maximizing both human and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the district's objective.** The District has a continuing contract with the Avenues West Association Inc. to provide the necessary staffing and Operating Plan implementation.

B. Proposed Activities 2006

The principal activities to be undertaken during 2006 will result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements.

Possible staff activities include:

- a. Direct and / or collaborate with other appropriate agencies in the implementation of streetscaping and other long range plans approved by the board of directors;
- b. Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal;
- c. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the Milwaukee Main Street SOHI District;
- d. Advise area businesses on safety and security measures and to serve as liaison with the security offices of area institutions and the Milwaukee Police Department;
- e. Liaison with owners of private and public property to encourage quality maintenance and management of said property;
- f. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions;
- g. Marketing and visual enhancement of the Avenues West neighborhood;

- h. Liaison with economic development programs of area organizations, institutions, government agencies; and programs such as the Milwaukee Main Street program; and,
- i. Assist the BID Board in complying with its statutory responsibilities of record keeping, reporting, and financial administration.

C. Proposed Expenditures - 2006

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Avenues West area, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan.

The Board shall have the authority to revise the budget as necessary during the year to match the funds actually available. Functional expenditures, including staff consisting of a full time executive director and a part time assistant, are anticipated to be in these approximate amounts:

Program Services:

Salaries	\$ 37,800
Payroll taxes & benefits	5,413
Insurance	900
Facade Grants	10,000
Grants and /or Projects (marketing, promotions)	6,000
Projects (streetscape, lighting, graffiti, safety, newsletters, programs/meetings)	34,000
Office supplies, incl. copier, computer, fax	600
Postage	1,250
Printing	650
Telephone	<u>800</u>
	\$ 97,413

Management and General:

Salaries	\$ 37,800
Payroll taxes & benefits	5,413
Insurance	2,520
Office supplies, incl. copier, computer, fax	1,000
Equipment repair and maintenance	800
Postage	250
Advertising/Promotion	600
Conferences, professional training	1,200
Subscriptions/memberships	700
Printing	350
Professional fees	4,000
Depreciation	1,250
Rent & Utilities	9,000
Telephone	<u>800</u>
	\$ 65,683

Fund raising:

Salaries	\$ 8,400
Payroll taxes & benefits	1,202
Insurance	180
Telephone	100
Postage	<u>200</u>
	\$ 10,082
Other:	<u>1,462</u>
EXPENDITURE TOTAL	<u>\$ 174,640</u>

D. Financing Method

It is proposed that \$134,640 approximately 77% of the budget, be obtained from assessments on property within the District. The assessment method is described in Section V. of this plan. It is proposed that \$28,000 approximately 16% of the budget, be obtained from the Avenues West Association. It is proposed that \$12,000 about 7% of the budget, be provided directly by the City of Milwaukee which is the same dollar amount provided by the City to Business Improvement District No. 10 in 2005.

IV. MANAGEMENT OF BID NO. 10

A. Organization of the BID Board

BID No. 10 is represented by a nine-person Board of Directors, appointed by the Mayor and confirmed by the Common Council. The Board elects its own officers each year. The current members and their terms are:

Serving terms ending during 2006:

Darleen Howard-Binder, M & I Bank

Carolyn Ehlers, Bonded Messenger Service

Richard Wiegand, Ambassador Hotel/Executive Inn

Carol Winkel, Marquette University

Dan Naumann, Marquette Laundry & Tanning

Serving terms ending during 2007:

Jim Kurz, WISN-TV

Serving terms ending during 2008:

James Ryan, Penfield Children's Center

Thomas E. Wiseman, Brett Funeral Home

John VanderBloemen, Downey, Inc.

The Board shall submit to the Mayor its recommendations for appointments to expiring terms, two months prior to expiration of the terms.

B. Relationship to the Avenues West Association, Inc.

The BID is, and shall continue as, a separate entity from the Avenues West Association, Inc., a 501 (c) (3) corporation, notwithstanding the fact that members, officers, and directors of each may be shared.

The BID may, and it is intended shall, continue to contract with the Association to provide services to the BID in accordance with this plan. The Executive Director of the Association shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan. The Association shall remain a private organization, not subject to open meetings laws and not subject to public records laws except for records generated in connection with its contract with the BID Board.

