

BUSINESS IMPROVEMENT DISTRICT NO. 40
AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT
PROPOSED OPERATING PLAN for 2010



August 27, 2009

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	3
II. DISTRICT BOUNDARIES	3
III. PROPOSED OPERATING PLAN	3
A. Plan Objectives	3
B. Proposed Activities - Year Four	4
C. Proposed Expenditures - Year Four	5
D. Financing Method	6
E. Organization of BID Board	6
F. Relationship to AGBA	7
IV. METHOD OF ASSESSMENT	7
A. Assessment Rate and Method	7
B. Excluded and Exempt Property	7
V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY	8
A. City Plans	8
B. City Role in District Operation	8
VI. PLAN APPROVAL PROCESS	9
A. Public Review Process	9
B. Petition against Creation of the Bid	9
-1-	
VII. FUTURE YEAR OPERATING PLANS	10
A. Phased Development	10
B. Amendment, Severability and Expansion	10
APPENDIX A: List of Assessed Properties	11



I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) 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 has previously approved a petition from property owners to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the proposed Operating Plan for the Airport Gateway Business Improvement District #40 (AGBID) for 2010. The AGBID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

Boundaries of the AGBID are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the AGBID are to:

- 1) Develop the vitality of the The Gateway To Milwaukee;
- 2) Enhance the community image through safety and beautification;
- 3) Market The Gateway area as the primary welcoming, hospitality and transportation hub of greater Milwaukee;
- 4) Promote mutually beneficial opportunities among the AGBID's businesses;
and
- 5) Ultimately grow commercial business and property values.

B. Proposed Activities – 4th Quarter 2009 and Fourth Year, 2010

Principle activities to be engaged in by the AGBID during the rest of 2009 and in the fourth year of operation, 2010, will include:

- 1) Continue the contracted safety and security patrols in the entire AGBID, begin a “Gateway Security Watch” program to include signs and vests for properties to use plus potentially provide an “alert” electronic communications platform for AGBID properties, and promote businesses in the BID to employ extended coverage by the security services firm to broaden the amount of patrols in the BID;
- 2) Continue to enhance the beautification of the area by funding maintenance of the gardens installed in 2007 and 2008 plus installing new ones on principal roadways or intersections, support the beautification efforts of neighborhood associations within the Garden (13th) District, integrate/supplement the beautification efforts of WisDOT, General Mitchell International Airport (GMIA), the DPWs of the City and County and of Oak Creek during the road construction projects planned by those entities in and along the AGBID boundaries, and potentially begin a holiday decorations along the BID’s main corridors;
- 3) Upgrade the appearance of the railroad bridge over Layton at 11th Street, potentially the tunnel and/or its entrances on Howell Avenue under the Airport’s east/west runway;
- 4) Enhance the marketing programs and promotional efforts, in conjunction with the GMIA and VISIT Milwaukee, about AGBID’s hospitality, retail and business development opportunities ;
- 5) Continue to develop The Gateway’s web site as the primary communications and promotions tool among businesses in The Gateway area;
- 6) Continue to actively participate with the local task force of governments and businesses to develop economic activities around the Airport, potentially including investing to formally plan an aerotropolis development in The Gateway To Milwaukee area; and
- 7) Be involved in governmental and community issues that potentially impact the vitality of The Gateway To Milwaukee.

C. Proposed Expenditures – Year Four

<u>Category / Item</u>	<u>Expenditures</u>	
	<u>Est. 2009</u>	<u>Budget 2010</u>
Beautification and Maintenance		
Maintenance, enhancement and development of additional corridor and association gardens; enhancements of bridges and tunnels; potentially holiday decorations and attractive refuse containers on main corridors	\$ 75,000	\$ 90,000
Public Safety		
Contract with safety patrol teams for BID businesses, properties and corridors; develop Gateway Security Watch program with signs and vests; plus potentially provide an “alert” electronic communications platform	70,000	75,000
Marketing and Promotion		
Further develop and promote The Gateway To Milwaukee brand and web site with paper and online advertising, street banners, billboards, brochures, and other promotional collateral; information newsletters and meetings; networking opportunities - some of the advertising may be cooperative with related ventures such as GMIA, VISIT Milwaukee; MMAC and/or other BIDs, etc.	95,000	100,000
Research, Consulting, Programs and Development		
Activities and/or investments in conceptual approaches or projects to enhance the AGBID in matters such as aerotropolis developments, landscaping and appearance, funding via grants or donations	30,000	60,000
Administration/Management		
Expenses for annual audit; board/general insurance; executive director and assistant plus related operating expenses such as Internet, telephone, mileage, subscriptions, memberships, meetings, supplies, printing and postage; expenses for office space	<u>96,000</u>	<u>100,000</u>
TOTAL	\$ 366,000	\$ 425,000

D. Financing Method

It is proposed to raise approximately \$331,000 through BID assessments (amount raised for 2009). A \$10,000 grant from the City was received this year, but there are no grants are budgeted for 2010. The additional \$91,000 of proposed expenditures beyond the \$331,000 expected assessments will come from interest income, some usage of the expected \$168,000 of carried-over funds and grants. Also, there is a good possibility that AGBID will spend more than is estimated for the full year of 2009, if the projects make sense from a timing standpoint. 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 continue to appoint members to the BID 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 a majority of the board members be owners or occupants of property within the district. It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five (AGBID currently has six)
2. Composition - At least three members 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.
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.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Airport Gateway Business Association

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

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle 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 on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel and a minimum assessment of \$250 will be applied.

As of January 1, 2009, the property in the District had a total assessed value of over \$423 million. This plan proposes to assess the property in the District at a rate of \$0.0852 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

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) Im: 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 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 Gateway To Milwaukee business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING 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 initial Operating 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 complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this 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. 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 as assessable properties a certain class or classes of 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).

APPENDICES

A. CURRENT DISTRICT BOUNDARIES

The Airport Gateway area is roughly bounded by:

The eastern boundary of the AGBID is the Milwaukee/Cudahy line from Layton Avenue south to College Avenue.

The north side of Layton Avenue comprises most of the northern boundary from the Milwaukee/Cudahy line west to Howell Avenue, and from 13th Street west to 20th Street only along Layton Avenue. From Howell Avenue west to 13th Street, the northern boundary is Howard Avenue.

The western boundary of the AGBID is the west side of 13th Street from Howard Avenue south to College Avenue.

The southern boundary is College Avenue from the Milwaukee/Cudahy line west to 13th Street.

There is one rectangular extension of the District on its southwest corner that is bound by 13th Street on the east side, College Avenue on the north side, I-94 freeway on the west side and the Milwaukee/Oak Creek line on the south side.

B. LISTING OF PROPERTIES IN THE BID

This listing included with the packet totals 7 pages.



**The Gateway
To Milwaukee**

www.gatewaytomilwaukee.com

Thinking about the future... Thinking about you.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

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AIRPORT GATEWAY BUSINESS ASSOCIATION

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THE GATEWAY TO MILWAUKEE

2008 - 2009 – 2010 REPORTS and PLANS

Formed in early 2005, the Airport Gateway Business Association (AGBA) established its mission and goals that continue today. AGBA will take a leadership role in planning, promoting and developing the vitality of the gateway to Milwaukee with goals to:

1. Actively impact government direction.
2. Enhance community image through safety and beautification.
3. Market and develop gateway area for economic growth.
4. Network for mutually beneficial opportunities.

To fund the continuing achievement of the mission and goals, in late 2006 the City of Milwaukee approved the establishment of the Airport Gateway Business Improvement District #40 (AGBID), which was established under the Wisconsin Statutes and the City's guidance.

Our efforts have broadened in each of the three years of AGBID's existence. Toward each of the goals above, here are some of the implemented and ongoing activities:

Safety

We continue to use a security services firm 6 hours per day, seven days per week that patrols the AGBID with a heavier focus on the many hospitality businesses in the area. We are starting a Hospitality Group where we hope to build a program to at least double the amount of patrol coverage, implement a Gateway Security Watch program using signs, bright vests plus potentially an electronic communications platform where businesses and property owners will link with themselves and local police departments. By communicating quickly we intend to more effectively deter vehicle break-ins that can negatively impact visitors, who are our guests here to safely enjoy The Gateway and Milwaukee.

Beautification

Eight gardens were installed last year around the Canadian Pacific Railroad bridge on Layton Ave at 11th Street and they will be maintained going forward. The cement supports for the bridge were also painted and we are soliciting companies to put signs near the bridge to improve its appearance and market the area. This effort is proving more challenging because of the size of the bridge, the railroad's desire to not impact the bridge itself and the related costs. We still intend to improve the appearance of the entrance areas to the tunnel on Howell Avenue that goes under GMIA's east/west runway.

We worked with Milwaukee's DPW to have two of its signature gardens be installed in the median of Howell Avenue, which is one of the three major welcoming corridors in AGBID. The City added another and there are now five such gardens between Grange and Layton Avenues. We intend to have some more gardens be put into the medians on Layton Avenue this fall and, in the coming years, will continue to maintain those and put in more gardens and potentially decorative artwork along Howell, Layton and College Avenues. There is a strong possibility that you will see some holiday decorations this winter and we hope to expand that presence each year going forward, too.

Finally, going forward we will work with the Airport, businesses in the Hospitality Group and a number of local neighborhood associations to collaborate and spread gardens and holiday lights throughout the AGBID area.

Marketing

Over the last two years we have trademarked the name "The Gateway To Milwaukee" and are promoting it with billboards, banners on light poles, online and print advertising about The Gateway and our events, two newsletters each year sent to over 1800 recipients around GMIA, and with a weekly E-News Update that is now sent to over 400 recipients. We encourage the AGBID property owners to contact us with their e-mail addresses so that we may more readily communicate with them.

Our goal is to have The Gateway become recognized as an attractive area for regional consumers, visitors and businesses. As we spread the awareness of The Gateway to a broader area, this ultimately will help lead to higher business and property values in the AGBID.

This spring our updated web site was introduced which allows viewers to more easily get to specific information. The use of coupons and advertising on the web site by businesses in the area will lead to more traffic and business opportunities in The Gateway, which will benefit all of us.

Network for Mutual Business Opportunities

Some of the marketing efforts mentioned above are devoted toward this goal. In addition, we have increased the number of informational and networking meetings, now regularly have a holiday gathering and just completed our second golf outing, brought an international expert into Milwaukee about economic developments around airports and are working on more ways for businesses and property owners in the AGBID to be successful.

