

GREATER MITCHELL STREET

BUSINESS IMPROVEMENT DISTRICT NO.4

OPERATING PLAN YEAR FOR 2010 (YEAR 21)

8/27/2009

**GREATER MITCHELL STREET
BUSINESS IMPROVEMENT DISTRICT NO.4
2010 OPERATING PLAN (YEAR 21)**

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly Sec. 66.608) of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of least one property owner within the proposed district. The purpose of the law is "... to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." On July 28, 1989, the Common Council of the City of Milwaukee, by Resolution File Number 890176, created BID No. 4 (Greater Mitchell Street) and adopted its initial operating plan).

The BID law requires that every district have an annual Operating Plan. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development. This plan proposes a continuation and expansion of activities described in the initial (May 1989) Operating plan and subsequent years' operating plans.

B. Physical Setting

The area is a retail and commercial district in the near south side of Milwaukee.

II. 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.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to: continue the revitalization and improvements of a shopping district in Milwaukee's near south side.

B. Proposed Activities

Principle activities to be engaged in by the district during its 20th year of operation will include: maximizing both human and capital resources in the promotion and implementation of activities that will result in enhanced neighborhood safety, improved area image, new development and the increased value of present improvements and include:

- 1) Coordinate efforts to complete an overall design plan, including capital improvements, traffic circulation, and parking lot utilization.
- 2) Provide assistance to property owners and developers who are engaged in property improvements and redevelopment activities.
- 3) Promote the unique historic significance and commercial mix of the District.
- 4) Encourage design-sensitive renovations of buildings in the District and the removal of security bars and grills on commercial frontage.
- 5) BID NO.4 expects all commercial buildings within the BID to be maintained in a graffiti-free manner and will support means to accomplish this goal.
- 6) The BID may provide support and/or financial assistance to corporations that are engaging in activities meeting the BID's overall objectives for the year being considered.
- 7) Coordinate retail and other business recruitment.
- 8) Maintain the neighborhood business district portfolio, including an inventory of commercial space availability, to distribute to prospective tenants and to respond to inquiries.
- 9) Encourage increased police protection, security measures, and safety programs.
- 10) Initiate publicity and media coverage of District activities.
- 11) Plan and coordinate membership activities.
- 12) Support a community outreach program linking the business community to the community at large.
- 13) Put out timely information to members, retailers and other interested parties in the form of newsletters, faxes, fliers, and other appropriate methods
- 14) Encourage and support activities which enhance business recruitment and retention.
- 15) assist in TID #71 implementation

C. Proposed Expenditures

Business Development	500
Design committee	1000
Marketing and Promotion	6000
Safety and security	100
Catalytic projects reserve	100
Graffiti Removal	9000
Street Maintenance	500
Office supplies	1500
Rent	8000
Telephone/Internet	3000
Postage	1000
Utilities	2000
Equipment & Repairs	3000
T/E Meeting Expense	500
subscriptions/dues	500
Legal	500
Insurances	3000
Training	500
Professional Services	19500
Personnel	75000
	135200

D. Financing Method

It is proposed to raise \$135,310 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.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is the implementation of the 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 – Eleven
2. Composition - At least eight members shall be owners or occupants of property within the district. 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.

IV. METHOD OF ASSESSMENT

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 \$2,500.00 per parcel will be applied. A minimum of \$400.00 assessment will be applied to taxable properties, except for unimproved property.

As of January 1, 2008, the property in the proposed district had a total assessed value of over \$63,000,000 not including city owned properties or other exempt properties. This plan proposed to assess the property in the district at a rate of \$4.00 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

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

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) 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 Greater Mitchell Street 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. 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).