VI. RELATIONSHIP TO THE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues; ..."

B. City Role in District Operations

The City of Milwaukee is committed to helping private property owners in the District promote District development. To this end, the City has played a significant role in the creation of the Business Improvement District and in the implementation of its Operating Plan.

In particular, the City will continue to:

- a. Provide assistance as appropriate to the BID Board.
- b. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
- c. Collect BID Assessments and maintain them in a segregated account.
- d. Disburse all monies of the District no earlier than January 31, 2006 and no later than March 31, 2006. Disbursements of the full amount assessed by the District will be made without reference to the amount of assessments actually collected by the City by the date of disbursement.
- e. Obtain a copy of the annual audit from the BID Board as required per Sec. 66.608(3)(c) of the BID law prior to July 1st of the following year. If said audit is not provided within six months of the due date, contract for an independent certified audit with the cost paid from BID appropriations.
- f. Provide the Board, through the Tax Commissioner's Office, on or before July 1st of each plan year with the assessed value of each parcel within the District as of January 1st of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the BID assessments for the following plan year.
- g. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

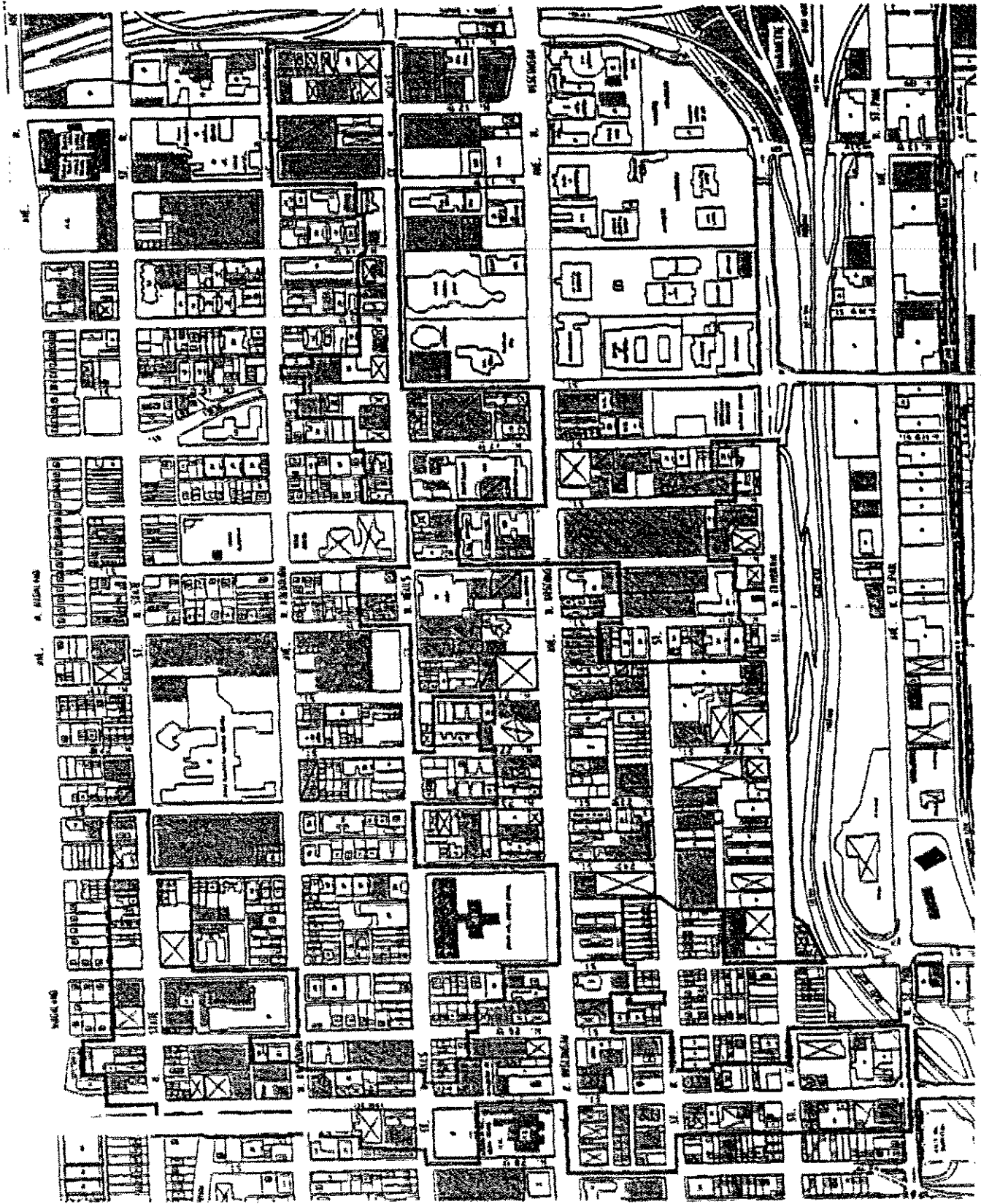
APPENDICES

APPENDIX A **Map of Business Improvement District No. 10 -
Avenues West**

APPENDIX B: **Year Fourteen - Values and Special
Assessments**

APPENDIX A:

MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST



APPENDIX B:

Year Fourteen - VALUES AND SPECIAL ASSESSMENTS

BID No. 10 Property List

2006 Operating Plan

A	B	C	D	E	G	H	I	J	K	L
Taxkey	ck dgt	Parcel Address	Owner 1	Owner 2	Exempt	BID Tax	Total	Assess. Base	Factor	Final Assess.
					= 0	= 1				
1			Owner 1							
2	3880925100	1025 N 26TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
3	3880915110	1031 N 26TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
4	3901231000	1240 W WELLS	MARQUETTE UNIVERSITY		0	0	0.00	0.00	1	0.00
5	3900768100	1300 W WELLS	EVANS SCHOLARS FOUNDATION	% JIM MOORE	0	0	0.00	0.00	1	0.00
6	3901186000	1615 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
7	3901182000	1621 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
8	3632652000	1700 W WELLS	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
9	3980628100	1710 W CLYBOURN	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
10	3632714000	1835 W WELLS	WISCONSIN ELECTRIC POWER CO	C/O REAL ESTATE DEPT	0	0	0.00	0.00	1	0.00
11	3980659100	1905 W WISCONSIN	EVANGELICAL LUTHERAN CHURCH	OF THEREDEEMER	0	0	0.00	0.00	1	0.00
12	3632631000	1924 W WELLS	CITY OF MILW		0	0	0.00	0.00	1	0.00
13	3632726100	1928 W WISCONSIN	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
14	3632632000	X 1930 W WELLS	CITY OF MILW		0	0	0.00	0.00	1	0.00
15	3881852000	4 2000 W WISCONSIN	WISCONSIN HERITAGES INC	C/O CAPT FREDERICK PABST	0	0	0.00	0.00	1	0.00
16	4000604100	2 2017 W WISCONSIN	WISCONSIN CORRECTIONAL	FOUNDATION INC	0	0	0.00	0.00	1	0.00
17	4000501000	6 2121 W WISCONSIN	PENTECOSTALS OF WIS		0	0	0.00	0.00	1	0.00
18	4000502000	1 2133 W WISCONSIN	IRISH CULTURAL & HERITAGE	CENTER OF WI INC	0	0	0.00	0.00	1	0.00
19	4000508100	0 2222 W MICHIGAN	IRISH CULTURAL & HERITAGE	CENTER OF WI INC	0	0	0.00	0.00	1	0.00
20	3891326110	8 2324 W STATE	FIRST LOVE ASSEMBLY OF	GOD INC	0	0	0.00	0.00	1	0.00
21	4000752100	8 2404 W CLYBOURN	MATA COMMUNITY MEDIA INC		0	0	0.00	0.00	1	0.00
22	3890760100	2 2454 W STATE	WISCONSIN TELEPHONE COMPANY		0	0	0.00	0.00	1	0.00
23	4000768000	9 2485 W CLYBOURN	STATE OF WISCONSIN, DEPT OF	TRANSPORTATION	0	0	0.00	0.00	1	0.00
24	4000111100	6 2601 W WISCONSIN	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
25	3890123110	6 2602 W WISCONSIN	AMERICAN NATL RED CROSS		0	0	0.00	0.00	1	0.00
26	4000089100	4 2606 W ST PAUL	MILWAUKEE COUNTY	ACTIVE FRWY/HWY LANDS	0	0	0.00	0.00	1	0.00
27	3890311000	4 2612 W STATE	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
28	3890111100	3 2620 W HAZELTON	CITY OF MILW	ATTN DCD REAL ESTATE	0	0	0.00	0.00	1	0.00