As we solicit vendor relationships, we always try to ask related businesses in the area to bid and meet our needs, as we work toward the best overall value we can find in vendor relationships. Please contact us if you would like an opportunity to be included among our potential vendors.

Impact Government Direction

This goal is last in this report, but is definitely not the least.

City Alderman Terry Witkowski and County Supervisor Chris Larson often attend our monthly board meetings as we work to share information, challenges and opportunities that mutually impact all of us.

We regularly attend and give input at government meetings, town hall gatherings and other associations' events where government and related business affairs are addressed.

We continue to work with WisDOT about road construction and regional transit matters. We also work with the Departments of Public Works of the City and County, the Department of City Development in Milwaukee, Milwaukee and Oak Creek Police Departments and General Mitchell International Airport.

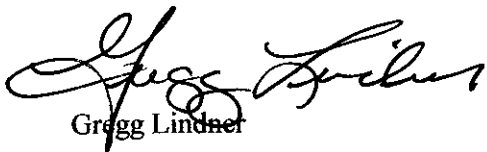
We are also involved with these entities plus 7 other municipalities, state and federal elected officials, the office of the Governor, commercial real estate entities, UWM and businesses as part of a 50+ person Airport Area Economic Development Task Force that began in the second quarter of 2008.

As we gain experience, we are coming more to understand the importance of transportation for economic health. The Task Force mentioned just above has evolved toward creating a long-term economic development plan using "aerotropolis" concepts, which ideas you can see at www.aerotropolis.com. Given the location of AGBID in and around the west and north sides of GMIA, businesses and property owners in this area are ideally positioned to benefit first and foremost from a successful economic development approach.

Our slogan is "thinking about the future, thinking about you". We hope that you find our actions reflecting that approach, particularly about growing the economic value of The Gateway, its businesses and properties, which includes you. We want thoughts and observations from stakeholders in The Gateway to Milwaukee, which will help us be more successful and have more strength in working with government partners.

So please contact us at any time - our information is on our web site at www.gatewaytomilwaukee.com. And please consider joining AGBA itself. The \$100 annual dues will cover 2010 as well.

Thank you and respectfully submitted on August 28, 2009,



Gregg Lindner

Chairman, AGBID and President, AGBA



Tom Rave

Executive Director, AGBA

40	5959868120	6	Active	230 W LAYTON	TACO BELL OF AMERICA INC	C/O TBC TAX #005163	P O BOX 35370	LOUISVILLE KY	40232	Special Merc	\$487,500	\$391,000	\$878,500
40	5959871112	1	Active	530 W LAYTON	OLYMPIA LAYTON LLC		530 W LAYTON AV	MILWAUKEE WI	53207	Special Merc	\$228,100	\$494,900	\$723,000
40	5959872110	0	Active	512 W LAYTON	RALPH DICHRISTOPHER	DEBRA A DICHRISTOPHER	16326 GULF BLVD # 106	REDINGTON BEACH FL	33708	Local Comm	\$126,500	\$231,500	\$358,000
40	5959873111	4	Active	4601 S 5TH	GARVEY REAL ESTATE	VENTURES LLC	4601 S 5TH ST	MILWAUKEE, WI	53207	Manufacturin	\$111,000	\$1,123,000	\$1,234,000
40	5960032000	3	Active	4630 S 13TH	JALMAR LLC		4634 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$149,100	\$0	\$149,100
40	5960041100	9	Active	900 W LAYTON	PUBLIC STORAGE PROPERTIES INC		P O BOX 25025	GLENDALE CA	91201	Special Merc	\$413,600	\$1,857,400	\$2,271,000
40	5960061000	1	Active	1232 W LAYTON	EL NINO LLC	C/O GREAT LAKES QUICK LUBE	10150 W NATIONAL AV, STE 32	MILWAUKEE, WI	53227	Special Merc	\$182,700	\$432,100	\$614,800
40	5960062000	7	Active	1218 W LAYTON	FIVE STARS AUTO CENTER LLC		1218 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$57,400	\$325,000	\$382,400
40	5960071100	2	Active	800 W LAYTON	ROBERT PLACKE, NATALIE	PLACKE, JEROME J ARENAS	122 E CAPITOL DR	HARTLAND WI	53029	Special Merc	\$297,000	\$1,051,000	\$1,348,000
40	5960072100	8	Active	830 W LAYTON	JEROME J ARENAS		250 MONASTERY HILL	OCONOMOWOC WI	53066	Local Comm	\$184,300	\$0	\$184,300
40	5960091000	5	Active	999 W ARMOUR	PP&W LLC	C/O WSS ACQUISITION CORP	POB 210380	MILWAUKEE WI	53221	Special Merc	\$519,100	\$2,635,900	\$3,155,000
40	5960092000	0	Active	938 W LAYTON	BOURAXIS PROPERTIES	(LAYTON) LLC	4635 S 108TH ST	GREENFIELD, WI	53228	Local Comm	\$552,200	\$1,305,800	\$1,858,000
40	5960102000	3	Active	1020 W ARMOUR	ANDREW J VERBESKI		1020 W ARMOUR AV	MILWAUKEE WI	53207	Local Comm	\$56,400	\$325,600	\$382,000
40	5960103000	9	Active	960 W ARMOUR	DISTRIBUTOR OPERATIONS INC	C/O KURZ GROUP	8333 DOUGLAS STE 1370 LB21	DALLAS, TX	75225	Local Comm	\$50,000	\$830,000	\$880,000
40	5969939110	1	Active	1202 W LAYTON	LUCILLE M PUZIA, LIFE ESTATE	EDWIN H PUZIA JR	1202 W LAYTON AV	MILWAUKEE, WI	53221	Local Comm	\$148,600	\$150,400	\$299,000
40	5969941100	5	Active	1204 W LAYTON	R. D. H., L.L.C.		1208 W LAYTON AVE	MILWAUKEE WI	53221	Local Comm	\$118,200	\$626,800	\$745,000
40	5969942100	0	Active	1216 W LAYTON	MARK S FRAUTSCHY	MARY R FRAUTSCHY	1216 W LAYTON AV	MILWAUKEE, WI	53221	Local Comm	\$68,600	\$333,800	\$402,400
40	5969944000	5	Active	4654 S 13TH	ROBERT MALKOWSKI, RICHARD	MALKOWSKI DENNIS MALKOWSKI	4648 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$36,800	\$0	\$36,800
40	5969945000	0	Active	4648 S 13TH	RICHARD MALKOWSKI	DENNIS MALKOWSKI	4648 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$48,100	\$135,900	\$184,000
40	5969948100	3	Active	4572 S 13TH	MILW GENERAL CONSTRUCTION		4580 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$146,800	\$182,200	\$329,000
40	5969949200	X	Active	4600 S 13TH	MILWAUKEE GEN CONSTRUCTION		4580 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$52,500	\$91,500	\$144,000
40	5969949000	2	Active	4568 S 13TH	MILWAUKEE GENERAL	CONSTRUCTION COMPANY	POB 210798	MILWAUKEE, WI	53221	Local Comm	\$100,400	\$100	\$100,500
40	5969955100	1	Active	700 W LAYTON	TOWER VIEW MOBILE COURT INC		4454 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$792,000	\$372,000	\$1,164,000
40	5969957111	8	Active	4625 S 6TH	GENERAL MILLS OPERATIONS INC		4625 S 6TH ST	MILWAUKEE WI	53221	Manufacturin	\$577,200	\$5,535,000	\$6,112,200
40	5969960100	9	Active	4524 S 13TH	LAIDLAW TRANSIT SERVICES INC	C/O TIM MESCHDE	5630 COLLEGE BL #200	OVERLAND PARK, KS	66211	Local Comm	\$500,500	\$455,500	\$956,000
40	5969964100	0	Active	4446 S 13TH	PIONEER PROPERTIES	DEVELOPMENT LLC	4454 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$226,100	\$584,200	\$810,300
40	5969981100	3	Active	814 W ARMOUR	MATTHEW J WOLF		814 W ARMOUR AV	MILWAUKEE, WI	53221	Manufacturin	\$86,900	\$127,900	\$214,800
40	5969983000	8	Active	730 W ARMOUR	ERVIN G ROGOWSKI & VIRGINIA	C/O REGENT DIE & TOOL CO.	730 W ARMOUR AVE.	MILWAUKEE, WI	53221	Manufacturin	\$109,100	\$744,300	\$853,400
40	5969984111	5	Active	640 W ARMOUR	DANIEL KARCZEWSKI 1999	REVOCABLE TRUST	4236 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$51,800	\$168,200	\$220,000
40	5969989100	7	Active	4511 S 6TH	DAVID KROMRAY		4511 S 6TH ST	MILWAUKEE, WI	53221	Local Comm	\$50,500	\$161,600	\$212,100
40	5969990100	2	Active	4461 S 6TH	PAUL BUDZISZ	SUSAN L BUDZISZ	924 WEST ARMOUR AVENUE	MILWAUKEE, WI	53221	Local Comm	\$101,100	\$251,200	\$352,300
40	5969991000	1	Active	4431 S 6TH	TODD C RAASCH	CLAIRE M RAASCH	4427 S 6TH ST	MILWAUKEE, WI	53221	Local Comm	\$88,500	\$65,900	\$154,400
40	5969993100	9	Active	4427 S 6TH	TODD C RAASCH & CLAIRE HW		4427 S 6TH ST	MILWAUKEE WI	53221	Local Comm	\$157,500	\$77,000	\$234,500
40	5969994100	4	Active	4400 S 13TH	E & A VENTURES LLC		9201 STONY CREST CIR # 108	RICHLAND VA	23235	Special Merc	\$405,000	\$2,660,000	\$3,065,000
40	5969997111	6	Active	4350 S 13TH	CENTRAL READY MIXED LTD PTN		12006 W HAMPTON AVE	MILWAUKEE, WI	53225	Manufacturin	\$197,900	\$330,800	\$528,700
40	5969999111	7	Active	4343 S 6TH	CENTRAL STEEL & WIRE CO		3000 WEST 51ST STREET	CHICAGO, ILL	60632	Special Merc	\$954,800	\$1,723,200	\$2,678,000
40	5970621000	2	Active	4523 S 13TH	WILLIAM J FOULTER		4523 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$24,300	\$183,700	\$208,000
40	5970652000	1	Active	4553 S 13TH	JOHN E PUZIA		4553 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$23,400	\$197,600	\$221,000
40	5970653100	3	Active	4565 S 13TH	AZMI ALAEDDIN		5700 W CLEVELAND AV	MILWAUKEE, WI	53219	Local Comm	\$31,200	\$293,800	\$325,000
40	5970654100	9	Active	4571 S 13TH	DANIEL J BIESZK & SHARON HW		4579 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$15,600	\$2,000	\$17,600
40	5970655000	8	Active	4579 S 13TH	DANIEL J BIESZK & SHARON HW		4579 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$39,000	\$159,000	\$198,000
40	5971101000	3	Active	4650 S 20TH	JVPF PROPERTIES LLC		729 BUENA VISTA AV	WAUKESHA, WI	53188	Local Comm	\$35,700	\$323,300	\$359,000
40	5971102000	9	Active	1908 W LAYTON	HAITHAM A NAJI		7872 S VICTORY CREEK CT	FRANKLIN WI	53132	Local Comm	\$23,600	\$314,400	\$338,000
40	5971131000	7	Active	1900 W LAYTON	CHESTER PAS		1900 W LAYTON AV	MILWAUKEE, WI	53221	Local Comm	\$60,400	\$20,600	\$81,000
40	5979949121	9	Active	4668 S 20TH	CONSTANCE E GEORGE	ALEXANDER S GEORGE	16800 W CLEVELAND AVE	NEW BERLIN WI	53151	Local Comm	\$39,000	\$453,000	\$492,000
40	5979952121	5	Active	1716 W LAYTON	SHREE NATHJI LLC		1716 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$413,500	\$1,586,500	\$2,000,000
40	5979973000	0	Active	1300 W LAYTON	ASHFAQ MIAN		717 N MAYFAIR RD	MILWAUKEE, WI	53226	Special Merc	\$209,100	\$543,400	\$752,500
40	5979987110	0	Active	4471 S 13TH	NETWORK 4475 LLC		4475 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$43,900	\$389,100	\$433,000
40	5979988121	1	Active	4463 S 13TH	CANDYCE WEIR ENTERPRISE INC		7415 TIFTON DR	FRANKLIN, WI	53132	Local Comm	\$21,900	\$126,100	\$148,000