Taxkey	CIProperty Address	Owner1	Land mprovement	CTY Total	preliminary BID assessment	final BID assessment	in pkg
Commercial							
4600101110	3 1300 W HISTORIC MITCHELL	GREGBROS LLC	\$90,000	\$1,367,000	\$5,468	\$2,500	1
4600113100	1 1301 W FOREST HOME	EL REY ENTERPRISES II LLC	\$31,900	\$315,000	\$1,260	\$1,260	1
4600115110	X 1337 W FOREST HOME	EL REY ENTERPRISES	\$274,300	\$1,945,000	\$7,780	\$2,500	1
4600118100	9 1905 S 13TH	PIEDAD SILVA	\$23,600	\$105,000	\$420	\$420	1
4600121000	9 1919 S 13TH	MANUEL GARCIA	\$15,800	\$119,800	\$479	\$479	1
4600123110	3 1937 S 13TH	DAGOBERTO BARRA	\$47,300	\$88,200	\$353	\$400	1
4600123120	0 1331 W BURNHAM	DOUGLAS S GORDON	\$85,600	\$753,000	\$3,012	\$2,500	1
4600123130	8 1940 S 14TH	BORDER PATROL WISCONSIN INC	\$102,200	\$348,000	\$1,392	\$1,392	1
4600301100	3 1841 S 14TH	PAK THREE MGMT INC-LESSEE	\$135,200	\$495,000	\$1,980	\$1,980	1
4600303000	8 1416 W FOREST HOME	JAMES J KUSIK & KAY M HW	\$2,700	\$68,400	\$274	\$400	1
4600304000	3 1412 W FOREST HOME	ANTONIO MOCTEZUMA	\$3,900	\$89,400	\$358	\$400	1
4600305000	9 1406 W FOREST HOME	ANTONIO MOCTEZUMA ANGUIANO	\$1,700	\$1,700	\$7	\$7	0
4600306000	4 1400 W FOREST HOME	ANTONIO RENTAS	\$6,700	\$75,700	\$303	\$400	1
4600315100	X 1401 W MITCHELL	F & E REAL ESTATE LLC	\$117,600	\$1,016,200	\$4,065	\$2,500	1
4601032000	3 1500 W MITCHELL	ELVIRA ROMERO	\$7,300	\$139,000	\$556	\$556	1
4601034000	4 1510 W MITCHELL	ERENIA I PRADO	\$7,400	\$7,400	\$30	\$30	0
4601037000	0 1522 W MITCHELL	REDCO ENTERPRISES LLC	\$8,000	\$184,800	\$739	\$739	1
4601040100	3 1532 W MITCHELL	SANTIAGO MERCADO	\$9,200	\$130,500	\$522	\$522	1
4601060000	6 1400 W MITCHELL	EMAD OUDEH	\$7,400	\$114,000	\$456	\$456	1
4601061000	1 1404 W MITCHELL	JOSE L GARCIA	\$7,400	\$98,200	\$393	\$400	1
4601063100	9 1418 W MITCHELL	KIDS 2 LLC	\$35,000	\$632,400	\$2,530	\$2,500	1
4601068100	6 1436 W MITCHELL	RAMIREZ RENTAL PROP LLC	\$14,700	\$114,000	\$456	\$456	1
4601861100	7 1302 W FOREST HOME	MITCHELL MARKET COMPANY LLC	\$125,900	\$2,156,000	\$8,624	\$2,500	1
4610501100	8 601 W HISTORIC MITCHELL	MITCHELL SQUARE, LLC	\$126,000	\$636,000	\$2,544	\$2,500	1
4610502100	3 621 W HISTORIC MITCHELL	MSDOC I LLC	\$41,400	\$1,892,000	\$7,568	\$2,500	1
4610505000	1724 S 7th	SEVENTH STREET PROPERTY		\$84,800	\$339	\$400	1
4610503000	2 635 W HISTORIC MITCHELL	JOSE MIGUEL MORENO TOD	\$5,000	\$120,000	\$480	\$480	1
4610528000	9 715 W HISTORIC MITCHELL	HUNTER INVESTMENTS LLC	\$10,800	\$15,000	\$60	\$60	0
4610530000	X 709 W HISTORIC MITCHELL	HUNTER INVESTMENTS LLC	\$12,400	\$179,000	\$716	\$716	1
4610531000	5 705 W HISTORIC MITCHELL	FRANK J KOUTRAS & MARY H W	\$27,400	\$235,000	\$840	\$840	1
4610539000	9 732 W MAPLE	PETER N TSOUNIS	\$10,800	\$56,600	\$226	\$400	1
4610540000	4 738 W MAPLE	PALERMOS PROPERTIES LLC	\$8,100	\$106,000	\$424	\$424	1
4610541000	X 733 W HISTORIC MITCHELL	LC DEVELOPMENT INC	\$21,600	\$396,000	\$1,584	\$1,584	1
4610542000	5 729 W HISTORIC MITCHELL	LC DEVELOPMENT INC	\$10,800	\$191,000	\$764	\$764	1
4610544100	2 723 W HISTORIC MITCHELL	LC DEVELOPMENT INC	\$18,200	\$286,000	\$1,144	\$1,144	1
4610545000	1 801 W HISTORIC MITCHELL	MICHAEL J SCHRAMM	\$21,600	\$288,000	\$1,152	\$1,152	1