29	3890121100	6 2620 W WISCONSIN	CITY OF MILW	ATTN POLICE DEPT	0	0	0.00	0.00	1	0.00
30	3890308100	4 2622 W STATE	REV AUTH OF CITY OF MILW	C/O CITY REAL ESTATE	0	0	0.00	0.00	1	0.00
31	3890515100	X 2626 W WELLS	CITY OF MILW OFF-STR PARKING		0	0	0.00	0.00	1	0.00
32	4010975000	1 2711 W MICHIGAN	WELFARE WARRIORS INC		0	0	0.00	0.00	1	0.00
33	3880105111	9 2711 W WELLS	MILWAUKEE COUNTY		0	0	0.00	0.00	1	0.00
34	3881201100	3 2713 W RICHARDSON	TRI-CORP HOUSING INC		0	0	0.00	0.00	1	0.00
35	4010506000	0 2728 W WISCONSIN	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
36	4010512000	3 520 N 28TH	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
37	4010511000	8 525 N 27TH	CITY OF MILWAUKEE	C/O CITY REAL ESTATE	0	0	0.00	0.00	1	0.00
38	4010509000	7 526 N 28TH	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
39	4000001110	1 639 N 25TH	CENTRAL UNITED METHODIST	CHURCH	0	0	0.00	0.00	1	0.00
40	3632711100	5 721 N 17TH	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
41	3899966100	X 734 N 26TH	AMALGAMATED TRANSIT UNION	LOCAL 988	0	0	0.00	0.00	1	0.00
42	3901211000	X 737 N 16TH	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
43	3632715100	7 783 N 18TH	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
44	3900114100	0 814 N 15TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
45	3901191000	2 814 N 16TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
46	3901189000	1 818 N 17TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
47	3910212100	0 844 N 12TH	AURORA SINAI MEDICAL CTR INC	C/O AURORA HEALTH CARE	0	0	0.00	0.00	1	0.00
48	3910214110	9 851 N 12TH	AURORA SINAI MEDICAL CENTER	INC C/O AURORA HEALTH CARE	0	0	0.00	0.00	1	0.00
49	3890882110	3 918 N 26TH	WISCONSIN TELEPHONE CO	C/O AMERITECH REC	0	0	0.00	0.00	1	0.00
50	3890898100	3 937 N 26TH	WISCONSIN TELEPHONE COMPANY	C/O AMERITECH REC	0	0	0.00	0.00	1	0.00
51	3890897000	1 946 N 27TH	CITY OF MILW		0	0	0.00	0.00	1	0.00
52	3890702000	X 955 N 24TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
53	3890923000	1 1031 N 26TH	BOUNTONG VATSANA		1	0	50,500.00	0.00	1	0.00
54	3919994100	7 1100 W WELLS	CATHOLIC KNIGHTS' INS SOC	NIKA CATHOLIC KNIGHTS	1	0	3,841,000.00	0.00	1	0.00
55	3910208000	2 1120 W WELLS	ST JAMES ESTATES LLC		1	0	1,886,000.00	0.00	1	0.00
56	3901184000	4 1619 W WELLS	1722 LLC	MARQUETTE UNIVERSITY	1	0	302,000.00	0.00	1	0.00
57	3632655000	4 1722 W WELLS	CAMPUS DEVELOPMENT LLC	C/O SCHULHOF PROP MGMT	1	0	791,000.00	0.00	1	0.00
58	3632654000	X 1726 W WELLS			1	0	139,400.00	0.00	1	0.00