40	5989948000	1	Active	2008 W LAYTON	SHUBHAM LLC		2173 S 86TH ST	WEST ALLIS WI	53227	Local Comm	\$35,100	\$384,900	\$420,000
40	6250001110	1	Active	601 W LAYTON	THOMAS Y CHUA &	MAUREEN Y CHUA	5707 FOXLEY CT	GREENDALE WI	53129	Special Merc	\$42,400	\$15,400	\$57,800
40	6250002100	X	Active	611 W LAYTON	THOMAS Y CHUA		5707 FOXLEY CT	GREENDALE, WI	53129	Special Merc	\$44,000	\$1,500	\$45,500
40	6250003100	5	Active	615 W LAYTON	THOMAS Y CHUA		5707 FOXLEY CT	GREENDALE, WI	53129	Special Merc	\$44,000	\$1,500	\$45,500
40	6250004100	0	Active	639 W LAYTON	THOMAS Y CHUA &	MAUREEN Y CHUA	5707 FOXLEY CT	GREENDALE WI	53129	Special Merc	\$114,700	\$525,300	\$640,000
40	6250023110	1	Active	703 W LAYTON	RONALD SOLLAZO	THERESA SOLLAZO	703 W LAYTON AVE	MILWAUKEE WI	53221	Local Comm	\$20,100	\$129,900	\$150,000
40	6250024120	4	Active	709 W LAYTON	LUCIA M IACONO		2337 S LOGAN AV	MILWAUKEE, WI	53207	Local Comm	\$40,200	\$220,800	\$261,000
40	6250071000	X	Active	1209 W LAYTON	AMIRA O'TALLAH		3012 17TH PL	SO MILWAUKEE, WI	53172	Local Comm	\$28,400	\$281,600	\$310,000
40	6250072000	5	Active	1201 W LAYTON	BETTY L NEWMAN & BENJAMIN	L NEWMAN JR EST OF BENJAMIN	PO BOX 10557	PEORIA IL	61612	Local Comm	\$23,600	\$278,400	\$302,000
40	6250081000	4	Active	4800 S 10TH	MEGAL DEVEL CORP		POB 18661	MILWAUKEE, WI	53218	Local Comm	\$68,000	\$564,000	\$632,000
40	6250082000	X	Active	4820 S 10TH	MEGAL DEVEL CORP		P.O. BOX 18661	MILWAUKEE, WI	53218	Local Comm	\$68,000	\$651,000	\$719,000
40	6250101000	1	Active	1011 W LAYTON	MAYFIELD TRUCK & TRAILER	LEASING, INC	3200 W LAKE ST	MELROSE PARK IL	60160	Special Merc	\$153,600	\$782,400	\$936,000
40	6250102000	7	Active	4825 S 10TH	MAYFIELD TRUCK & TRAILER	LEASING, INC	3200 W LAKE ST	MELROSE PARK IL	60160	Special Merc	\$172,000	\$3,000	\$175,000
40	6250111000	6	Active	789 W LAYTON	SOULA PROPERTIES LLC		N48 W18950 PLEASANT VIEW D	MENOMONEE FALLS,	53051	Special Merc	\$202,300	\$766,600	\$968,900
40	6250121100	7	Active	909 W CARPENTER	CALEAST NAT LLC	CIO LASALLE INVESMENT MGMT	201 WEST ST STE 200	ANNAPOLIS MD	21401	Special Merc	\$441,900	\$1,105,100	\$1,547,000
40	6250132000	0	Active	4978 S 13TH	KURT W MASON	MICHAEL M MASON	PO BOX 210127	MILWAUKEE, WI	53221	Local Comm	\$67,800	\$501,200	\$569,000
40	6250141000	X	Active	4924 S 13TH	OVERNITE TRANSPORTATION	COMPANY	POB 1216	RICHMOND, VA	23218	Special Merc	\$755,500	\$895,500	\$1,651,000
40	6250142000	5	Active	4960 S 13TH	ILLIANA COACH SALES INC	ATTN JOHN SHOUP PRESIDENT	PO BOX 59	MIDDLEBURY IN	46540	Local Comm	\$76,700	\$332,300	\$409,000
40	6250151000	4	Active	801 W LAYTON	ISLAMIC FOUNDATION OF	GREATER MILWAUKEE, INC	4707 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$279,600	\$3,920,400	\$4,200,000
40	6250171000	3	Active	909 W LAYTON	AB LAYTON LLC		4635 S 108TH ST	MILWAUKEE, WI	53228	Special Merc	\$392,400	\$1,280,600	\$1,673,000
40	6250172000	9	Active	4750 S 10TH	MORTAR & BRICKS LLC		4750 S 10TH ST	MILWAUKEE, WI	53221	Manufacturin	\$92,500	\$500,000	\$592,500
40	6250181000	8	Active	5000 S 13TH	SECURE MINI STORAGE LIMITED	PARTNERSHIP	P O BOX 25025	GLENDALE, CA	91201	Special Merc	\$352,700	\$2,272,300	\$2,625,000
40	6250182000	3	Active	5050 S 13TH	FOX & OWL ENTERPRISES INC		3120 W RIVERLAND DR	MEQUON, WI	53092	Special Merc	\$409,700	\$2,701,300	\$3,111,000
40	6250192000	8	Active	4816 S 13TH	THEODORE F DRAGOTTA &	THERESA M DRAGOTTA	7430 HARWOOD AVE	MILWAUKEE WI	53213	Local Comm	\$85,100	\$27,000	\$112,100
40	6250201000	5	Active	835 W LAYTON	LAYTON SQUARE II LP		P. O. BOX 881	MINOQUA, WI	54548	Local Comm	\$51,400	\$0	\$51,400
40	6250202000	0	Active	841 W LAYTON	LAYTON SQUARE II LP		PO BOX 881	MINOCQUA, WI	54548	Local Comm	\$350,100	\$1,703,900	\$2,054,000
40	6259977100	5	Active	4939 S 6TH	CALEAST NAT LLC	NO AMERICAN TERMINALS INC	201 WEST ST, STE 200	ANNAPOLIS, MD	21401	Special Merc	\$361,500	\$640,500	\$1,002,000
40	6259978117	5	Active	5001 S 6TH	R L R INVESTMENTS LLC		PO BOX 271	WILMINGTON OH	45177	Special Merc	\$555,100	\$4,908,900	\$5,464,000
40	6259978210	4	Active	819 W CARPENTER	CALEAST NAT LLC		201 WEST STREET #200	ANNAPOLIS, MD	21401	Special Merc	\$251,300	\$646,700	\$898,000
40	6259981100	7	Active	4866 S 13TH	STN CO		30275 RIVER RD	ORANGE BEACH AL	36561	Special Merc	\$255,000	\$443,000	\$698,000
40	6259982100	2	Active	4828 S 13TH	HARTMANN PROPERTIES LLC		540 W GALENA BL	AURORA, IL	60506	Special Merc	\$240,000	\$328,000	\$568,000
40	6259984110	0	Active	4740 S 13TH	CYRILL S HOFFMANN	SHARON L HOFFMANN	4740 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$96,100	\$208,900	\$305,000
40	6259986112	8	Active	4722 S 13TH	JOHN F & ELEANOR OLIVA		4770 S 13TH ST	MILWAUKEE WI	53221	Special Merc	\$122,600	\$184,400	\$307,000
40	6259987110	7	Active	1215 W LAYTON	TAC LLC		9710 W BARNARD AV	GREENFIELD, WI	53228	Local Comm	\$89,800	\$276,200	\$366,000
40	6259989110	8	Active	1233 W LAYTON	PRIYA CORPORATION		7222 N TEUTONIA AV	MILWAUKEE, WI	53209	Special Merc	\$184,800	\$782,200	\$967,000
40	6259991111	7	Active	1101 W LAYTON	HICKEY-RICE TERMINALS, INC		350 E SNELLING	APPLETON MN	56208	Special Merc	\$604,900	\$250,000	\$854,900
40	6259992111	2	Active	1011 W LAYTON	HICKEY-RICE TERMINALS, INC		350 E SNELLING	APPLETON MN	56208	Special Merc	\$99,100	\$208,900	\$308,000
40	6259995111	9	Active	1007 W LAYTON	KENNETH R SIDELLO		4864 S 10TH ST	MILWAUKEE, WI	53221	Local Comm	\$87,500	\$168,300	\$255,800
40	6259995122	4	Active	4745 S 10TH	MAYFIELD TRUCK & TRAILER	LEASING INC	3200 W LAKE ST	MELROSE PARK IL	60160	Local Comm	\$64,300	\$0	\$64,300
40	6259998118	2	Active	4854 S 10TH	4864 SOUTH 10ST LLC		4854 S 10TH ST	MILWAUKEE, WI	53221	Local Comm	\$231,400	\$680,600	\$912,000
40	6260006111	4	Active	5018 S 2ND	SO REAL ESTATE LLC		4334 S TRIPP AV	CHICAGO, IL	60632	Local Comm	\$55,400	\$422,600	\$478,000
40	6260007110	1	Active	5000 S 2ND	PAUL G MATER	ANNE A MATER	3585 BENDING BARE CT	BROOKFIELD WI	53005	Local Comm	\$82,500	\$497,500	\$580,000
40	6260016100	3	Active	205 W VOGEL	A & L ENTERPRISES		205 W VOGEL AVE	MILWAUKEE WI	53207	Local Comm	\$127,500	\$803,500	\$931,000
40	6260017111	4	Active	250 W EDGERTON	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$251,100	\$1,828,900	\$2,080,000
40	6260020110	0	Active	323 W VOGEL	DANIEL R & HELEN M CASSIANI	REVOCABLE TRUST D5-6-97	18101 CUTLASS DR	FT MYERS BEACH F	33931	Local Comm	\$128,200	\$534,800	\$663,000
40	6260022110	3	Active	434 W EDGERTON	BARNES GROUP INC		434 W EDGERTON AVE	MILWAUKEE WI	53207	Manufacturin	\$248,500	\$2,360,000	\$2,608,500
40	6260026111	3	Active	500 W EDGERTON	CAMPBELL SOUP SUPPLY CO LLC		1 CAMPBELL PL	CAMDEN NJ	08103	Manufacturin	\$467,300	\$895,800	\$1,363,100
40	6260026121	0	Active	4950 S 6TH	FIRST INDUSTRIAL L P		PO BOX 06467	CHICAGO, IL	60606	Special Merc	\$450,000	\$2,876,000	\$3,326,000
40	6260036111	8	Active	320 W VOGEL	FIRST INDUSTRIAL L P	BILLING DEPT	P O BOX 06467	CHICAGO, IL	60606	Manufacturin	\$552,200	\$2,660,900	\$3,213,100