4610546000	7	607 W HISTORIC MITCHELL	HECTOR SALINAS	\$19,800	\$298,200	\$318,000	\$1,272	1	1	\$1,272
4610547000	2	815 W HISTORIC MITCHELL	HECTOR SALINAS	\$9,400	\$112,600	\$122,000	\$488	1	1	\$488
4610548000	8	829 W HISTORIC MITCHELL	ASSOCIATED BANK NA	\$58,000	\$535,000	\$593,000	\$2,372	1	1	\$2,372
4610549000	3	833 W HISTORIC MITCHELL	THEODORE S DEMOPOULOS	\$21,700	\$530,300	\$552,000	\$2,208	1	1	\$2,208
4610550100	5	1718 S 9TH	ASSOCIATED ANK	\$28,800	\$9,200	\$38,000	\$152	1	0	\$152
4610562110	8	800 W MAPLE	PALERMOS PROPERTIES LLC	\$60,000	\$871,900	\$931,900	\$3,728	1	1	\$3,728
4610570000	8	929 W HISTORIC MITCHELL	RAZA HOLDINGS LLC	\$2,400	\$361,600	\$364,000	\$1,456	1	1	\$1,456
4610572100	5	939 W HISTORIC MITCHELL	FIRSTAR BANK MILWAUKEE NA	\$102,000	\$483,300	\$585,300	\$2,341	1	1	\$2,341
4610583000	9	1003 W HISTORIC MITCHELL	URBANE LLC	\$16,300	\$352,700	\$369,000	\$1,476	1	1	\$1,476
4610584000	4	1009 W HISTORIC MITCHELL	THE LEE COMPANY	\$16,300	\$171,700	\$188,000	\$752	1	1	\$752
4610585000	X	1013 W HISTORIC MITCHELL	MUN SANG YI	\$9,000	\$123,000	\$132,000	\$528	1	1	\$528
4610586000	5	1017 W HISTORIC MITCHELL	JENNIFER YOUSSHIM KIM	\$9,200	\$190,800	\$200,000	\$800	1	1	\$800
4610587100	7	1023 W HISTORIC MITCHELL	AMRIT N PATEL	\$18,300	\$180,800	\$199,100	\$796	1	1	\$796
4610590000	7	1029 W HISTORIC MITCHELL	THE LEE COMPANY	\$10,800	\$163,200	\$174,000	\$696	1	1	\$696
4610592100	4	1039 W HISTORIC MITCHELL	MITCHELL STREET STATE BANK	\$43,400	\$688,600	\$732,000	\$2,928	1	1	\$2,928
4610595100	0	1726 S 11TH	MITCHELL STREET STATE BANK	\$62,900	\$255,100	\$318,000	\$1,272	1	1	\$1,272
4610599000	6	1032 W MAPLE	MITCHELL STREET STATE BANK	\$10,800	\$6,300	\$17,100	\$68	1	0	\$68
4610602000	0	1022 W MAPLE	NICHOLAS P ANTON	\$6,900	\$56,800	\$63,700	\$255	1	1	\$255
4610604000	1	1101 W HISTORIC MITCHELL	PHRANKLESS INVESTMENT LLC	\$68,000	\$1,350,000	\$1,418,000	\$5,672	1	1	\$5,672
4610605000	7	1117 W HISTORIC MITCHELL	CHON LEE	\$9,900	\$163,100	\$173,000	\$692	1	1	\$692
4610606000	2	1125 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	\$19,200	\$2,500	\$21,700	\$87	1	0	\$87
4610607000	8	1129 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	\$9,800	\$1,300	\$11,100	\$44	1	0	\$44
4610608000	3	1135 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	\$21,700	\$341,300	\$363,000	\$1,452	1	1	\$1,452
4610609100	5	1718 S 12TH	PHRANKLESS INVESTMENT LLC	\$40,200	\$4,300	\$44,500	\$178	1	0	\$178
4610610110	8	1740 S 12TH	PROJECT RESTORE LTD	\$70,000	\$80,000	\$150,000	\$600	1	1	\$600
4610617000	2	1729 S 11TH	WILFREDO RIVERA	\$13,100	\$142,900	\$156,000	\$624	1	1	\$624
4610619100	X	1201 W HISTORIC MITCHELL	CAROL JEAN ALEX	\$31,500	\$55,500	\$87,000	\$2,348	1	1	\$2,348
4610620110	2	1213 W HISTORIC MITCHELL	CAROL JEAN ALEX	\$60,700	\$845,300	\$906,000	\$3,624	1	1	\$3,624
4610621110	8	1715 S 12TH	R KIDS LLC	\$36,200	\$256,800	\$293,000	\$1,172	1	1	\$1,172
4610622100	6	1730 S 13TH	CAROL JEAN ALEX	\$29,800	\$381,200	\$411,000	\$1,644	1	1	\$1,644
4610624000	0	1744 S 13TH	ELREY ENTERPRISES II LLC	\$15,600	\$11,200	\$26,800	\$107	1	0	\$107
4610636000	6	1630 S 13TH	VICENTE RAMOS	\$4,400	\$117,600	\$122,000	\$488	1	1	\$488
4610637000	1	1828 S 13TH	ANA MARIA RAZO	\$6,900	\$57,400	\$64,300	\$257	1	1	\$257
4610638000	7	1824 S 13TH	AUGUSTIN GARNICA	\$7,800	\$74,600	\$82,400	\$330	1	1	\$330
4610639000	2	1820 S 13TH	KARLA CEDENO	\$7,800	\$84,300	\$92,100	\$400	1	1	\$400
4610640000	8	1816 S 13TH	AGUSTIN GARNICA	\$7,800	\$72,500	\$80,300	\$321	1	1	\$321
4610641000	3	1812 S 13TH	ISMAEL LOPEZ	\$7,800	\$53,200	\$61,000	\$244	1	1	\$244
4610643000	4	1800 S 13TH	THOMAS DOMANOS & JOANN HW	\$4,100	\$61,000	\$65,100	\$260	1	1	\$260
4611311000	7	1202 W HISTORIC MITCHELL	EASTSIDE MGMT LLC	\$41,000	\$564,000	\$605,000	\$2,420	1	1	\$2,420
4611312000	2	1216 W HISTORIC MITCHELL	JOSEF SERCL & ROSALIA SERCL	\$9,700	\$127,300	\$137,000	\$548	1	1	\$548

