

**BUSINESS IMPROVEMENT
DISTRICT NO. 39**

**CENTER STREET
MARKETPLACE
BUSINESS IMPROVEMENT DISTRICT
2006 PROPOSED OPERATING PLAN**

AUGUST 2005

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INTRODUCTION

1. Background

In 1984, the Wisconsin Legislature created 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 received a petition from property owners which requests creation of a Business Improvement District for the purposes of revitalizing and improving the Center Street Marketplace District, located on Center Street between 35th and Sherman Blvd (See Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Center Street Marketplace District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

2. Physical Setting

The District covers a commercial area on Center Street from 29th St to 60th.

DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in **Appendix C** of this plan. A listing of the properties included in the district is provided in **Appendix D**.

PROPOSED OPERATING PLAN

1. Plan Objectives

- Improve the Image of the Target Area.
- Improve negative perceptions of crime/safety in the target area.
- Increase the number and variety of businesses in the target area.
- Coordinate public improvements in the Gateway District.
- Protect and preserve the historical significance and integrity of structures in the target area.

2. Proposed Activities – Year One

- Implement a Commercial Corridor clean-up initiative
- Implement a façade/sign/lighting pgm.
- Implement a safety program
- Planning & Design

3. Proposed Expenditures – Year One

Items	Expenditure
Façade/Sign/Lighting Pgm	\$26,000
Planning & Design	\$10,000
Safety/Security Initiative	\$10,499
Total	\$46,499

4. Financing Method

It is proposed that \$55,779 be raised through BID assessments (see Appendix D). 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.

5. Organization of BID Board

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

State law requires that the board be composed of at least five members and that 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 operated as follows:

Board Size – Nine (7)

- a. Composition – at least five (4) 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.
- b. Term – appoints 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.
- c. Compensation – None.
- d. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
- e. Record keeping – Files and records of the board's affairs shall be kept pursuant to public record requirements.
- f. Staffing – the board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof.
- g. 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.

6. Relationship to the local business association

The BID shall be a separate entity from the local 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 its intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

METHOD OF ADASSESSMENT

1. 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 \$1,500 per parcel and a minimum of \$350 per parcel will be applied.

As of January 1st, 2005, the property in the proposed district had a total assessed value of over \$11,997,900. This plan proposed to assess the property in the district at a rate of \$5 per \$1000.00 of assessed value, subject to the maximum assessment of \$1,500 and a minimum assessment of \$350, for the purposes of the BID.

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

2. 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.

- a. State Statute 66.1109 (1) (f) 1m: 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 ill benefit from development in the district.
- b. 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..
- c. In accordance with the State Statue 66.1109 (5) (a), property exempt from general real estate taxes may not be specially assessed if included in within the district. Tax exempt property which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

1. 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 a 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 24th, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and ax based 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 North Avenue Gateway District 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.

2. 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:

- a. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- b. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- c. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- d. Receive annual audits as required per sec. 66.608 (3) © of the BID law.
- e. 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.
- f. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

PLAN APPROVAL PROCESS

1. 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:

- a. 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.
- b. 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.
- c. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
- d. 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.
- e. The Common Council will act on the proposed BID Plan.
- f. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
- g. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

2. 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 the 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.

FUTURE YEAR OPERATING PLANS

1. 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 66.608 (3) (a) of the BID law requires the board and the City to annual 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.

2. Amendment, Severability and Expansion

The BID has been created under authority of Section 66.60 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 re-establishment.

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 66.608 (3)(b).

APPENDICES

- A. Statute**
- B. Petition**
- C. Proposed District Boundaries**
- D. Year One Projected Assessment**

CENTER STREET MARKETPLACE

Appendix B

BUSINESS IMPROVEMENT DISTRICT

Petition for the Creation of a Business Improvement District

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.608 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.