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40	6260039113	0	Active	200 W VOGEL	FIRST INDUSTRIAL LP	BILLING DEPT	PO BOX 06467	CHICAGO IL	60606	Special Merc	\$360,800	\$2,598,200	\$2,959,000	-06J
40	6260200100	3	Active	4921 S 2ND	1ST INDUSTRIAL DEVELOPMENT	SERVICES INC	311 S WACKER DR, STE 4000	CHICAGO, IL	60606	Special Merc	\$116,500	\$991,500	\$1,108,000	-04J
40	6260221000	1	Active	5037 S HOWELL	MOTEL 6, LESSEE	C/O ACCOR NORTH AMERICA	PO BOX 117508	CARROLTON, TX	75011	Special Merc	\$632,600	\$2,097,400	\$2,730,000	-08J
40	6260232000	1	Active	4960 S 2ND	CENTERPOINT PROPERTIES TRU		1808 SWIFT DR	OAK BROOK, IL	60523	Local Comm	\$103,400	\$598,600	\$702,000	
40	6260252000	0	Active	4959 S HOWELL	JEFFREY T ELLSWORTH	JAMES E HAMILTON	4959 S HOWELL	MILWAUKEE, WI	53207	Local Comm	\$206,400	\$245,600	\$452,000	
40	6260263000	0	Active	4915 S HOWELL	NORTH AURORA REALTY	HOLDINGS INC	710 N PLANKINTON AV STE 140	MILWAUKEE WI	53203	Special Merc	\$348,000	\$4,690,500	\$5,038,500	
40	6260264000	6	Active	4925 S HOWELL	DENNYS REALTY INC	C/O RASH #200-49-1182	P O BOX 260888	PLANO TX	75026	Special Merc	\$348,500	\$842,500	\$1,191,000	
40	6260272000	X	Active	4903 S HOWELL	CENTERPOINT PROP TRUST		1808 SWIFT DR	OAK BROOK, WI	60523	Local Comm	\$185,200	\$711,800	\$897,000	
40	6260281000	9	Active	4902 S 2ND	NORTH AURORA REALTY	HOLDINGS INC	710 N PLANKINTON AV STE 140	MILWAUKEE WI	53202	Special Merc	\$218,800	\$42,700	\$261,500	
40	6260282000	4	Active	4930 S 2ND	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$293,900	\$2,135,100	\$2,429,000	-06J
40	6260292000	9	Active	150 W EDGERTON	BCL EDGERTON LLC	C/O DAN SCHACHTM	450 SKOKIE BL, STE 604	NORTHBROOK, IL	60062	Special Merc	\$244,900	\$1,830,100	\$2,075,000	
40	6260293000	4	Active	4950 S 2ND	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Local Comm	\$138,400	\$642,600	\$781,000	-08J
40	6260301000	6	Active	130 W EDGERTON	BCL EDGERTON LLC		450 SKOKIE BL, STE 604	NORTHBROOK, IL	60062	Special Merc	\$298,500	\$2,126,500	\$2,426,000	
40	6260302000	1	Active	5007 S HOWELL	AIRPORT ATRIUM OPERATING	ASSOCIATES LTD PTRNSHP	330 GARFIELD ST	SANTA FE NM	87501	Special Merc	\$1,095,200	\$3,492,800	\$4,588,000	
40	6260303000	7	Active	4975 S HOWELL	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$54,500	\$12,300	\$66,800	
40	6260304000	2	Active	4965 S HOWELL	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$238,400	\$1,018,600	\$1,257,000	
40	6260321000	5	Active	5050 S 2ND	MLRP 5050 2ND MILWAUKEE LLC		1 PIERCE PL, STE 450	ITASCA, IL	60143	Special Merc	\$198,300	\$2,441,700	\$2,640,000	
40	6260322000	0	Active	188 W EDGERTON	CENTERPOINT PROPERTIES TRU		1808 SWIFT DR	CHICAGO, IL	60523	Special Merc	\$48,700	\$0	\$48,700	
40	6260332000	5	Active	4800 S 6TH	4800 S 6TH ST LLC		2617 ARBORETUM DR	MADISON, WI	53713	Special Merc	\$221,900	\$27,800	\$249,700	
40	6260333000	0	Active	555 W LAYTON	555 WEST LAYTON AVE LLC		2617 ARBORETUM DR	MADISON WI	53713	Special Merc	\$648,600	\$2,503,400	\$3,152,000	
40	6260341000	4	Active	545 W LAYTON	NMG MILWAUKEE LLC	C/O MAGNA HOSPITALITY GROUP	1485 S COUNTY TRAIL	EAST GREENWICH, RI	02818	Special Merc	\$870,400	\$8,429,600	\$9,300,000	
40	6260342000	X	Active	575 W LAYTON	LAYTON LAND CO LLC	C/O DEMETRI DIMITROPOULOS	1522 N PROSPECT AV, #802	MILWAUKEE, WI	53202	Special Merc	\$415,200	\$772,800	\$1,188,000	
40	6269979000	7	Active	5067 S HOWELL	SAYNES LLC		8136 S LAKEVIEW DR	FRANKLIN, WI	53132	Special Merc	\$192,000	\$463,000	\$655,000	
40	6269982100	X	Active	4939 S HOWELL	JEFFREY ELLSWORTH		4939 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$85,500	\$177,500	\$263,000	
40	6269983111	0	Active	4930 S 6TH	STEVE STYS	C/O QUALITY AUTO BODY	4930 S 6TH ST	MILWAUKEE WI	53221	Local Comm	\$217,800	\$730,200	\$948,000	
40	6269985000	X	Active	501 W LAYTON	OLD DOMINION FREIGHT	LINE INC	500 OLD DOMINION WAY	THOMASVILLE, NC	27360	Special Merc	\$200,000	\$30,000	\$230,000	
40	6269986000	5	Active	517 W LAYTON	OLD DOMINION FREIGHT	LINE INC	500 OLD DOMINION WAY	THOMASVILLE, NC	27360	Special Merc	\$1,332,200	\$447,800	\$1,780,000	
40	6269988100	2	Active	401 W LAYTON	OLD DOMINION FREIGHT	LINE INC	500 OLD DOMINION WAY	THOMASVILLE, NC	27360	Special Merc	\$1,534,500	\$880,500	\$2,515,000	
40	6269989100	8	Active	307 W LAYTON	T & M INDUSTRIES LLC		307 W LAYTON AV	MILWAUKEE WI	53207	Manufacturin	\$445,900	\$1,199,000	\$1,644,900	
40	6269990000	7	Active	233 W LAYTON	GOTTFRIED REAL ESTATE LLC		S70 W17827 MUSKEGO DR	MUSKEGO, WI	53150	Local Comm	\$154,700	\$378,300	\$533,000	
40	6269992114	4	Active	4805 S 2ND	FIRST PROPERTY LLC		413 N 2ND ST STE 100	MILWAUKEE, WI	53203	Special Merc	\$1,039,100	\$1,850,900	\$2,890,000	
40	6269993111	5	Active	191 W LAYTON	MCDONALDS CORP		3451 E RAMSEY AVE	CUDAHY, WI	53110	Special Merc	\$454,400	\$891,600	\$1,346,000	
40	6269996120	0	Active	4851 S HOWELL	HOWELL AVE INVESTMENTS LLC		105 E WISCONSIN AV, STE 101	OCONOMOWOC, WI	53066	Special Merc	\$168,100	\$492,900	\$661,000	
40	6269996138	9	Active	4747 S HOWELL	SHADY GROVE ROAD ASSOC LLC	DBA 4 POINTS HOTEL, MILW	4747 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$4,665,900	\$6,034,100	\$10,700,000	
40	6269997112	5	Active	175 W LAYTON	BURGER KING CORP	C/O PROPERTY TAX ACCT	P O BOX 020783	MIAMI, FL	33102	Special Merc	\$180,100	\$473,400	\$653,500	
40	6269997114	1	Active	151 W LAYTON	NRN WISCONSIN, LLC		151 W LAYTON AV	MILWAUKEE, WI	53207	Special Merc	\$84,000	\$556,000	\$640,000	-06J
40	6269997116	8	Active	131 W LAYTON	LAYTON HOLDINGS LLC		P.O. BOX 471	HALES CORNERS, WI	53130	Special Merc	\$216,300	\$2,058,700	\$2,275,000	
40	6269998100	7	Active	4727 S HOWELL	RSDLR PROPERTIES LLC		1824 S LAYTON BL	MILWAUKEE, WI	53215	Local Comm	\$35,600	\$249,400	\$285,000	
40	6269999110	X	Active	4709 S HOWELL	NIDA PETROLEUM LLC		4709 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$282,200	\$810,500	\$1,092,700	
40	6410011000	6	Active	5220 S 3RD	SKY CHEFS INC	C/O PRICEWATERHOUSE COOP	6191 N STATE HWY 161	IRVING, TX	75038	Special Merc	\$409,900	\$800,100	\$1,210,000	
40	6410012100	8	Active	5201 S HOWELL	CP-SOUTH-HOWELL LLC		250 W COURT ST, STE 200E	CINCINNATI, OH	45202	Special Merc	#####	\$391,900	\$12,300,000	-08J
40	6410031100	1	Active	241 W EDGERTON	SIMPLE INVESTMENTS LLC		521 LINDEN CR	SO MILWAUKEE, WI	53172	Local Comm	\$124,500	\$246,500	\$371,000	
40	6410032000	0	Active	191 W EDGERTON	SIMPLE INVESTMENTS LLC		521 LINDEN CIR	SO MILWAUKEE, WI	53172	Local Comm	\$183,400	\$0	\$183,400	
40	6410033100	2	Active	5105 S HOWELL	DHIR GROUP LLC		1770 PUTNEYS CT	BROOKFIELD, WI	53045	Special Merc	\$1,478,900	\$1,721,100	\$3,200,000	
40	6410051000	4	Active	5151 S HOWELL	LAMACCHIA REAL ESTATE IV LLC		8907 N PT WASHINGTON RD	MILWAUKEE, WI	53217	Special Merc	\$1,002,600	\$32,400	\$1,035,000	
40	6410052000	X	Active	5140 S 3RD	MLRP 5140 3RD MILWAUKEE, LLC		1 PIERCE PL, STE 450	ITASCA, IL	60143	Special Merc	\$189,900	\$1,822,100	\$2,012,000	
40	6410071110	7	Active	5319 S 3RD	CLPF-5319 S 3RD STREET LP		2215 SANDERS RD STE 100N	NORTHBROOK IL	60062	Special Merc	\$620,300	\$2,319,700	\$2,940,000	
40	6410072110	2	Active	5315 S 3RD	CLPF- 5315 S 3RD ST LP		2215 SANDERS RD STE 100N	NORTHBROOK IL	60062	Special Merc	\$606,100	\$3,868,900	\$4,475,000	
40	6410082000	3	Active	5310 S 3RD	AIRPORT INN, INC		5311 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$354,300	\$115,700	\$470,000	

