

BUSINESS IMPROVEMENT DISTRICT NO. 51

HARBOR DISTRICT BID

2018 OPERATING PLAN

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created s. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BIDS) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities."

The City of Milwaukee created Business Improvement District No. 51 ("BID 51") and approved its initial operating plan on November 1, 2016 via Common Council Resolution Number 160664 for the purpose of revitalizing and enhancing the Harbor District business area surrounding Milwaukee's Inner Harbor. Section 66.1109(3) (b), Wisconsin Statutes requires that a BID board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The BID proponents submit this operating plan in fulfillment of statutory requirement.

B. Physical Setting

BID #51 surrounds Milwaukee's Inner Harbor and is approximately bounded by East Bruce Street on the North, First Street on the west, Bay Street on the south, and the Milwaukee Mooring Basin and Kinnickinnic and Milwaukee Rivers on the east.

II. DISTRICT BOUNDARIES

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

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the BID shall be to maintain and enhance the Harbor District as a place to do business by:

- Supporting the viability of businesses in the District by retaining existing businesses (including those that engage in industrial and manufacturing activities), and marketing the District as a place for new businesses to locate and thrive;

- Creating an appealing, attractive environment for employees and customers;
- Ensuring that District business and property owners have an active role in redevelopment and planning activities in the area;
- Identifying and advocating for needed improvements in infrastructure and public spaces.

B. Proposed Activities – Year Two

Year Two activities to be undertaken by the district will include:

- Engaging District business and property owners in the planning process to ensure their interests are protected and their needs and perspectives are addressed.
- Providing seed funds for catalytic projects to help spur improvements in the area. Possible projects include a “Trash Collecting Water Wheel” and a series of murals that highlight the history and industries of the area.
- Supporting the creation and maintenance of a new public plaza at the eastern end of Greenfield Avenue.
- Administrative activities, including but not limited to, securing an independent certified audit, securing insurance for the activities of the District’s Board, and complying with the open meetings law, Subchapter V of Chapter 19 of the Wisconsin Statutes.

C. Proposed Income and Expenditures

Contract with Harbor District, Inc. for Project Management, Outreach, and BID Administration and Mailings	\$18,000
Catalytic Projects Fund	\$50,000
Public Plaza	\$10,000
Audit	\$2,500
Insurance	\$500
Reserve	\$10,291.79
Total Expenditures:	\$91, 297.79
Proposed Income from Assessments:	\$91, 297.79

D. Financing Method

It is proposed that \$91, 297.79 shall be raised through BID assessments in Milwaukee (see Appendix B). 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.

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 rate of \$1.00 per \$1,000 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 \$3,000 per parcel will be applied, and a minimum assessment of \$100 per parcel will be applied.

In order to incentivize property owners to make new investments in their properties and achieve long-term improvements in the area, the owner of a property may request, and the BID Board may grant, a freeze of a property's BID assessment at the current year's rate for the subsequent two years. Requests must be received before the filing of the annual Operating Plan, and will only be granted one time per owner per property.

To prevent disproportional assessment of businesses that are already actively contributing to improvements in this area via BID 35, parcels within the footprint of BID 35 will be assessed as follows: If the assessment for BID 35 is less than the assessment for BID 51 based on the formula described above, they will be assessed only for the difference, subject to the minimum assessment of \$100. If the assessment for BID 35 is greater than the assessment for this BID, they will pay only the minimum assessment of \$100 to BID 51.

As of June 21, 2017, the property in the proposed district had a total assessed value of more than \$133 million. This plan proposed to assess the property in the district at a rate of \$1.00 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

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

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. The district may contain parcels exempt from general real estate taxes. These parcels will not be subject to a BID assessment.

V. BID 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 and to ensure district compliance with the provisions of applicable statutes and regulations.

The BID Board is structured and operates as follows:

- Board size – Seven Members
- Composition – A majority of members shall be owners or occupants of property within the District. Board composition shall reflect the geographic area and mix of business types and land uses present within the BID.
- Officers - The Board shall elect a Chairperson, Secretary, and Treasurer from among its members.
- Term - Appointments to the Board shall be for a period of three years, except that in the initial year, three members shall be appointed for three years, two members for two years, and two members for one year.
- Compensation - None
- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. The Board shall meet regularly, at least twice a year. The Board shall draft and adopt by-laws in Operating Year 1 to govern the conduct of its meetings.
- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof.

VI. 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 Harbor District 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:

- Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
- 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 within the District, as of January 1st of that Plan year, for purposes of calculating the BID assessment.
- Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VII. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving BID operating plans. Pursuant to the statutory requirements, the following process will be followed:

- The Community and 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.
- The Common Council will act on the proposed BID Plan.
- If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.

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 current year activities, and information on specific assessed values, budget amounts and assessment amounts are based on previous year conditions. Greater detail about subsequent years' activities will be provided in the required annual Plan updates.

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 approval 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).