4611313000	8	1222 W HISTORIC MITCHELL	CARLOS R CASTILLO	\$15,500	\$172,500	\$188,000	\$752	\$752	1	1
4611314000	3	1226 W HISTORIC MITCHELL	JESUS ESTRADA	\$15,800	\$283,200	\$299,000	\$1,196	\$1,196	1	1
4611315000	9	1662 S 13TH	ALOIS DRENZEK	\$11,500	\$76,400	\$87,900	\$352	\$352	1	1
4611337000	9	1633 S 11TH	GUSTAVO CAMACHO	\$14,200	\$95,500	\$109,700	\$439	\$439	1	1
4611341000	0	1651 S 11TH	DJC PROPERTIES LLC	\$9,500	\$84,400	\$93,900	\$400	\$400	1	1
4611343000	1	1659 S 11TH	ALEX BUCIO AS TRUSTEE OR	\$9,500	\$61,500	\$71,000	\$400	\$400	1	1
4611344000	7	1665 S 11TH	BRUCE L BAIER TRUSTEE OF	\$9,500	\$108,500	\$118,000	\$472	\$472	1	1
4611345000	2	1100 W HISTORIC MITCHELL	LOPEZ BAKING PROPERTIES LLC	\$10,800	\$212,200	\$223,000	\$892	\$892	1	1
4611346000	8	1104 W HISTORIC MITCHELL	SANG WON CHA	\$10,800	\$149,200	\$160,000	\$640	\$640	1	1
4611347000	3	1108 W HISTORIC MITCHELL	1108 PROPERTIES LLC	\$10,800	\$59,900	\$70,700	\$283	\$283	1	1
4611348100	5	1114 W HISTORIC MITCHELL	MARIA NOVOA-SANCHEZ	\$18,000	\$223,000	\$241,000	\$964	\$964	1	1
4611350000	X	1122 W HISTORIC MITCHELL	MODJESKA THEATER PROJECT	\$50,400	\$399,600	\$450,000	\$1,800	\$1,800	1	1
4611375000	6	1629 S 10TH	RODRIGO DIEZ	\$12,600	\$169,400	\$182,000	\$728	\$728	1	1
4611376000		SCHUSTERS HISTORIC	blended with main building tax key							
4611377100	3	1000 W HISTORIC MITCHELL	WILLIAM K LANGFAN	\$20,300	\$343,700	\$364,000	\$1,456	\$1,456	1	1
4611378110	6	1020 W HISTORIC MITCHELL	SCHUSTER HISTORIC BIDS LLC	\$21,200	\$4,752,800	\$4,964,000	\$19,856	\$19,856	1	1
4611396100	7	910 W HISTORIC MITCHELL	MITCHELL INV PROPERTIES-II	\$68,300	\$3,666,700	\$3,735,000	\$14,940	\$14,940	1	1
4611397000	6	930 W HISTORIC MITCHELL	DK USA PROPERTY MANAGEMENT	\$50,600	\$401,400	\$452,000	\$1,808	\$1,808	1	1
4611398100	8	1658 S 10TH	DK USA PROPERTY MANAGEMENT	\$19,000	\$4,700	\$23,700	\$95	\$95	1	0
4611427000	8	808 W HISTORIC MITCHELL	MOYSEY TSYPKIN	\$10,800	\$252,200	\$263,000	\$1,052	\$1,052	1	1