40	6410091000	2	Active	5253 S HOWELL	DHIR GROUP LLC		1770 PUTNEYS CT	BROOKFIELD WI	53045	Special Merc	\$635,900	\$2,739,100	\$3,375,000
40	6410092000	8	Active	5250 S 3RD	MARVIN A AND BETTY J BEHNKE TRUST		5240 S 3RD ST	MILWAUKEE WI	53207	Special Merc	\$474,900	\$875,100	\$1,350,000
40	6410093000	3	Active	5240 S 3RD	MARVIN A BEHNKE & BETTY J BEHNKE TRUST		5240 S 3RD ST	MILWAUKEE WI	53207	Special Merc	\$135,900	\$63,500	\$199,400
40	6410111000	X	Active	5131 S 3RD	CENTERPOINT PROPERTIES TRUST		1808 SWIFT DR	OAK BROOK IL	60523	Special Merc	\$469,700	\$1,867,300	\$2,337,000
40	6410121000	4	Active	5311 S HOWELL	AIRPORT INN INC		5311 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$1,746,400	\$7,053,600	\$8,800,000
40	6410131110	2	Active	500 W GRANGE	BILLY MITCHELL LLC		90 S 7TH ST, STE 4500	MINNEAPOLIS MN	55402	Local Comm	\$29,800	\$20,000	\$49,800
40	6410151000	8	Active	550 W GRANGE	CHEROKEE ACQUISITION CORP	C/O MARVIN F POER & CO	2211 YORK RD #300	OAK BROOK, IL	60523	Special Merc	\$892,200	\$277,300	\$1,169,500
40	6410152000	3	Active	5330 S 6TH	BUDGET RENT A CAR SYSTEMS INC		2211 YORK RD STE 300	OAK BROOK IL	60523	Special Merc	\$135,300	\$8,000	\$143,300
40	6410161000	2	Active	5110 S 6TH	CJF2 LLC	C/O NAI HIFFMAN ASSET MNGMT	1 OAKBROOK TER STE 600	OAKBROOK TERRACE	60181	Special Merc	\$442,900	\$2,458,100	\$2,901,000
40	6410171100	3	Active	501 W EDGERTON	HERTZ CORP		501 W EDGERTON AVE	MILWAUKEE WI	53207	Special Merc	\$1,243,400	\$1,369,600	\$2,613,000
40	6410172100	9	Active	5211 S 3RD	BENDERSON DEV CO INC		8441 COOPER CREEK BL	UNIVERSITY PARK, FL	34201	Special Merc	\$1,284,800	\$12,814,200	\$14,099,000
40	6410173000	8	Active	5170 S 6TH	DELTA -SONIC CARWASH SYSTEMS INC		8841 COOPER CREEK BLVD	UNIVERSITY PARK FL	34201	Special Merc	\$765,500	\$7,516,500	\$8,282,000
40	6419988111	4	Active	200 W GRANGE	MANCHESTER SUITES HOTEL		5429 N 118TH CT	MILWAUKEE WI	53225	Special Merc	\$476,900	\$1,023,100	\$1,500,000
40	6419990111	5	Active	180 W GRANGE	GRANGE HOLDINGS LLC	C/O AURORA HEALTH CARE INC	PO BOX 343910	MILWAUKEE, WI	53234	Special Merc	\$867,500	\$4,697,500	\$5,565,000
40	6420681000	7	Active	5441 S 9TH	TT & SON LLC		5441 S 9TH ST	MILWAUKEE, WI	53221	Local Comm	\$88,600	\$944,400	\$1,033,000
40	6420682110	6	Active	5467 S 9TH	INTEGRATED ENTERPRISES INC		PO BOX 0036	CALEDONIA, WI	53108	Special Merc	\$180,600	\$419,400	\$600,000
40	6420693000	2	Active	5234 S 13TH	THE MALISZEWSKI SONS FAMILY LIMITED PARTNERSHIP		5234 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$23,200	\$0	\$23,200
40	6420694200	0	Active	5238 S 13TH	AN KOR PLATING RACK CO, INC		P O BOX 210049	MILWAUKEE WI	53221	Manufacturin	\$18,200	\$244,600	\$262,800
40	6420752100	9	Active	5232 S 13TH	THE MALISZEWSKI SONS FAMILY LIMITED PARTNERSHIP		5232 S 13TH ST	MILWAUKEE WI	53221	Manufacturin	\$93,700	\$1,079,600	\$1,173,300
40	6420782000	6	Active	1100 W GRANGE	WILSON PARK YOUTH BASEBALL INC		5021 S 24TH ST	MILWAUKEE WI	53221	Local Comm	\$279,400	\$85,000	\$364,400
40	6429963100	X	Active	5375 S 9TH	RALOS LLC		5375 S 9TH ST	MILWAUKEE, WI	53221	Special Merc	\$342,700	\$1,823,000	\$2,165,700
40	6429968110	4	Active	1101 W MALLORY	TRAVIS PROPERTIES LLC		3971 E ELM RD	OAK CREEK WI	53154	Local Comm	\$110,100	\$373,900	\$484,000
40	6429969110	X	Active	1213 W MALLORY	LEON C & KATHLEEN BALTHAZOR		1213 W MALLORY AVE	MILWAUKEE WI	53221	Local Comm	\$137,200	\$424,800	\$562,000
40	6429974111	5	Active	5386 S 13TH	POVLICK PROPERTIES LLC		2740 W COLDSRING RD	MILWAUKEE, WI	53221	Local Comm	\$354,800	\$715,000	\$1,069,800
40	6429976110	8	Active	5356 S 13TH	CORNES COACH'S LLC		5356 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$76,000	\$184,000	\$260,000
40	6429979110	4	Active	5336 S 13TH	ALEXANDER RENZAGLIA & CHERYL L RENZAGLIA HW		5336 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$171,100	\$53,100	\$224,200
40	6429980000	6	Active	5342 S 13TH	ANNIE SEDLAR		5342A S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$113,400	\$200	\$113,600
40	6429982110	0	Active	5282 S 13TH	BULLET SERVICES LLC		3781 BAY CREEK DR	BONITA SPRINGS, FL.	34134	Special Merc	\$459,000	\$852,000	\$1,311,000
40	6429984110	1	Active	5260 S 13TH	JAKUBIAK DOROTHY IRENE		5260 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$88,500	\$36,000	\$124,500
40	6429986100	5	Active	5311 S 9TH	GREGORY SCHAAL		5311 S 9TH ST	MILWAUKEE WI	53221	Local Comm	\$129,800	\$313,200	\$443,000
40	6429987100	0	Active	5223 S 9TH	GREGORY SCHAAL		5311 S 9TH ST	MILWAUKEE WI	53221	Local Comm	\$243,900	\$210,100	\$454,000
40	6429988110	3	Active	5216 S 13TH	GILBERT L KACZMAREK	BEVERLY A KACZMAREK	5216 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$78,200	\$103,800	\$182,000
40	6429988120	0	Active	5220 S 13TH	RANDY A DONAHUE	HEATHER DONAHUE	5220 S 13TH ST	MILWAUKEE, WI	53221	Residential	\$101,100	\$72,400	\$173,500
40	6429990111	2	Active	5111 S 9TH	IFA III 9TH STREET LLC	C/O NATIONAL TAX SEARCH	303 E WACKER DR STE 850	CHICAGO, IL	60601	Special Merc	\$812,300	\$8,230,100	\$9,042,400
40	6429990211	9	Active	5172 S 13TH	LC LIMITED PARTNERSHIP		1 TARGETING CENTRE	WINDSOR, CT	06095	Special Merc	\$840,000	\$6,146,000	\$6,986,000
40	6429990212	7	Active	5220 S 13TH	ROBERT K BOCEK		4737 S 123RD ST	GREENFIELD, WI	53228	Local Comm	\$40,000	\$1,000	\$41,000
#	6.432E+09	3	Active	1317 W EDGERTON	MHM OF WISCONSIN LLC		1305 W EDGERTON AV	MILWAUKEE, WI	53221	Local Comm	\$84,500	\$355,500	\$440,000
40	6709999110	8	Active	1313 W GRANGE	SAMI HIJAWI		1641 W EDGERTON AV	MILWAUKEE, WI	53221	Special Merc	\$105,400	\$524,600	\$630,000
40	6710023000	0	Active	931 W GRANGE	BRIAN BURCZYK	SUSAN BURCZYK	S73 W28515 MT RAINIER DR	WAUKESHA, WI	53189	Local Comm	\$28,300	\$54,700	\$83,000
40	6719968110	6	Active	5848 S 13TH	RICK R ROZANSKE	ROBB R ROZANSKE	5848 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$620,800	\$292,800	\$913,600
40	6719969110	1	Active	5770 S 13TH	CHARLES PURPERO	C/O C W PURPERO INC	1190 W RAWSON AVE	OAK CREEK WI	53154	Local Comm	\$309,000	\$253,000	\$562,000
40	6719970110	7	Active	5758 S 13TH	CHARLES P PURPERO	C/O C W PURPERO, INC	1190 W RAWSON AVE	OAK CREEK WI	53154	Local Comm	\$345,200	\$168,000	\$513,200
40	6719977113	X	Active	5640 S 13TH	AMERICAN BUILDING	RESTORATION, INC	9720 S 60TH ST	FRANKLIN WI	53132	Local Comm	\$48,500	\$9,400	\$57,900
40	6719978110	0	Active	5652 S 13TH	DOUGLAS N KRYSZOWIAK	LORA L KRYSZOWIAK	5652 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$50,600	\$302,400	\$353,000
40	6719980110	1	Active	5562 S 13TH	XTRA LEASE INC		1801 PARK 270 DR STE 400	ST LOUIS MO	63146	Local Comm	\$356,400	\$98,600	\$455,000
40	6719980211	6	Active	5610 S 13TH	AMERICAN BUILDING	RESTORATION INC	9110 S 46TH ST	FRANKLIN WI	53132	Local Comm	\$203,800	\$44,500	\$248,300
40	6719980221	3	Active	5576 S 13TH	AMERICAN BUILDING	RESTORATION, INC	9110 S 46TH ST	FRANKLIN WI	53132	Local Comm	\$76,700	\$157,300	\$234,000
40	6719981100	X	Active	5530 S 13TH	ROBERT L KLUPP	GERARD G KLUPP	2526 W CARPENTER AV	MILWAUKEE WI	53221	Local Comm	\$295,300	\$93,700	\$389,000
40	6719982111	0	Active	1101 W GRANGE	RO-MAR REALTY INC		3710 S CALIFORNIA AV	CHICAGO IL	60632	Special Merc	\$162,100	\$176,900	\$339,000