2006 Operating Plan

BID No. 10 Property List

	A	B	C	D	E	G	H	I	J	K	L
59	4000625000	0	2016 W CLYBOURN	BRUTUS INVESTMENTS LLC		1	0	47,100.00	0.00	1	0.00
60	4000626000	6	2020 W CLYBOURN	BRUTUS INVESTMENTS LLC		1	0	55,700.00	0.00	1	0.00
61	3881405000	3	2027 W WELLS	WIEGAND INVESTMENTS 2027 LLC		1	0	151,000.00	0.00	1	0.00
62	4000213000	0	2028 W MICHIGAN	BRUTUS INVESTMENTS LLC		1	0	56,700.00	0.00	1	0.00
63	4000215100	8	2029 W WISCONSIN	MARYLAND COURT APTS LLC		1	0	1,288,000.00	0.00	1	0.00
64	3891502000	0	2031 W WELLS	SANTINO L BANDO		1	0	36,400.00	0.00	1	0.00
65	4000212000	5	2032 W MICHIGAN	VICTOR MELENDEZ AKA		1	0	25,300.00	0.00	1	0.00
66	3891503000	6	2035 W WELLS	SANTINO L BANDO		1	0	54,300.00	0.00	1	0.00
67	3891556100	1	2101 W WELLS	WIEGAND INVESTMENTS 2101		1	0	66,800.00	0.00	1	0.00
68	4000207000	8	2101 W WISCONSIN	PATRICIAN APARTMENTS LLC		1	0	445,200.00	0.00	1	0.00
69	4000201000	5	2111 W WISCONSIN	PATRICIAN APARTMENTS LLC		1	0	956,000.00	0.00	1	0.00
70	4000203000	6	2114 W MICHIGAN	SHOO INVESTMENTS LLC		1	0	1,105,400.00	0.00	1	0.00
71	4000518000	9	2120 W MICHIGAN	WORGULL REVOC TRUST		1	0	82,400.00	0.00	1	0.00
72	4000517000	3	2126 W MICHIGAN	WORGULL REVOC TRUST		1	0	111,300.00	0.00	1	0.00
73	4000516000	8	2130 W MICHIGAN	LA 2 LLC		1	0	126,700.00	0.00	1	0.00
74	4000515000	2	2134 W MICHIGAN	LA 2 LLC		1	0	79,200.00	0.00	1	0.00
75	4000514000	7	2140 W MICHIGAN	LA 2 LLC		1	0	79,100.00	0.00	1	0.00
76	4000504000	2	217 W WISCONSIN	WIEGAND INVESTMENTS 2217 LLC		1	0	415,600.00	0.00	1	0.00
77	4000762000	6	2301 W MICHIGAN	WIEGAND INVESTMENTS 2311		1	0	109,500.00	0.00	1	0.00
78	4000520000	X	2311 W WISCONSIN	WIEGAND INVESTMENTS 2311		1	0	503,700.00	0.00	1	0.00
79	3891324100	X	2314 W STATE	MARK A RADTKE		1	0	131,800.00	0.00	1	0.00
80	4000722100	4	2319 W MICHIGAN	EAST WINDS PROPERTIES LLC		1	0	1,256,000.00	0.00	1	0.00
81	3891812000	6	2324 W WISCONSIN	WIEGAND INVESTMENTS 2324		1	0	781,300.00	0.00	1	0.00
82	4000723000	3	2327 W MICHIGAN	EAST WIND PROPERTIES LLC		1	0	228,700.00	0.00	1	0.00
83	4000702000	9	2335 W WISCONSIN	WIEGAND INVESTMENTS 2335		1	0	31,600.00	0.00	1	0.00
84	389074110	6	2424 W STATE	COERPER 5 O'CLOCK CLUB INC		1	0	983,000.00	0.00	1	0.00
85	4000710000	2	2435 W WISCONSIN	WIEGAND INVESTMENTS 2435		1	0	980,000.00	0.00	1	0.00
86	3890766100	5	2440 W STATE	ANNIE M EDWARDS		1	0	46,900.00	0.00	1	0.00