4611428000	3	812 W HISTORIC MITCHELL	SPONTANEOUS LLC	\$9,400	\$114,600	\$124,000	\$496	\$496	1	1
4611429000	9	814 W HISTORIC MITCHELL	HECTOR SALINAS	\$9,000	\$78,100	\$87,100	\$348	\$348	1	1
4611430000	4	822 W HISTORIC MITCHELL	JEMS REALTY LLC	\$18,200	\$208,800	\$227,000	\$908	\$908	1	1
4611431000	X	828 W HISTORIC MITCHELL	RODRIGO DIEZ	\$10,800	\$109,200	\$120,000	\$480	\$480	1	1
4611432000	5	832 W HISTORIC MITCHELL	YK COMMERCIAL INVESTMENTS LL	\$21,600	\$480,400	\$502,000	\$2,008	\$2,008	1	1
4611469100	3	710 W HISTORIC MITCHELL	KUNZELMANN ESSER LOFT APTS	\$140,700	\$3,426,300	\$3,567,000	\$14,268	\$14,268	1	1
4611470000	2	720 W HISTORIC MITCHELL	MIGUEL PRADO	\$9,200	\$140,800	\$150,000	\$600	\$600	1	1
4611472100	X	728 W HISTORIC MITCHELL	MUSA ISSAM W	\$23,400	\$267,600	\$291,000	\$1,164	\$1,164	1	1
4611473000	9	734 W HISTORIC MITCHELL	MARS DIRECT LLC	\$18,000	\$181,000	\$199,000	\$796	\$796	1	1
4611475000	X	1656 S 8TH	LOON INVESTMENTS LLC	\$30,000	\$504,200	\$534,200	\$2,137	\$2,137	1	1
4611476000	5	1648 S 8TH	SUELONG YANG RENTAL LLC	\$14,000	\$151,700	\$166,700	\$663	\$663	1	1
4611509000	3	1663 S 6TH	HAROLD J ZIEMENDORF	\$6,100	\$79,500	\$85,600	\$342	\$342	1	1
4611512000	X	600 W HISTORIC MITCHELL	JUAN A ORDAZ	\$4,000	\$119,000	\$123,000	\$492	\$492	1	1
4611514100	7	608 W HISTORIC MITCHELL	TOM LITTMANN	\$5,500	\$136,500	\$142,000	\$568	\$568	1	1
4611515000	6	616 W HISTORIC MITCHELL	WALID W MOUSA	\$4,000	\$144,000	\$148,000	\$592	\$592	1	1
4611516000	1	620 W HISTORIC MITCHELL	NICHOLAS P ANTON	\$3,400	\$66,800	\$70,200	\$281	\$281	1	1
4611517000	7	622 W HISTORIC MITCHELL	LA REINA LLC	\$9,100	\$264,900	\$274,000	\$1,096	\$1,096	1	1
4611518000	2	632 W HISTORIC MITCHELL	ERIC W ZUEHLKE REVOCABLE	\$7,400	\$354,600	\$362,000	\$1,448	\$1,448	1	1
4611519000	8	1662 S 7TH	GORMAN PROPERTIES LLC	\$12,700	\$6,800	\$19,500	\$78	\$78	1	0
4611520000	3	1658 S 7TH	ERIC W ZUEHLKE REVOCABLE	\$6,100	\$12,100	\$18,200	\$73	\$73	1	0