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40	671998511	7	Active	5518 S 13TH	MOHAMAD H HAMMAD	NIJMEH M HAMAD	809 W MAPLEWOOD CT	MILWAUKEE WI	53221	Special Merc	\$321,200	\$1,078,800	\$1,400,000
40	671998820	4	Active	5607 S 6TH	MARY ANN NEITZEL AS TRUSTEE	IGNASIAK FAMILY TRUST	1608 SHERMAN AVE	SOUTH MILWAUKEE, WI	53172	Local Comm	\$3,200	\$25,000	\$28,200
40	671999110	4	Active	5555 S 6TH	MILWAUKEE COUNTY		5555 S 6TH ST	MILWAUKEE, WI	53221	Local Comm	\$12,500	\$202,500	\$215,000
40	671999121	3	Active	849 W GRANGE	SALVATORE B PURPERO	C/O KING JUICE CO INC	851 W GRANGE AVE	MILWAUKEE WI	53221	Manufacturin	\$342,600	\$1,852,000	\$2,194,600
40	672031100	3	Active	5865 S HOWELL	GEORGE AND MONIKA TSITSOS	LIVING TRUST	3227 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$326,200	\$38,800	\$365,000
40	672031200	9	Active	5881 S HOWELL	GEORGE & MONIKA TSITSOS	LIVING TRUST D9-17-02	3227 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$3,085,800	\$69,200	\$3,135,000
40	672996210	3	Active	5866 S 6TH	GEORGE TSITSOS	NIKOLAOS TSITSOS	5881 S HOWELL AV	MILWAUKEE WI	53207	Local Comm	\$3,200	\$0	\$3,200
40	686000100	3	Active	6100 S HOWELL	KEITH A MILLER		439 S 69TH ST	MILWAUKEE WI	53214	Local Comm	\$61,800	\$148,200	\$210,000
40	686000200	9	Active	6110 S HOWELL	KEITH A MILLER		439 S 69TH ST	MILWAUKEE WI	53214	Local Comm	\$61,800	\$148,200	\$210,000
40	686000300	4	Active	6120 S HOWELL	KEITH A MILLER		439 S 69TH ST	MILWAUKEE WI	53214	Local Comm	\$61,500	\$148,500	\$210,000
40	686000400	X	Active	6134 S HOWELL	6134 COMPANY LLC		6419 MANCHESTER DR	GREENDALE WI	53129	Special Merc	\$98,700	\$208,500	\$307,200
40	686997210	3	Active	240 E COLLEGE	AMY-MEGAN ALTERNATIVE ENER	CONSULTANTS LTD	3039 S WENTWORTH AVE	MILWAUKEE WI	53207	Local Comm	\$298,300	\$8,000	\$304,300
40	686997310	9	Active	220 E COLLEGE	KENNETH R SIDELLO		4864 S 10TH ST	MILWAUKEE, WI	53221	Local Comm	\$193,600	\$8,000	\$201,600
40	686997410	4	Active	122 E COLLEGE	MERL JOSEPH JANKOWSKI, LIFE	ESTATE, HOLLY M JANKOWSKI &	122 E COLLEGE AV	MILWAUKEE, WI	53207	Local Comm	\$179,700	\$8,000	\$187,700
40	686997511	7	Active	6280 S HOWELL	DOMINIC J GIUFFRE	FRANK A GIUFFRE	445 W OKLAHOMA AV	MILWAUKEE WI	53320	Local Comm	\$241,500	\$114,500	\$356,000
40	686997610	5	Active	6254 S HOWELL	GUIFFRE III LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Local Comm	\$120,000	\$17,000	\$137,000
40	686997710	0	Active	6230 S HOWELL	KME LLC		6204 S HOWELL AVE	MILWAUKEE, WI	53207	Local Comm	\$199,200	\$10,000	\$209,200
40	686997810	6	Active	6204 S HOWELL	PL LAND MGMT LLC		6204 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$215,000	\$82,800	\$297,800
40	686997912	6	Active	6146 S HOWELL	PROSSER ENTERPRISES LLC		6146 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$106,000	\$93,500	\$199,500
40	686998322	5	Active	6034 S HOWELL	6050 HOWELL LLC		7000 S 10TH ST	OAK CREEK, WI	53154	Local Comm	\$221,300	\$398,600	\$619,900
40	686999421	7	Active	6010 S HOWELL	6050 HOWELL LLC		7000 S 10TH ST	OAK CREEK, WI	53154	Local Comm	\$75,600	\$20,000	\$95,600
40	686999510	9	Active	5970 S HOWELL	FRANK M KLECZKA		4805 W SUNNYSIDE DR	MILWAUKEE, WI	53208	Local Comm	\$91,000	\$100,000	\$191,000
40	686999610	4	Active	5934 S HOWELL	MIDWEST CAR CORPORATION		PO BOX 560	KAUKAUNA, WI	54130	Special Merc	\$482,800	\$1,025,100	\$1,507,900
#	6.87E+09	6	Active	126 W COLLEGE	HARRY J & JEANNE M PACEE	TRUSTEE OF PACEE TRUST	126 W COLLEGE AV	MILWAUKEE, WI	53207	Manufacturin	\$41,500	\$324,500	\$366,000
40	687067310	1	Active	102 W COLLEGE	EMRO MARKETING COMPANY	C/O PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH	45840	Special Merc	\$430,200	\$303,200	\$733,400
40	687073110	6	Active	230 W BODEN	230 W BODEN STREET LLC	C/O GUARDIAN MGMT LLC	12030 W RIPLEY AV	WAUWATOSA, WI	53228	Local Comm	\$156,500	\$347,500	\$504,000
40	687074100	4	Active	355 W BODEN	355 BODEN PROPERTY INC		P O BOX 6250	BLOOMINGDALE IL	60108	Local Comm	\$170,100	\$607,900	\$778,000
40	687074200	X	Active	401 W BODEN	EDWARD STEIN LLC		401 W BODEN ST	MILWAUKEE, WI	53207	Local Comm	\$102,000	\$551,000	\$653,000
40	687074300	5	Active	419 W BODEN	CBM HOLDINGS LLC		419 W BODEN ST	MILWAUKEE, WI	53207	Manufacturin	\$129,700	\$489,200	\$618,900
40	687074400	0	Active	429 W BODEN	FERGUSON THRALL	DISTRIBUTION INC	12500 JEFFERSON AVE	NEWPORT NEWS, VA	23602	Local Comm	\$295,000	\$793,000	\$1,088,000
40	687075100	9	Active	6000 S 6TH	JAMES N BARBIAN		1436 E FOREST HILL	OAK CREEK, WI	53154	Local Comm	\$204,100	\$6,000	\$210,100
40	687078100	2	Active	200 W BODEN	KARL J SCHLUETER &	MARVA G SCHLUETER HW	200 W BODEN ST	MILWAUKEE, WI	53207	Local Comm	\$102,100	\$616,900	\$719,000
40	687079100	7	Active	400 W BODEN	ASSOCIATED SALES &	BAG CO INC	400 W BODEN ST	MILWAUKEE, WI	53207	Special Merc	\$874,600	\$4,736,400	\$5,611,000
40	687080100	X	Active	115 W BODEN	GEORGE N PAPAS		6055 S HOWELL AV	MILWAUKEE WI	53207	Manufacturin	\$114,300	\$507,400	\$621,700
40	687080400	6	Active	211 W BODEN	RADYNE CORP		211 W BODEN ST	MILWAUKEE WI	53207	Manufacturin	\$228,500	\$1,105,800	\$1,334,300
40	687081100	4	Active	137 W BODEN	TMJ CYGS		PO BOX 370110	MILWAUKEE, WI	53237	Local Comm	\$200,000	\$964,000	\$1,164,000
40	687081200	X	Active	165 W BODEN	RADYNE CORP		211 W BODEN ST	MILWAUKEE, WI	53207	Local Comm	\$100,700	\$0	\$100,700
40	687082100	9	Active	178 W BODEN	178 BODEN PROPERTY INC		PO BOX 6250	BLOOMINGDALE, IL	60108	Local Comm	\$263,900	\$549,100	\$813,000
40	687082200	4	Active	6023 S HOWELL	INTEGRATED ENTERPRISES INC		6023 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$352,700	\$1,363,300	\$1,716,000
40	687083100	3	Active	5941 S HOWELL	TIMOTHY J OKEEFE & LORI L	OKEEFE LLC	5937 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$14,700	\$216,300	\$231,000
40	687083200	9	Active	5937 S HOWELL	TIMOTHY J & LORI L O'KEEFE	LLC	5937 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$30,100	\$223,900	\$254,000
#	687995611	9	Active	546 W COLLEGE	EASTLAND CORPORATION	ATTN THOMAS KARACIC, KATZ	55 W MONROE ST STE 1200	CHICAGO, ILL	60603	Local Comm	\$252,500	\$320,500	\$573,000
#	687995811	0	Active	6160 S 6TH	FROMM/ TUCKER COLLEGIATE	HOME PARK LLP	9251 N KOSTNER	SKOKIE, IL	60076	Local Comm	\$2,031,700	\$1,056,300	\$3,088,000
40	687997811	0	Active	6247 S HOWELL	DOLORES T ADAMCZYK	REVOCABLE LIVING TRUST	6247 S HOWELL AV	MILWAUKEE WI	53207	Local Comm	\$105,300	\$144,700	\$250,000
#	687998010	4	Active	6221 S HOWELL	GARRETT W & MARY MCINTOSH	2007 REVOC TRUST D 1-30-07	1050 LAKE SHORE RD	GRAFTON, WI	53024	Special Merc	\$224,800	\$431,000	\$655,800
#	687998131	X	Active	6185 S HOWELL	JCW RESTAURANTS, INC		6181 SOUTH HOWELL AVE	MILWAUKEE, WI	53207	Local Comm	\$84,900	\$400,100	\$485,000
40	687999310	5	Active	6039 S HOWELL	LAMACCHIA REAL ESTATE IV LLC	C/O WILLIAM LAMACCHIA	8907 N PT WASHINGTON RD	MILWAUKEE, WI	53217	Special Merc	\$168,900	\$164,100	\$333,000
40	687999411	0	Active	5979 S HOWELL	B & H OIL LLC		5979 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$300,000	\$936,500	\$1,236,500
#	687999511	0	Active	5975 S HOWELL	GHS LLP		5975 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$910,000	\$2,600,000	\$3,510,000