	<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
PO	1. ^{John Wyeke} JD's Beauty Supply	4410 W Center St.	John Wyeke
	2. DOMINIQUE NELSON	41519 W Center	Heal Lances
PO	3. Chiquilla Holloway	4527 W Center	Chiquilla Holloway
PO	4. Rainn Mack	4020 W Center	Rainn Mack
	5. marcy's things	4727 W Center	Marcel Minter
PO	6. MUHAMMAD SABIR	4013 W CENTER	Muhammad Sabir
	7. John Wyeke		Louise L. Pardy
PO	8. HINAW MEATS DEAL	4737 W Center	John Wyeke
PO	9. REEDS FURNITURE STORE	4909 W Center	John Wyeke
	10. Air Tight Lock Wash	5001 W Center	John Wyeke
PO	11. Starlight Mini	5035 W Center St.	C Alexander
PO	12. GUES WHO'S COOKING	21674 N. 51st St	Alexander
PO	13. Joe Dees Milk & Honey	5114 W Center St	John Wyeke
PO	14. DIANA FREENE	5126 W Center	Grant Deere
	15. Joy Watson	5301 W Center St.	
PO	16. Little Kasal CCA	5509 W Center	
	17. Debra Austine	5506 W CENTER	
PO	18. Wesley Insurance Agency	5600 W Center St	Roby Wesley
PO	19. John Wyeke ^{Mother West Beauty Salon}	4701 West Center	John Wyeke

CENTER STREET MARKETPLACE

BUSINESS IMPROVEMENT DISTRICT

Petition for the Creation of a Business Improvement District

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.608 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.

Name of Property Owner

Property Address

Signature

20. Eloise Perry

4320-26 W Center

Eloise Perry

21. Ronnie Lockett

3714 W. Center St.

Ronnie D. Lockett

22.

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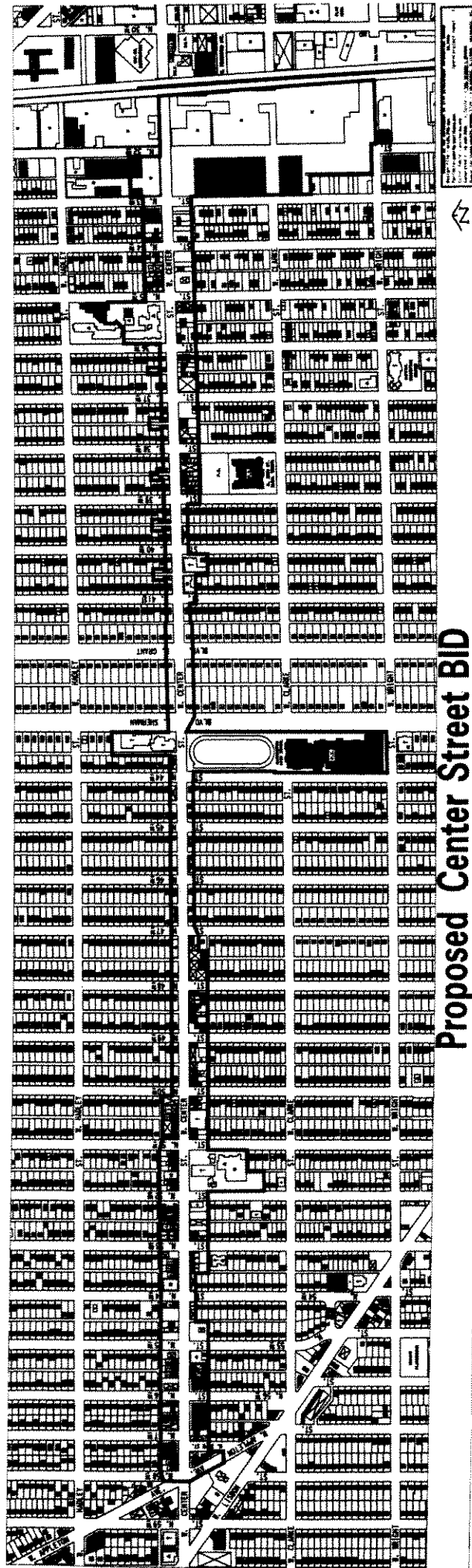
35.