4620625000	3	501 W HISTORIC MITCHELL	JAMES N WITKOWIAK	\$14,000	\$230,000	\$244,000	\$976	1	1
4620626000	9	507 W HISTORIC MITCHELL	JAMES N WITKOWIAK	\$6,300	\$0	\$6,300	\$25	1	0
4620628000	X	515 W HISTORIC MITCHELL	MITCHELL 551 LLC	\$6,800	\$99,200	\$106,000	\$424	1	1
4620630000	0	521 W HISTORIC MITCHELL	JAMES N WITKOWIAK	\$6,800	\$3,600	\$10,400	\$42	1	0
4620631110	X	529 W HISTORIC MITCHELL	JAMES WITKOWIAK	\$0	\$0	\$346,000	\$1,384	1	1
4620633000		535 W HISTORIC MITCHELL				\$6,800	\$27	1	0
4620634000	2	539 W HISTORIC MITCHELL	TOMAS MATOS	\$6,800	\$94,200	\$101,000	\$404	1	1
4620635000	8	541 W HISTORIC MITCHELL	JAMES WITKOWIAK	\$6,800	\$116,200	\$123,000	\$492	1	1
4620636100	X	545 W HISTORIC MITCHELL	MITCHELL 551 LLC	\$20,300	\$304,700	\$325,000	\$1,300	1	1
4620647000	3	546 W HISTORIC MITCHELL	MUNOZ RENTALS LLC	\$13,000	\$375,200	\$388,200	\$1,553	1	1
4690430120	5	1931 S 14TH	MCDONALDS CORP	\$95,500	\$507,500	\$603,000	\$2,412	1	1
4690479110	5	1838 S 15TH	BURNHAM CENTER LLC	\$47,100	\$740,900	\$788,000	\$3,152	1	1
4690482000	8	1423 W MITCHELL	LUIS GAMBOA	\$3,200	\$84,300	\$87,500	\$350	1	1
4690499000	0	1511 W MITCHELL	ALEJANDRO V VAZQUEZ	\$8,800	\$122,200	\$131,000	\$524	1	1
4690500000	4	1501 W MITCHELL	NOEL MARTIN	\$5,900	\$67,900	\$73,800	\$295	1	1
4690502000	5	1533 W MITCHELL	DAVID A TENNESEN	\$6,500	\$133,500	\$140,000	\$560	1	1
4690503000	0	1527 W MITCHELL	RAMON ENCINO	\$3,600	\$109,400	\$113,000	\$452	1	1
4693271000	5	1433 W BURNHAM	WALTRUST PROPERTIES INC	\$243,900	\$2,351,200	\$2,595,100	\$10,380	1	1
4693272000	0	1901 S 14TH	DIRK REED	\$94,600	\$777,400	\$872,000	\$3,488	1	1