-085

40	687999811	18	Active	5917 S HOWELL	JOSEPH G HALSER III		5905 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$2,449,800	\$250,200	\$2,700,000
40	687999900	1	Active	5905 S HOWELL	JOSEPH G HALSER III		5905 S HOWELL AVE	MILWAUKEE, WI	53207	Local Comm	\$51,800	\$338,200	\$390,000
#	688000110	4	Active	6055 S 6TH	LINDNER TERMINALS LLP		PO BOX 370918	MILWAUKEE WI	53237	Special Merc	\$613,800	\$5,789,200	\$6,403,000
40	688003110	8	Active	1101 W BODEN	ENVIROTEST WIS INC		7 KRIPES RD	EAST GRANBY CT	06026	Special Merc	\$200,700	\$421,300	\$622,000
40	688004110	2	Active	6262 S 13TH	MCDONALD'S CORP	AMF O'HARE	3451 E RAMSEY AVE	CUDARY, WI	53110	Special Merc	\$388,200	\$603,800	\$992,000
40	688005210	2	Active	1122 W BODEN	LAMERS A & K PROPERTIES LLP		2407 S POINT RD	GREEN BAY WI	54313	Local Comm	\$450,200	\$967,800	\$1,418,000
40	688005310	8	Active	1010 W BODEN	QUICK FUEL INC		P O BOX 13009	MILWAUKEE WI	53213	Special Merc	\$183,000	\$244,400	\$427,400
40	688006200	0	Active	1003 W BODEN	A & K PROPERTIES LLC		2407 S POINT RD	GREEN BAY WI	54313	Local Comm	\$248,600	\$58,000	\$306,600
40	688007110	6	Active	1200 W COLLEGE	MILWAUKEE AIRPORT LODGING	PARTNERS LTD PARTNERSHIP	8333 GREENWAT BLVD STE 204	MIDDLETON WI	53562	Special Merc	\$588,200	\$6,811,800	\$7,400,000
40	688009100	9	Active	6161 S 6TH	ESTES EXPRESS LINES		3901 W BROAD ST	RICHMOND VA	23260	Special Merc	\$1,460,900	\$5,539,100	\$7,000,000
#	688010100	1	Active	980 W COLLEGE	NOEL A LATUS	SHERI M LATUS	5701 SANDVIEW LN	RACINE WI	53046	Local Comm	\$97,900	\$280,900	\$378,800
#	688010200	7	Active	950 W COLLEGE	BROWN ESTATES PROPERTY LLC		6102 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$372,400	\$0	\$372,400
#	688997210	8	Active	6200 S 13TH	CI OF MILWAUKEE-AIRPORT LLC		2418 CROSSROADS DR, #3800	MADISON, WI	53718	Special Merc	\$224,100	\$3,225,900	\$3,450,000
40	688997311	9	Active	6154 S 13TH	DAVID H MILER TRUSTEE IN TR	DAVID MILLER REVOCABLE	10027 N KIRKLAND CT	MEQUON WI	53092	Local Comm	\$196,700	\$0	\$196,700
40	688997411	6	Active	6130 S 13TH	WINKLER REAL ESTATE LLC		6130 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$330,000	\$543,600	\$873,600
40	688997421	10	Active	6102 S 13TH	BROWN ESTATES PROPERTY LLC		6102 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$581,200	\$301,200	\$882,400
40	688997711	2	Active	6245 S 6TH	JAMES N BARBIAN		1436 E FOREST HILL	OAK CREEK, WI	53154	Local Comm	\$572,300	\$6,000	\$578,300
#	688998512	1	Active	5938 S 13TH	BEANT BOPARAI		5850 S 14TH ST	MILWAUKEE, WI	53221	Local Comm	\$90,800	\$128,200	\$219,000
40	689027200	X	Active	1300 W COLLEGE	SPEEDWAY SUPERAMERICA LLC	C/O PROPERTY TAX	539 SOUTH MAIN STREET	FINDLAY OH	45840	Special Merc	\$335,100	\$658,100	\$993,200
40	716040210	0	Active	6629 S 13TH	GIUFFRE XXIII LLC		445 W OKLAHOMA AV	MILWAUKEE WI	53207	Special Merc	\$300,000	\$0	\$300,000
40	716040310	6	Active	1501 W ZELLMAN	BURLINGTON COAT FACTORY	WAREHOUSE OF MILW INC	1830 ROUTE 130 NORTH	BURLINGTON NJ	08016	Special Merc	\$363,100	\$1,866,900	\$2,230,000
40	716041100	3	Active	6635 S 13TH	GIUFFRE IX LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Local Comm	\$279,300	\$764,700	\$1,044,000
40	716042100	8	Active	1414 W GIUFFRE	GIUFFRE XXIV LLC		445 W OKLAHOMA AV	MILWAUKEE WI	53207	Special Merc	\$497,000	\$1,203,000	\$1,700,000
40	716042200	3	Active	1401 W GIUFFRE	GIUFFRE IX LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Special Merc	\$636,000	\$133,500	\$769,500
40	716043100	2	Active	1400 W ZELLMAN	MIL PRO LLC		625 W ROLLING MEADOWS DR	FOND DU LAC WI	54935	Special Merc	\$373,100	\$6,326,900	\$6,700,000
40	716043200	8	Active	1500 W ZELLMAN	CJF4 LLC	C/O NAI HIFFMAN ASSET MNGMT	1 OAKBROOK TER STE 600	OAKBROOK TERRACE	60181	Special Merc	\$645,500	\$1,339,000	\$1,984,500
40	716043300	3	Active	6541 S 13TH	S&JP HOSPITALITY GROUP INC		4157 W WHISPERING RIDGE PA	FRANKLIN, WI	53132	Special Merc	\$377,000	\$2,073,000	\$2,450,000
40	716044100	7	Active	6425 S 13TH	INDUS HOTELS LLC		6401 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$1,321,100	\$2,298,900	\$3,620,000
40	716044200	2	Active	6511 S 13TH	KRK INC		12970 W BLUEMOUND AVE	ELM GROVE, WI	53122	Special Merc	\$499,000	\$50,000	\$549,000
40	716999911	9	Active	6331 S 13TH	ACUITY INVESTMENTS LLC		6331 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$676,800	\$4,223,200	\$4,900,000
40	716999912	6	Active	6311 S 13TH	13TH ST SHELL LLC DBA 13TH	STREET SHELL	6311 S 13TH	MILWAUKEE WI	53221	Special Merc	\$275,000	\$1,207,300	\$1,482,300
40	736000100	7	Active	6757 S 13TH	FEDEX NATIONAL LTL, INC		1715 AARON BRENNER DR	MEMPHIS, TN	38120	Special Merc	\$501,400	\$1,097,600	\$1,599,000
#	736000200	2	Active	6719 S 13TH	ROLLINS PROPERTIES INC	C/O PENSKE TRUCK LEASING	PO BOX 563 RTE 10 GREENHIL	READING PA	19603	Special Merc	\$616,000	\$2,488,000	\$3,104,000
#	736999911	0	Active	6801 S 13TH	GIUFFRE XVII, LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Special Merc	\$1,010,000	\$1,316,800	\$2,326,800