36.

37.

38.

APPENDIX C



Appendix D

3060529000	5814	W	CENTER ST	2	\$58,100	\$350	BETOCHEN LLC	3279 N 51ST BL	MILWAUKEE, WI	532160000	1480
3060632100	5801	W	CENTER ST	2	\$145,000	\$730	AJRD J LLC	7520 W LAKE RD	WINDLAKE, WI	531850000	960
3060796000	5704	W	CENTER ST	2	\$113,000	\$565	MARON & GEORGETTE ALEXANDER	4851 N 68TH ST	MILWAUKEE, WI	532180000	2052
3060806000	5720	W	CENTER ST	2	\$170,000	\$850	EASTVIEW LLC	192 W WISCONSIN AV, STE 433	MILWAUKEE, WI	532090000	5320
3060807100	5724	W	CENTER ST	2	\$68,200	\$350	KAREN D DARDY	5724 W CENTER ST	MILWAUKEE, WI	532100000	2850
3060824000	5800	W	CENTER ST	2	\$155,000	\$775	WESLEY INSURANCE AGENCY INC	5800 W CENTER ST	MILWAUKEE, WI	532102251	4852
3060828000	5622	W	CENTER ST	2	\$86,500	\$433	ROBERT SCHLINSOCK	4414 N 105TH ST	MILWAUKEE, WI	532250000	2802
3061113000	5502	W	CENTER ST	2	\$46,500	\$350	PACHEFSKY PROPERTY LLC	6005 N 76TH ST	MILWAUKEE, WI	532180000	1052
3061114000	5506	W	CENTER ST	2	\$103,400	\$517	SAMMY & LAZONNIE BELTON	3147 N 49TH ST	MILWAUKEE, WI	532180000	4480
3061115000	5512	W	CENTER ST	2	\$141,000	\$705	TERRY L HEINEMER	POB 100015	MILWAUKEE, WI	532100000	4480
3061118000	5518	W	CENTER ST	2	\$94,200	\$471	NAIM K LODHI	5522 W CENTER ST	MILWAUKEE, WI	532100000	4480
3061117000	5530	W	CENTER ST	2	\$97,200	\$486	DAVID S & SANDRA FARRINGTON	7932 PIONEER RD	CEDARBURG, WI	530120000	2825
3061230000	5302	W	CENTER ST	2	\$83,800	\$350	ISAAC A GREEN	6142 W MEDFORD AV	MILWAUKEE, WI	532180000	2057
3061231000	5306	W	CENTER ST	2	\$183,000	\$915	MEL-WILLIES REALTY INC	5310 W CENTER ST	MILWAUKEE, WI	532100000	4560
3061232000	5312	W	CENTER ST	2	\$124,000	\$620	WALTER C NICKERSON	321 N 121ST ST	MILWAUKEE, WI	532280000	5953
3061233000	5318	W	CENTER ST	2	\$80,000	\$350	YOSOLA ADEOYE	5318 W CENTER ST	MILWAUKEE, WI	532100000	2136
3061398100	5204	W	CENTER ST	2	\$34,700	\$350	PACHEFSKY PROPERTY LLC	6005 N 76TH	MILWAUKEE, WI	532180000	1368
3061398000	5220	W	CENTER ST	2	\$140,000	\$700	DOROTHY KALLIE & WILLIAM VAN ROO C/O TRUSTEES LAWRENCE KALLIE	5220 W CENTER ST	MILWAUKEE, WI	532100000	3500
3061398000	5224	W	CENTER ST	2	\$152,000	\$780	MIKE S WISNIEWSKI	1821 E IRVING PL	MILWAUKEE, WI	532020000	7849
3061398000	5100	W	CENTER ST	2	\$97,300	\$487	SHAWN D WEAVER	9828 W ARCH AV	MILWAUKEE, WI	532240000	3528
3061398000	5104	W	CENTER ST	2	\$91,400	\$457	CHUOI VAN TRAN & HUE TRUONG	3045 N 122ND ST	WAUWATOSA, WI	532220000	3022
3061397000	5112	W	CENTER ST	2	\$82,100	\$461	GEORGE KOECKRITZ	1400 HICKS RD	ROLLING MEADOWS	600080000	2352