\$135,310

Residential

4601062000	7	1408 W MITCHELL	URSULA G GUNTER	\$5,500	\$95,600	\$101,100			
4601065000	3	1424 W MITCHELL	EDWARD LEFFORGE	\$5,500	\$97,400	\$102,900			
4601066000	9	1430 W MITCHELL	PATRICK A WILBER	\$5,500	\$65,100	\$70,600			
4610537100	4	734 W WINDLAKE	ANTONIO MALDONADO	\$5,700	\$92,000	\$97,700			
4610538000	3	728 W MAPLE	LUIS BARAJAS	\$5,100	\$87,000	\$92,100			
4610554000	0	836 W MAPLE	PALERMOS PROPERTIES LLC	\$4,700	\$0	\$4,700			
4610555000	6	832 W MAPLE	PALERMOS PROPERTIES LLC	\$2,700	\$0	\$2,700			
4610556000	1	828 W MAPLE	PALERMOS PROPERTIES LLC	\$5,100	\$0	\$5,100			
4610557000	7	824 W MAPLE	PALERMOS PROPERTIES LLC	\$4,700	\$0	\$4,700			
4610600000	X	1028 W MAPLE	LAURA LUEVANO	\$5,100	\$67,000	\$72,100			
4610601000	5	1026 W MAPLE	RODRIGO DIEZ	\$4,700	\$32,600	\$37,300			
4610616000	7	1733 S 11TH	RICHARD C VALERO	\$5,000	\$34,200	\$39,200			
4610623000	5	1742 S 13TH	DAVID A MILLER	\$4,700	\$46,900	\$51,600			
4610635000	0	1220 W BURNHAM	GEORGE J ALBRIGHT	\$3,100	\$29,800	\$32,900			
4610642000	9	1810 S 13TH	PETE T DOMANOS	\$5,000	\$62,400	\$67,400			
4610644000	X	1227 W MAPLE	JOSE DELGADO	\$3,600	\$55,700	\$59,300			
4610645000	5	1219 W MAPLE	JOSE E DELGADO	\$4,900	\$85,000	\$89,900			