C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the

obligation with the latest completion date entered into to implement the operating plan expires.

APPENDICES

APPENDIX A: MAP OF DISTRICT BOUNDARIES

APPENDIX B: CURRENT BOARD ROSTER

APPENDIX C: STATEMENT REGARDING AUDITED FINANCIAL STATEMENTS

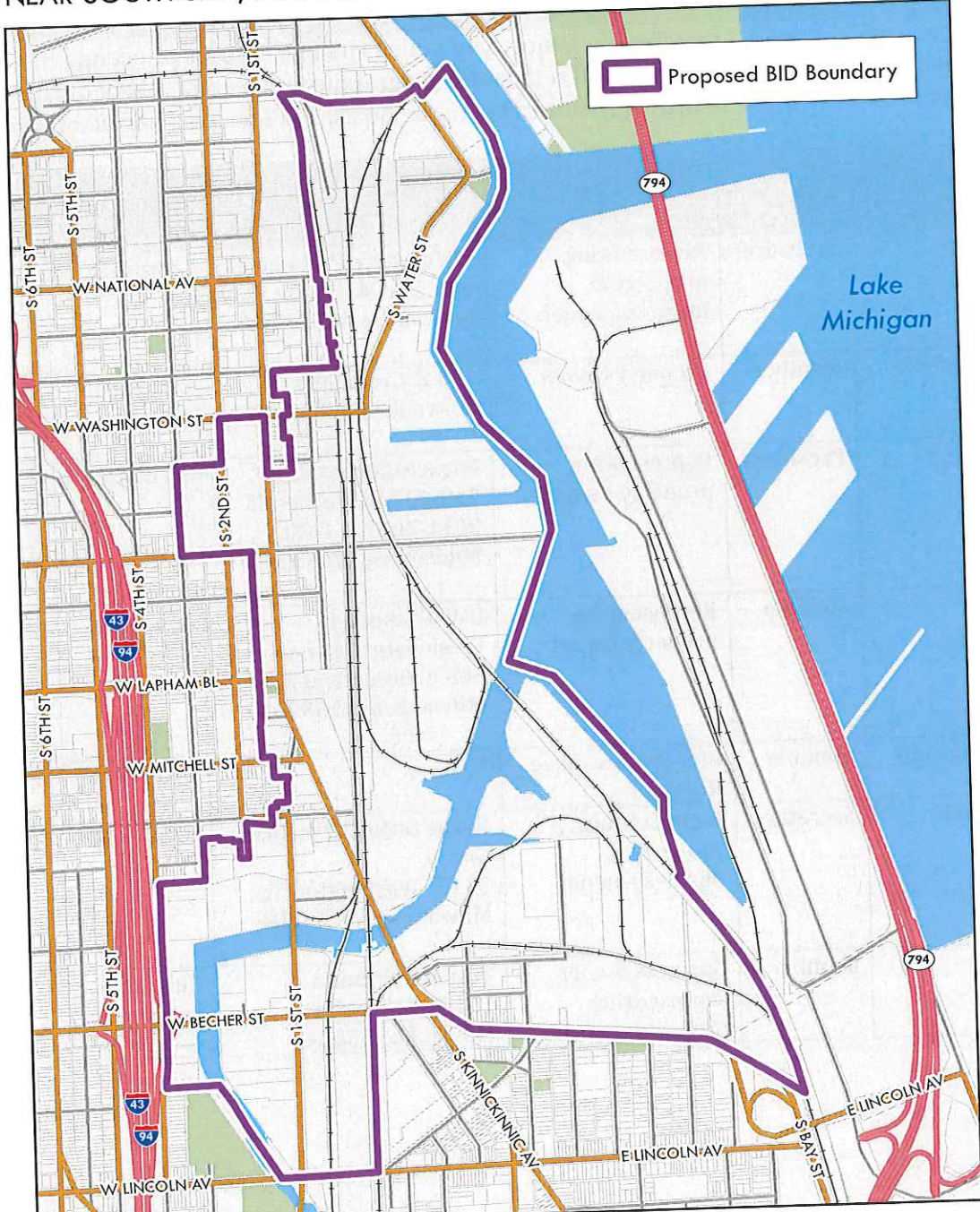
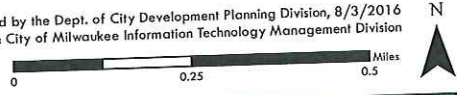
APPENDIX D: STATE STATUTE ENABLING CREATION OF BIDS

APPENDIX E: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

APPENDIX A: MAP OF DISTRICT BOUNDARIES

PROPOSED HARBOR DISTRICT BID NEAR SOUTH SIDE, MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 8/3/2016
Source: City of Milwaukee Information Technology Management Division



Document Path: E:\GIS_Data\Projects\2016 Projects\16-07-11 Harbor District BID\Map - Harbor District Proposed BID (8-3-16).mxd

APPENDIX B: BOARD ROSTER

BID 51 Board of Directors Roster

The BID 51 Board will have a 7 members, a majority of which shall be owners or occupants of property within the District. Board composition shall reflect the geographic area and of mix of business types and land uses present within the BID. Appointments to the board shall be for a period of 3 years.