3061398000	5114	W	CENTER ST	2	\$81,900	\$350	LEADER OF MILW INC	5118 W CENTER ST	MILWAUKEE, WI	532100000	2680
3061400000	5124	W	CENTER ST	2	\$108,000	\$540	HUNTER GREENE INVESTMENTS LLC	5128 W CENTER ST	MILWAUKEE, WI	532100000	3380
3061401000	5128	W	CENTER ST	2	\$113,000	\$685	A & M PROPERTY MGMT LLC	8443 S MELROSE DR	OAK CREEK, WI	531540000	4470
3070213000	5004	W	CENTER ST	2	\$100,000	\$500	MICHAEL LATONA	5004 W CENTER ST	MILWAUKEE, WI	532100000	3678
3070215000	5016	W	CENTER ST	2	\$79,400	\$397	WILLIE B HENNING	5955 N 35TH ST	MILWAUKEE, WI	532090000	4802
3070217000	5030	W	CENTER ST	2	\$173,000	\$865	COIN APPLANCES, INC.	6580 NORTH 40TH ST	MILWAUKEE, WI	532090000	3500
3070607000	2702	N	44TH ST	2	\$110,000	\$550	ELOISE PERRY	2913 N 39TH ST	MILWAUKEE, WI	532100000	4291
3070634000	4402	W	CENTER ST	2	\$94,700	\$474	GURDEEP S GHUMAN	4402 W CENTER ST	MILWAUKEE, WI	532100000	3512
3070662000	4620	W	CENTER ST	2	\$129,000	\$645	STANLEY & RUBY FARQUHARSON SR &	2898 W RIVERLAND DR	MEQUON, WI	530620000	5193
3071021000	4704	W	CENTER ST	2	\$75,200	\$376	EUGENE GUTTMAN & IRENE HW	2800 W GOOD HOPE RD, #334	MILWAUKEE, WI	532090000	4505
3080367000	4012	W	CENTER ST	2	\$56,400	\$350	JOYCE MITCHELL	4014 W CENTER ST	MILWAUKEE, WI	532100000	3688
3080368000	4018	W	CENTER ST	2	\$48,400	\$350	LOTTIE M SWAN-CANNON	3820 W CENTER ST	MILWAUKEE, WI	532100000	2716
3080923000	3612	W	CENTER ST	2	\$42,900	\$350	LOUIS A PETRUZZELLO	3616 W CENTER ST	MILWAUKEE, WI	532100000	2752
3080954000	3712	W	CENTER ST	2	\$46,100	\$350	RONNIES BARBER SHOP LLC	3712 W CENTER ST	MILWAUKEE, WI	532100000	2704
3080955000	3716	W	CENTER ST	2	\$28,100	\$350	SWANIGAN & ALSTON INV/SMTS	3718-20 W CENTER ST	MILWAUKEE, WI	532100000	1904
3080966000	3812	W	CENTER ST	2	\$36,200	\$350	PAULETTE A BLAKE	5317 W CALUMET RD	MILWAUKEE, WI	532230000	2400
3080987000	3820	W	CENTER ST	2	\$52,200	\$350	LOTTIE M CANNON	3820 W CENTER ST	MILWAUKEE, WI	532100000	3110
3080818100	3302	W	CENTER ST	2	\$49,500	\$350	MICHAEL BARBER	3034 S 15TH PL	MILWAUKEE, WI	532153721	1721
3080821000	3328	W	CENTER ST	2	\$14,900	\$350	WESTFAHL PLUMBING CO INC	P.O. BOX 25285	MILWAUKEE, WI	532250000	1270
3080856000	3420	W	CENTER ST	2	\$65,400	\$350	DEMETRIE V BERKHALTER	3420 W CENTER ST	MILWAUKEE, WI	532100000	3814
3080859000	3424	W	CENTER ST	2	\$5,200	\$350	WAGHAH M FARRAH C/O H.KNOCH	5857 S 13TH ST	MILWAUKEE, WI	532210000	0
3080860000	3430	W	CENTER ST	2	\$115,000	\$575	WAGHAH M FARRAH	540 N 27TH ST	MILWAUKEE, WI	532084028	4907
3081134000	2918	W	CENTER ST	2	\$47,900	\$350	CITY OF MILW REDEV AUTH	2918 W CENTER ST	MILWAUKEE, WI	532100000	4800