\$423,602,500

2009 Assessments Commercial

Bl	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City	State	Owner	Property Cla	Land	Improvement	Total
40	5790001110	7	Active	4111 S 6TH	TOWER CHICKEN FARM INC		4111 S 6TH ST	MILWAUKEE	WI	53221	Local Comm	\$119,600	\$81,600	\$201,200
40	5790001111	5	Active	605 W WATERFORD	JTELL LLC		12304 W EDGERTON AV	HALES CORNERS,	WI	53130	Local Comm	\$106,000	\$24,000	\$130,000
40	5790002111	0	Active	4121 S 6TH	DION SIMON INVESTMENTS LLC		2218 N 57TH ST	MILWAUKEE,	WI	53208	Local Comm	\$73,000	\$249,400	\$322,400
40	5790003000	4	Active	621 W WATERFORD	TOWER VIEW MOBILE COURT, INC		4454 S 13TH ST	MILWAUKEE	WI	53221	Local Comm	\$78,700	\$0	\$78,700
40	5790004100	6	Active	701 W WATERFORD	ADL ENTERPRISES LLC		701 W WATERFORD AV	MILWAUKEE,	WI	53221	Local Comm	\$68,500	\$154,500	\$223,000
40	5790004200	2	Active	737 W WATERFORD	DENNIS A ZEISSE	WOODEN A ZEISSE	737 W WATERFORD AVE	MILWAUKEE	WI	53221	Local Comm	\$65,500	\$346,500	\$412,000
40	5790005000	5	Active	807 W WATERFORD	WOCHINSKE INVESTMENTS LLC	C/O POMP'S TIRE SVC INC	P.O. BOX 1630	GREEN BAY	WI	54305	Local Comm	\$139,500	\$395,500	\$535,000
40	5790006100	7	Active	833 W WATERFORD	MARCUR PROPERTIES LLC	C/O JET INTERMODAL INC	445 W OKLAHOMA AVE BLDG F	MILWAUKEE	WI	53207	Local Comm	\$278,700	\$107,300	\$386,000
40	5790009100	3	Active	4135 S 6TH	RODGERS, THOMAS T		4135 S 6TH ST	MILWAUKEE	WI	53221	Local Comm	\$26,800	\$0	\$26,800
40	5790010100	9	Active	4147 S 6TH	ALLAN R MC FADYEN		W2858 KNIEP RD	ELKHORN,	WI	53121	Local Comm	\$26,200	\$139,800	\$166,000
40	5790011110	1	Active	4157 S 6TH	TOWER VIEW MOBILE COURT		4454 S 13TH ST	MILWAUKEE,	WI	53221	Local Comm	\$1,045,900	\$242,100	\$1,288,000
40	5790015100	6	Active	4179 S 6TH	DAN R DANIELS		4454 S 13TH ST	MILWAUKEE,	WI	53221	Local Comm	\$33,300	\$5,100	\$38,400
40	5790018110	X	Active	4217 S 6TH	TOWER VIEW MOBILE CT INC		4454 S 13TH ST	MILWAUKEE,	WI	53221	Local Comm	\$2,312,500	\$1,728,300	\$4,040,800
40	5790161000	4	Active	4038 S 13TH	LARRY J BURNETTE	DEBRA M BURNETTE	3610 E OAKWOOD RD	OAK CREEK,	WI	53154	Local Comm	\$68,600	\$5,500	\$74,100
40	5790171000	9	Active	3940 S 13TH	RUSSELL A WILSON		3940 S 13TH ST	MILWAUKEE	WI	53221	Local Comm	\$80,400	\$686,600	\$767,000
40	5790172000	4	Active	3946 S 13TH	RELIABLE TRANSPORTATION	SPECIALISTS LLC	3940 S 13TH ST	MILWAUKEE,	WI	53221	Local Comm	\$27,100	\$22,800	\$49,900
40	5790183100	0	Active	929 W WATERFORD	GREGORY G SCHAAL		5311 S 9TH ST	MILWAUKEE	WI	53221	Special Merc	\$138,700	\$286,300	\$425,000
40	5790191100	4	Active	4220 S 13TH	DOERN CORPORATION		4244 S 13TH ST	MILWAUKEE	WI	53221	Manufacturin	\$429,000	\$1,437,900	\$1,866,900
40	5799948110	X	Active	4122 S 13TH	JONAS FAMILY LTD PARTNERSHIP		3939 W MCKINLEY BL	MILWAUKEE,	WI	53208	Special Merc	\$110,900	\$993,100	\$1,104,000
40	5799948120	7	Active	4128 S 13TH	JOHN L GREGORNIK	LAURIE D GREGORNIK	PO BOX 429	WILLIAMS BAY	WI	53191	Local Comm	\$76,100	\$517,900	\$594,000
40	5799950000	7	Active	4144 S 13TH	JOHN J KENDER	SUSAN M KENDER	4144 S 13TH ST	MILWAUKEE	WI	53221	Local Comm	\$83,300	\$145,700	\$229,000
40	5799951000	2	Active	4160 S 13TH	THE FALL RIVER GROUP INC		4160 S 13TH ST	MILWAUKEE,	WI	53221	Manufacturin	\$198,300	\$761,600	\$959,900
40	5799981100	3	Active	4000 S 13TH	GPI INTERIM INC	C/O INVENSYS INC	33 COMMERCIAL ST B51-2C	FOXBORO	MA	02035	Special Merc	\$312,100	\$0	\$312,100
40	5799983110	1	Active	3900 S 13TH	CHANDLER-WILBERT VAULT CO	NKA BROWN-WILBERT INC	2280 NORTH HAMLIN AVE	SAINT PAUL,	MINNESO	55113	Manufacturin	\$135,800	\$664,000	\$799,800
40	5820712110	8	Active	900 E LAYTON	KEITH B WIKEN REV LIVING TR	C/O KEITH WIKEN	1833 E VAN BECK AV	MILWAUKEE	WI	53207	Special Merc	\$81,600	\$740,400	\$822,000
40	5820712120	5	Active	960 E LAYTON	MARGARET M WIKEN,	MARGARET M WIKEN REV LIV TR	1833 E VAN BECK AV	MILWAUKEE	WI	53207	Special Merc	\$61,700	\$68,300	\$130,000
40	5820727000	6	Active	830 E LAYTON	JOHN E ROEPKE		3765 S ARTIC AVE	ST FRANCIS	WI	53235	Local Comm	\$64,500	\$117,500	\$182,000
40	5820728000	1	Active	800 E LAYTON	SPEEDWAY SUPERAMERICA LLC	C/O PROPERTY TAX	539 S MAIN ST	FINDLAY	OH	45840	Special Merc	\$165,100	\$804,200	\$969,300
40	5939922000	3	Active	1010 E LAYTON	LAYTON AVE LLC		1500 W STILLWATER CT	MEQUON,	WI	53092	Local Comm	\$107,800	\$607,200	\$715,000
40	5940101000	3	Active	524 E LAYTON	MILWAUKEE PROPERTY	INVESTMENTS LLC	8771 S 27TH ST	FRANKLIN,	WI	53132	Local Comm	\$113,400	\$501,600	\$615,000
40	5940128000	0	Active	600 E LAYTON	600 EAST LAYTON LLC	C/O NEW DEAL AUTO INC	PO BOX 80	MENOMONEE FALLS	WI	53052	Local Comm	\$85,700	\$339,300	\$425,000
40	5940807100	8	Active	700 E LAYTON	NEDEB LLC		700 E LAYTON AV	MILWAUKEE,	WI	53207	Local Comm	\$79,600	\$524,400	\$604,000
40	5940810000	8	Active	704 E LAYTON	DENTAL PROPERTIES-	SOUTHSHORE LLC	704 E LAYTON AV	MILWAUKEE	WI	53207	Local Comm	\$26,500	\$369,500	\$396,000
40	5940812100	5	Active	724 E LAYTON	ALBERT G DOSTAL JR	BRENDA A WIECZOREK	724 E LAYTON AV	MILWAUKEE,	WI	53207	Local Comm	\$88,700	\$457,300	\$544,000
40	5941006100	1	Active	4650 S HOWELL	4650 HOWELL LLC		6526 RIVER PKWY	MILWAUKEE,	WI	53213	Local Comm	\$53,100	\$434,900	\$488,000
40	5941007110	4	Active	110 E LAYTON	LUCKY PETROLEUM LLC		3833 S CHEROKEE WAY	MILWAUKEE,	WI	53221	Special Merc	\$320,900	\$1,277,100	\$1,598,000
40	5950801000	6	Active	220 W LAYTON	SAN DONG INC		220 W LAYTON AV	MILWAUKEE,	WI	53207	Special Merc	\$128,100	\$369,900	\$498,000
40	5950831000	X	Active	200 W LAYTON	PONDEROSA SYSTEMS, INC	LESSEE	P.O. BOX 802206	DALLAS,	TX	75380	Special Merc	\$419,900	\$725,100	\$1,145,000
40	5950832000	5	Active	206 W LAYTON	SAN DONG INC		220 W LAYTON AV	MILWAUKEE,	WI	53207	Local Comm	\$140,000	\$0	\$140,000
40	5950841000	4	Active	4600 S 6TH	MILW AIRPORT HOTEL ASSOC LL	KINSETH HOSPITALITY COMP	2 QUAIL CREEK CIR	NORTH LIBERTY	IA	52317	Special Merc	\$497,200	\$2,102,800	\$2,600,000
40	5950842000	X	Active	4575 S 5TH	TOPS CLUB INC		PO BOX 07360	MILWAUKEE	WI	53207	Local Comm	\$438,300	\$1,338,700	\$1,777,000
40	5950843000	5	Active	580 W LAYTON	FLEG FAMILY TRUST U/L	DATED 7-31-1982	8750 BURTON WAY #304	LOS ANGELES	CA	90048	Special Merc	\$227,500	\$780,500	\$1,008,000
40	5950844000	0	Active	552 W LAYTON	MET VEN RETAIL LLC		N27 W24075 PAUL CT, STE 200	PEWAUKEE,	WI	53072	Local Comm	\$268,700	\$730,300	\$999,000
40	5950851000	9	Pendin	4620 S 5TH	300 WEST LLC		1522 N PROSPECT AVE # 802	MILWAUKEE	WI	53202	Local Comm	\$0	\$0	\$0
40	5950852000	4	Pendin	300 W LAYTON	300 WEST LLC		1522 N PROSPECT AVE # 802	MILWAUKEE	WI	53202	Local Comm	\$0	\$0	\$0
40	5959866118	3	Active	130 W LAYTON	OAK LAWN REALTY LLC		1903 STANLEY GAULT PKWY	LOUISVILLE,	KY	40223	Special Merc	\$314,200	\$1,043,800	\$1,358,000
40	5959866119	1	Active	108 W LAYTON	BEN-NISSAN TRUST D 9-21-00	ISAAC BEN-NISSAN & DINA	7840 W HICKS ST	MILWAUKEE	WI	53219	Special Merc	\$195,800	\$514,200	\$710,000
40	5959866310	0	Active	160 W LAYTON	AUTO SPA LLC		160 W LAYTON AV	MILWAUKEE,	WI	53207	Special Merc	\$149,700	\$302,800	\$452,500

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