87	3890785000	3	2446 W STATE	MICHAEL R DAMORE ET AL		1	0	69,700.00	0.00	1	0.00
88	3881209000	8	2518 W WISCONSIN	RESNANT PROPERTIES LTD		1	0	712,000.00	0.00	1	0.00
89	3890122000	7	2616 W WISCONSIN	DOMINIC M LODUCA &		1	0	331,200.00	0.00	1	0.00
90	3890306000	7	2619 W STATE	STEVEN EWING		1	0	122,600.00	0.00	1	0.00
91	4010985000	6	2712 W CLYBOURN	ROBERT F OWENS		1	0	91,200.00	0.00	1	0.00
92	3881813000	4	2715 W STATE	MILDRED L FISHER		1	0	97,600.00	0.00	1	0.00
93	4010519000	1	2716 W MICHIGAN	CHARLES HOLSTEIN		1	0	69,300.00	0.00	1	0.00
94	4010515000	X	2734 W MICHIGAN	YW HOUSING INC		1	0	2,400.00	0.00	1	0.00
95	4010514000	4	2736 W MICHIGAN	YW HOUSING INC		1	0	2,700.00	0.00	1	0.00
96	4000623000	X	505 N 20TH	DAVID A BROWN		1	0	143,900.00	0.00	1	0.00
97	3980623100	6	506 N 18TH	TIMOTHY J BROPHY		1	0	736,000.00	0.00	1	0.00
98	4000622000	4	509 N 20TH	KARL F SCHALK & BARBARA HW		1	0	81,900.00	0.00	1	0.00
99	3980690100	1	510 N 20TH	ROBERT A SCHROEDER JR		1	0	2,108,000.00	0.00	1	0.00
100	4000036110	3	528 N 27TH	STERLING PROPERTIES LLC		1	0	361,000.00	0.00	1	0.00
101	4000522100	7	601 N 23RD	23RD STREET PARTNERSHIP		1	0	450,700.00	0.00	1	0.00
102	4010513000	9	612 N 28TH	MICHAEL C SILBER		1	0	2,100.00	0.00	1	0.00
103	4000521000	5	617 N 26TH	23RD STREET PARTNERSHIP		1	0	786,600.00	0.00	1	0.00
104	4000703110	8	624 N 24TH	WIEGAND INVESTMENTS 624		1	0	64,700.00	0.00	1	0.00
105	4010508000	1	626 N 28TH	LOIS F CARL BRENDA L		1	0	27,800.00	0.00	1	0.00
106	4010510000	2	628 N 28TH	MICHAEL C SILBER		1	0	31,200.00	0.00	1	0.00
107	3891815100	9	730 N 24TH	WIEGAND INVESTMENTS 730		1	0	56,000.00	0.00	1	0.00
108	3891816000	8	746 N 24TH	WIEGAND INVESTMENTS 24W		1	0	20,800.00	0.00	1	0.00
109	3891805000	8	747 N 23RD	WIEGAND INVESTMENTS 755		1	0	66,900.00	0.00	1	0.00
110	3890109100	2	748 N 27TH	MILWAUKEE COUNTY		1	0	0.00	0.00	1	0.00
111	3891817000	3	754 N 24TH	WIEGAND INVESTMENTS 24W		1	0	62,700.00	0.00	1	0.00
112	3632633000	5	812 N 20TH	TIMOTHY J OLSON		1	0	97,700.00	0.00	1	0.00
113	3632634000	0	816 N 20TH	BRUCE R DAVIES		1	0	1,900.00	0.00	1	0.00
114	3632674100	5	831 N 16TH	UNIVERSITY PARTNERS LLP		1	0	534,000.00	0.00	1	0.00
115	3632669100	8	853 N 16TH	GERARD KEMPERMANN		1	0	152,900.00	0.00	1	0.00
116	3910201000	4	1119 W KILBOURN	A M CHUDNOW		1	1	146,000.00	438.00	1	438.00
117	3910218000	7	1200 W WELLS	12TH & WELLS LLC		1	1	351,000.00	1,053.00	1	1,053.00