3081135110	2930	W	CENTER ST	2	\$286,000	\$1,445	CITY OF MILW REDEV AUTH	2930 W CENTER ST	MILWAUKEE, WI	532100000	38616
3260511000	2678	N	30TH ST	2	\$85,000	\$425	CANDELL PROP LLC	2818 W FOND DU LAC AV	MILWAUKEE, WI	532100000	3400
3260527111	2671	N	30TH ST	2	\$108,700	\$544	LEONID KHODOS	3015 W CENTER ST	MILWAUKEE, WI	532100000	3789
3261436110	3327	W	CENTER ST	2	\$22,300	\$350	ROBERT L MCDONALD	2730 N 10TH ST	MILWAUKEE, WI	532060000	3526
3271075000	3801	W	CENTER ST	2	\$47,000	\$350	CHRISTIAN CHURCH OF GOD INC	3201 N 45TH ST	MILWAUKEE, WI	532100000	3000
3271078000	3805	W	CENTER ST	2	\$41,100	\$350	PHG MGMT LLC	3805 W CENTER ST	MILWAUKEE, WI	532100000	2800
3271077000	3813	W	CENTER ST	2	\$61,300	\$350	SHARILYN TUCKER	2771 N GRANT BL	MILWAUKEE, WI	532100000	3754
3271076000	3817	W	CENTER ST	2	\$39,500	\$350	LOTTIE M CANON	3817 W CENTER ST	MILWAUKEE, WI	532100000	2555
3271079000	3821	W	CENTER ST	2	\$89,000	\$350	BRADLEY THURMAN	6506 W CAPITOL DR	MILWAUKEE, WI	532160000	3675
3271080000	3825	W	CENTER ST	2	\$84,000	\$350	BRADLEY THURMAN	3825 W CENTER ST	MILWAUKEE, WI	532102555	3600
3271081100	3831	W	CENTER ST	2	\$28,700	\$350	EDWARD R VOZAR	5801 N 40TH ST	MILWAUKEE, WI	532090000	3136
3271082100	3833	W	CENTER ST	2	\$43,100	\$350	DIMPLE KAUR	3833 W CENTER ST	MILWAUKEE, WI	532102555	2685
3271502000	3501	W	CENTER ST	2	\$41,800	\$350	HASAN I YOUSEF & KHALED FARHUD	2672 N 35TH ST	MILWAUKEE, WI	532100000	5680
3271541000	2677	N	36TH ST	2	\$51,900	\$350	OLIVER & BARBARA GRIGGS &	9541 HWY 51 N	HALLS, TN	380400000	3100
3271562000	3715	W	CENTER ST	2	\$75,700	\$379	MOSES A DREW	2524 N GRANT BL	MILWAUKEE, WI	532100000	3600
3271563000	3723	W	CENTER ST	2	\$141,000	\$705	MOSES A DREW	2524 N GRANT BL	MILWAUKEE, WI	532100000	5398
3271564100	3731	W	CENTER ST	2	\$36,500	\$350	MANJIT S SHERGILL	3733 W CENTER ST	MILWAUKEE, WI	532100000	2300
3280301000	4901	W	CENTER ST	2	\$57,400	\$350	FRANCINE SHANKS	POB 100471	MILWAUKEE, WI	532100000	2600
3280302000	4905	W	CENTER ST	2	\$215,000	\$1,075	ROBERT I WERNETTE, CAROL J	1633 N 47TH ST	MILWAUKEE, WI	532080000	12833
3280303000	4917	W	CENTER ST	2	\$58,400	\$350	NAZIR AHMAD	4817 W CENTER ST	MILWAUKEE, WI	532102310	2700
3280304000	4925	W	CENTER ST	2	\$141,000	\$705	MICHAEL S WISNIEWSKI	1821 E IRVING PL	MILWAUKEE, WI	532021400	5193
3280306000	4933	W	CENTER ST	2	\$102,000	\$510	HELEN LUKIC	P.O. BOX 340783	MILWAUKEE, WI	532340000	3964
3280334000	5001	W	CENTER ST	2	\$101,000	\$505	CANDACE M RICHARDS	5093 W CENTER ST	MILWAUKEE, WI	532100000	4124
3280335000	5007	W	CENTER ST	2	\$98,200	\$496	SPIRIT OF COMPASSION CHURCH	5017 W CENTER ST	MILWAUKEE, WI	532100000	2800
3280336000	5015	W	CENTER ST	2	\$136,000	\$680	SPIRIT OF COMPASSION CHURCH	5017 W CENTER ST	MILWAUKEE, WI	532100000	8400
3280337000	5028	W	CENTER ST	2	\$113,000	\$565	51 CENTER LLC	2228 EAST PARK PL	MILWAUKEE, WI	532100000	3808