4611334000 2 1619 S 11TH	K B CO 1621 LLC	\$5,500	\$48,000	\$53,500
4611335000 8 1623 S 11TH	FRANCISCO GALINDO	\$5,500	\$49,500	\$55,000
4611336000 3 1629 S 11TH	SECOND STREET PROPERTIES LLC	\$5,500	\$88,000	\$93,500
4611338000 4 1639 S 11TH	ADAN MARTINEZ	\$6,700	\$78,800	\$85,500
4611339000 X 1643 S 11TH	CORNELIO LARA	\$5,500	\$77,300	\$82,800
4611340000 5 1647 S 11TH	DJC PROPERTIES LLC	\$5,500	\$57,100	\$62,600
4611342000 6 1657 S 11TH	DEUTSCHE BANK NATIONAL	\$5,500	\$99,100	\$104,600
4611374100 7 1623 S 10TH	GILBERT M & DELFINA GARAY	\$7,300	\$100,500	\$107,800
4611508000 8 1659 S 6TH	ATILANO SANCHEZ	\$5,400	\$113,000	\$118,400
4611510000 9 1669 S 6TH	PETRONILA JOSE GALVEZ	\$5,700	\$82,800	\$88,500
4611511000 4 1671 S 6TH	JOSE ORONA	\$5,700	\$73,400	\$79,100
4620629000 5 519 W HISTORIC MITCHELL	JAMES WITKOWIAK	\$2,900	\$0	\$2,900
4690481000 2 1427 W MITCHELL	DREAMSCAPE LTD	\$4,300	\$61,300	\$65,600
4690483000 3 1708 S 15TH	NILSA GARCIA NKA	\$5,500	\$108,000	\$113,500
4690484000 9 1714 S 15TH	ANTONIO DE JESUS	\$5,500	\$66,700	\$72,200
4690485000 4 1718 S 15TH	MOISES BENITEZ .	\$5,500	\$56,800	\$62,300
4690486000 X 1722 S 15TH	PEDRO GONZALEZ	\$5,500	\$73,200	\$78,700
4690487000 5 1726 S 15TH	JUAN J LEZAMA	\$5,500	\$99,400	\$104,900
4690504000 6 1523 W MITCHELL	MIGUEL A ROJAS	\$4,300	\$90,100	\$94,400
				\$2,457,100

Exempt

4601212110 5 1321 W LAPHAM	CITY OF MILW SCHOOL SITE	\$0	\$0	\$0
4610534100 8 716 W WINDLAKE	CITY OF MILWAUKEE	\$0	\$0	\$0
4610552100 6 1726 S 9TH	NATIONAL SAVINGS AND LOAN	\$0	\$0	\$0
4610576110 4 930 W MAPLE	CITY OF MILWAUKEE	\$0	\$0	\$0
4610598000 0 1038 W MAPLE	NATIVE AMERICAN MINISTRY	\$0	\$0	\$0
4610603100 2 1002 W MAPLE	CITY OF MILWAUKEE	\$0	\$0	\$0
4610618000 8 1725 S 11TH	GREATER MILWAUKEE ASSN	\$0	\$0	\$0
4610625000 6 1747 S 12TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611307110 9 1657 S 12TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611351110 9 1650 S 12TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611390111 X 1643 S 9TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611419100 0 1644 S 9TH	UNITED MIGRANT OPPORTUNITY	\$0	\$0	\$0
4611423110 X 1654 S 9TH	CITY OF MILW OFF ST PKG	\$0	\$0	\$0
4611426000 2 802 W HISTORIC MITCHELL	UNITED MIGRANT OPPORTUNITY	\$0	\$0	\$0
4611474000 4 1662 S 8TH	IGLESIA DE DIOS PENTECOSTAL	\$0	\$0	\$0
4620627000 4 511 W HISTORIC MITCHELL	CITY OF MILWAUKEE	\$0	\$0	\$0
4690480000 7 1439 W MITCHELL	CITY OF MILW	\$0	\$0	\$0