BID No. 10 Property List

2006 Operating Plan

	A	B	C	D	E	G	H	I	J	K	L
118	3910219000	2	1222 W WELLS	1222 WELLS LLC	CIO TAXMAN INVESTMENT CO	1	1	492,000.00	1,476.00	1	1,476.00
119	3900108000	7	1400 W WELLS	WISAM A SHANAA & MARY HW		1	1	627,000.00	1,881.00	1	1,881.00
120	3901193100	X	1500 W WELLS	HILLTOP ENTERPRISES INC	MARQUETTE UNIVERSITY	1	1	3,456,000.00	6,000.00	1	6,000.00
121	3901190000	7	1528 W WELLS	HILLTOP ENTERPRISES INC		1	1	3,095,000.00	6,000.00	1	6,000.00
122	3632700100	5	1600 W WISCONSIN	THREE A COMPANY		1	1	3,012,000.00	6,000.00	0.125	750.00
123	3632696000	9	1601 W WELLS	VIRGINIA ALBANO	%ANGELO'S PIZZA	1	1	325,000.00	975.00	1	975.00
124	3901187000	0	1609 W WELLS	HILLTOP ENTERPRISES INC		1	1	131,000.00	393.00	1	393.00
125	3901212100	1	1610 W WISCONSIN	UNIVERSITY CENTRE LLC	CIO TAXMAN INVESTMENT CO	1	1	735,000.00	2,205.00	1	2,205.00
126	3901185000	X	1613 W WELLS	HILLTOP ENTERPRISES INC		1	1	221,000.00	663.00	1	663.00
127	3901188000	6	1616 W WELLS	HILLTOP ENTERPRISES INC		1	1	2,144,000.00	6,000.00	1	6,000.00
128	3901183000	9	1617 W WELLS	HILLTOP ENTERPRISES INC		1	1	172,000.00	516.00	1	516.00
129	3632702100	3	1628 W WISCONSIN	17TH & WISCONSIN CO	C/O TAXMAN INVESTMENT CO	1	1	3,232,000.00	6,000.00	1	6,000.00
130	3901181000	8	1633 W WELLS	HILLTOP ENTERPRISES INC	ATTN: MARQUETTE UNIVERSITY	1	1	447,000.00	1,341.00	1	1,341.00
131	3980625000	0	1718 W CLYBOURN	JOHN JOSEPH HEGARTY		1	1	221,300.00	663.90	1	663.90
132	3980687100	5	1900 W CLYBOURN	JOHN J PICCIURO ET AL		1	1	246,000.00	738.00	1	738.00
133	3632626110	0	1900 W WELLS	HEARST-ARGYLE STATIONS INC	C/O JIM KURZ, WISN TV	1	1	114,000.00	342.00	1	342.00
134	3980662000	2	1925 W WISCONSIN	PROBU COLLS ASSOCIATION	OF MILWAUKEE	1	1	156,000.00	468.80	1	468.80
135	3980663100	4	1933 W WISCONSIN	PRO BU COLLS ASSOCIATION	OF MILWAUKEE	1	1	354,000.00	1,062.00	1	1,062.00
136	4000601000	X	2001 W WISCONSIN	THOMAS E WISEMAN	MARLENE M WISEMAN	1	1	199,900.00	599.70	1	599.70
137	4000602000	5	2009 W WISCONSIN	THOMAS E WISEMAN	MARLENE M WISEMAN	1	1	34,400.00	103.20	1	103.20
138	4000217100	9	2030 W CLYBOURN	C CATALANO CO, IMC		1	1	316,000.00	948.00	1	948.00
139	3891406110	2	2040 W WISCONSIN	2040 WISCONSIN LLC		1	1	3,570,000.00	6,000.00	1	6,000.00
140	3891504000	1	2041 W WELLS	THOMAS SCHMITT		1	1	170,000.00	510.00	1	510.00
141	4000204100	8	2051 W WISCONSIN	MARNAS MANSION LLC		1	1	428,300.00	1,287.90	1	1,287.90
142	4000219100	X	2100 W CLYBOURN	E-L ENTERPRISES INC		1	1	343,300.00	1,029.90	1	1,029.90
143	4000208100	9	2102 W MICHIGAN	2123 W MICHIGAN STREET LLP		1	1	14,400.00	43.20	1	43.20
144	3891577000	7	2117 W WELLS	DEBRA JEAN HATCHER		1	1	205,000.00	615.00	1	615.00
145	4000767000	3	2120 W CLYBOURN	RESNANT PROPERTIES LTD	PARTNERSHIP	1	1	448,200.00	1,344.60	1	1,344.60
146	3891567100	1	2120 W WISCONSIN	LOUJO COMPANY		1	1	926,000.00	2,778.00	1	2,778.00