3280338000	5033	W	CENTER ST	2	\$103,000	\$515	COLIN ALEXANDER	5035 W CENTER ST	MILWAUKEE, WI	532100000	3808
3280403000	4703	W	CENTER ST	2	\$147,000	\$735	WILBERT & JOANN DRIVER	4703 W CENTER ST	MILWAUKEE, WI	532100000	3680
3280404000	4708	W	CENTER ST	2	\$40,600	\$350	MARCEL GREEN-MINTER	3920 N 44TH ST	MILWAUKEE, WI	532160000	2220
3280406000	4715	W	CENTER ST	2	\$43,100	\$350	DARYL V GOBBS & XAVIER WOOD	3524 N 15TH ST	MILWAUKEE, WI	532060000	4020
3280409000	4723	W	CENTER ST	2	\$65,700	\$350	RICHARD L SPAULDING	7017 N 85TH ST	MILWAUKEE, WI	532240000	3900
3280407000	4731	W	CENTER ST	2	\$103,000	\$515	MAJED N HINNAWI	1884 S LAYTON BL	MILWAUKEE, WI	532150000	3212
3280421000	4801	W	CENTER ST	2	\$93,900	\$470	3 J PARTNERSHIP A WISCONSIN	N86 W15508 COUNTY LINE RD	GERMANTOWN WI	530225248	2784
3280422000	4805	W	CENTER ST	2	\$178,000	\$880	3 J PARTNERSHIP	N88 W15508 COUNTY LINE RD	GERMANTOWN WI	530225248	7150
3280423000	4813	W	CENTER ST	2	\$80,300	\$350	MUHAMMAD SABIR	4813 W CENTER ST	MILWAUKEE, WI	532100000	2360
3280424000	4819	W	CENTER ST	2	\$63,500	\$350	REGINAS BAKERY LLC	4819 W CENTER ST	MILWAUKEE, WI	532100000	4025
3280425000	4823	W	CENTER ST	2	\$90,500	\$453	MGT DEVELOPMENT LLC	P.O. BOX 13507	MILWAUKEE, WI	532130000	4463
3280426000	4833	W	CENTER ST	2	\$85,900	\$430	KELLY S LANDRY	3321 SUNNYSLOPE DR	BURLINGTON WI	531050000	2867
3281652000	4419	W	CENTER ST	2	\$47,300	\$350	CURTIS & FRANCES BLAKE	4228 W PECK PL	MILWAUKEE, WI	532090000	1790
3281662000	4527	W	CENTER ST	2	\$43,000	\$350	CHIQJILLA HOLLOWAY	5915 N 42ND ST	MILWAUKEE, WI	532080000	1720
3281663000	4519	W	CENTER ST	2	\$60,700	\$350	LOTTIE SWAN CANNON	1910 W CAPITOL DR	MILWAUKEE, WI	532060000	1919
3281664000	4619	W	CENTER ST	2	\$65,700	\$350	CINDY VANVREDE	2728 N 51ST ST	MILWAUKEE, WI	532100000	2188
3280416000	5225	W	CENTER ST	2	\$237,000	\$1,185	MASON TEMPLE CHURCH OF GOD	PO BOX 100708	MILWAUKEE, WI	532100000	4928
3280417100	5233	W	CENTER ST	2	\$73,900	\$370	MICHAEL S WISNIEWSKI	1621 E IRVING PL	MILWAUKEE, WI	532021400	2980
3280442000	5301	W	CENTER ST	2	\$201,000	\$1,005	MICHAEL S WISNIEWSKI	1621 E IRVING PL	MILWAUKEE, WI	532020000	9000
3280443000	5311	W	CENTER ST	2	\$150,000	\$750	MIKE S WISNIEWSKI	1621 E IRVING PL	MILWAUKEE, WI	532020000	6840
3281101100	5431	W	CENTER ST	2	\$33,300	\$350	JOHN C AEGERTER	P.O. BOX 965	ELM GROVE WI	531220665	1440
3281103100	5509	W	CENTER ST	2	\$88,700	\$444	JEFFREY A SIMMS & IDA WILLIAMS	5509 W CENTER ST	MILWAUKEE, WI	532100000	4252
3281133000	5631	W	CENTER ST	2	\$55,000	\$350	MICHAEL G CORENTHAL	5631 W CENTER ST	MILWAUKEE, WI	532100000	1790
3281801000	5319	W	CENTER ST	2	\$119,000	\$595	DENNIE BRUMFIELD	5128 W CENTER ST	MILWAUKEE, WI	532100000	4480
3281816000	5401	W	CENTER ST	2	\$141,000	\$705	GOOD SAMARITAN CHURCH OF	5422 W CENTER ST	MILWAUKEE, WI	532100000	7380