147	4000220100	5	2123 W MICHIGAN	2123 WEST MICHIGAN LLP		1	1	388,900.00	1,166.70	1	1,166.70
148	4000513100	8	2200 W MICHIGAN	DOWNNEY INC		1	1	70,100.00	210.30	1	210.30
149	4000759111	1	2202 W CLYBOURN	COOPER & ASSOCIATES		1	1	569,000.00	1,707.00	1	1,707.00
150	4000760110	9	2203 W MICHIGAN	DOWNNEY INC		1	1	494,300.00	1,482.90	1	1,482.90
151	4000503000	7	2207 W WISCONSIN	K & G COFFMAN LLC		1	1	225,000.00	675.00	1	675.00
152	3891582000	7	2210 W WISCONSIN	BORDER PATROL WISCONSIN INC	ATTN TACO BELL #328	1	1	312,000.00	936.00	1	936.00
153	3891583000	2	2220 W WISCONSIN	MARGARET CHRISTODOULAKIS	& DIANE DIELCO-TRSTEEES	1	1	156,000.00	468.00	1	468.00
154	3891584000	8	2224 W WISCONSIN	BLANKSTEIN ENTERPRISES, INC.		1	1	1,478,000.00	4,434.00	0.02	88.68
155	4000505100	4	2227 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	38,500.00	118.50	1	118.50
156	4000519000	4	2301 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	660,000.00	1,980.00	1	1,980.00
157	3891320000	1	2302 W STATE	BILLY WARD		1	1	66,000.00	198.00	1	198.00
158	3891810110	9	2308 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	1,150,000.00	3,450.00	1	3,450.00
159	3891802100	8	2313 W WELLS	JUDITH KOPCA	RICHARD J KOPCA SR	1	1	194,000.00	582.00	1	582.00
160	3891803000	7	2317 W WELLS	WIEGAND INVESTMENTS 24W LLC		1	1	4,100.00	12.30	1	12.30
161	3891819000	4	2319 W WELLS	WIEGAND INVESTMENTS 24W		1	1	6,900.00	20.70	1	20.70
162	4000755100	4	2322 W CLYBOURN	COOPER & ASSOCIATES		1	1	318,000.00	954.00	1	954.00
163	3891818000	9	2323 W WELLS	WIEGAND INVESTMENTS 24W LLC		1	1	13,200.00	39.60	1	39.60
164	4000701000	3	2323 W WISCONSIN	TRUSTEES OF THE GARRETT O.	MCINTOSH DEC 2001 RESTATED	1	1	27,000.00	831.00	1	831.00
165	4000754100	9	2330 W CLYBOURN	JAMES M BUSH		1	1	138,000.00	414.00	1	414.00
166	3891813000	1	2336 W WISCONSIN	NATIONAL REAL ESTATE		1	1	160,000.00	480.00	1	480.00
167	4000754200	5	2338 W CLYBOURN	IMATA COMMUNITY MEDIA INC	INVESTORS LLC	1	1	28,700.00	89.10	1	89.10
168	3890701000	4	2401 W STATE	ANDRZEJ SITARSKI		1	1	6,300.00	24.90	1	24.90
169	4000708000	1	2401 W WISCONSIN	EAGLES AUDITORIUM INC	C/O A BALESTRIERI	1	1	600,000.00	1,800.00	1	1,800.00
170	4000730111	3	2407 W MICHIGAN	EAGLES AUDITORIUM INC	ATTN: PRESIDENT	1	1	78,000.00	237.00	1	237.00
171	3890703000	5	2411 W STATE	MATRIC INC		1	1	99,000.00	297.00	1	297.00
172	3890743110	7	2412 W STATE	COOPER'S FIVE O CLOCK CLUB		1	1	120,000.00	360.00	1	360.00
173	4000751000	6	2422 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		1	1	244,000.00	732.00	1	732.00
174	4000709000	7	2425 W WISCONSIN	EAGLES AUDITORIUM INC		1	1	67,200.00	201.60	1	201.60
175	3890704000	0	2426 W STATE	WISCONSIN TELEPHONE COMPANY	C/O A BALESTRIERI	1	1	28,100.00	84.30	1	84.30
176	4000750000	0	2440 W CLYBOURN	BRUGESS SNOW & ICE	CONTROL CONTRACTORS INC	1	1	312,000.00	936.00	1	936.00