CITY OF MILWAUKEE

Form CA-43

GRANT F. LANGLEY
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ELOISA DE LEÓN
ADAM STEPHENS

Assistant City Attorneys

August 22, 2005

Mr. Rocky Marcoux
Commissioner
Department of City Development
809 Building

Attention: Ms. Rhonda Manuel

Re: Initial Operating Plan for Proposed Business Improvement District No. 39
(Center Street)

Dear Mr. Marcoux:

Pursuant to your August 12, 2005 request, we have reviewed the above-captioned draft Operating Plan for Business Improvement District No. 39.

Our only substantive comment regarding the plan relates to sec. II. under Method of Assessment (Method of Assessment is misspelled). The comment relates to the fact that you have relied upon a prior version of sec. 66.1109 in your interpretive comment in the plan. That paragraph should read as follows:

"In accordance with state statute 66.1109(5)(a), property exempt from general real estate taxes may not be specially assessed if included within the district. Tax exempt property which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis."

We also note that the version of sec. 66.1109 which you have appended to the plan is also not up to date. We are enclosing an up to date copy of that statute.

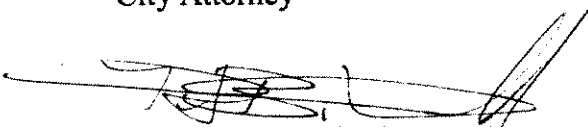
Mr. Rocky Marcoux
August 22, 2005
Page 2

With the correction of the above-captioned informational portion of the plan, we otherwise find that the plan is compliant with the requirements of sec. 66.1109(1)(f) and are rendering this legal opinion in accordance with sec. 66.1109(1)(f)5, Stats.

Very truly yours,



GRANT F. LANGLEY
City Attorney



PATRICK B. MCDONNELL
Assistant City Attorney

PBM:dms

Enc.

1050-2005-2237:96076