Name	Board Title	Classification	Associated BID Property	Term Start Date	Term End Date
Joshua Weber	Treasurer	Representing property & business owner	V Marchese Produce 600 Jake Marchese Way Milwaukee, WI 53204	3/6/2017	3/6/2020
Michael DeMichele	Member	Property Owner	125 E. Greenfield Milwaukee, WI 53204	3/6/2017	3/6/2020
David Stegeman	President	Representing property owner	Michels Corporation 218-222 W. Becher St. 2011-2067 S. 1 st St. Milwaukee, WI 53204	3/10/2017	3/10/2019
Eric Leaf	Member	Representing property owner	UWM School of Freshwater Sciences 600 E. Greenfield Ave Milwaukee WI 53204	3/17/2017	3/17/2020
Toni Rivera-Joachin	Member	City of Milwaukee Resident	N/A	3/30/2017	3/30/2018
Summer Strand	Secretary	Representing property & business owner	Payne & Dolan/Walbec Group 301 E. Washington St. Milwaukee, WI 53204	3/30/2017	3/30/2018
John Rossetto	Member	Business owner, representing property owner	Transfer Pizzeria 101 W. Mitchell St. Milwaukee 53204	Currently in process	

APPENDIX C: STATEMENT REGARDING AUDITED FINANCIAL STATEMENTS

BID 51 had no revenues for the 2016 calendar year; consequently, audited financial statements are not required for the year.

APPENDIX E: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

Tax Key	Address	Owner	Owner Mail	Owner city	Owner Zip	Prop Class	Assessed Val	BID Assessmt
4661611000	316 E STEWART	CHRISTOPHER OESTREICH AKA	316 E STEWART ST UNIT 1	MILWAUKEE	53207	Condominium	\$ 184,000	\$ -
4661612000	316 E STEWART	MICHAEL S BANTA	316 E STEWART ST	MILWAUKEE	53207	Condominium	\$ 145,000	\$ -
4661613000	316 E STEWART	LINDSAY JONES	316 E STEWART ST UNIT 3	MILWAUKEE	53207	Condominium	\$ 145,000	\$ -
4661614000	316 E STEWART	JAKOB HARRISON	316 E STEWART ST	MILWAUKEE	53207	Condominium	\$ 184,000	\$ -
4310271200	126 E SCOTT	MILW METRO SEWERAGE DISTRI	260 W SEEBOTH ST	MILWAUKEE	53204	Exempt	\$ -	\$ -
4670105000	138 E BECHER	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4620355000	1515 S BARCLAY	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4561136100	160 E LINCOLN	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4620034110	1613 S 1ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4620168000	1655 S 1ST	CITY OF MILW	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4620503000	1685 S KINNICKINNIC	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4621401110	1710 S KINNICKINNIC	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE	53233	Exempt	\$ -	\$ -
4620502000	1715 S KINNICKINNIC	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE	53233	Exempt	\$ -	\$ -
4661163100	178 E BECHER	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4621503000	1827 S KINNICKINNIC	REDEVELOPMENT AUTHORITY OI	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4621501100	1870 S KINNICKINNIC	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4671541000	1901 S KINNICKINNIC	CITY OF MILWAUKEE	809 N BROADWAY	MILW WI	53202	Exempt	\$ -	\$ -
4671508110	1923 S KINNICKINNIC	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4660101110	1940 S HILBERT	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4661157100	1941 S KINNICKINNIC	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4659994000	1944 S ALDRICH	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 164	COMAHA NE	68179	Exempt	\$ -	\$ -
4679989113	1958 S 1ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4661103000	1964 S KINNICKINNIC	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4668001000	1964 S KINNICKINNIC	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4669997111	1980 S MARINA	CITY OF MILWAUKEE	500 N HARBOR DR	MILWAUKEE	53202	Exempt	\$ -	\$ -
4311304000	200 E GREENFIELD	REDEVELOPMENT AUTHORITY OI	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4678001000	2000 S 1ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4661156000	2003 S KINNICKINNIC	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4661111000	2010 S KINNICKINNIC	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4659995000	2022 S ALDRICH	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4659999210	2022 S ALDRICH	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4650033100	2042 S LENOX	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4650113100	2042 S LENOX	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4280571000	207 E FLORIDA	REDEVELOPMENT AUTHORITY	809 N BROADWAY	MILWAUKEE	53202	Exempt	\$ -	\$ -
4280527100	210 E NATIONAL	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4671521000	2112 S 4TH	MILWAUKEE METROPOLITAN	260 W SEEBOTH ST	MILWAUKEE	53204	Exempt	\$ -	\$ -
4310974100	212 E MINERAL	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4671522000	2122 S 4TH	MILWAUKEE METROPOLITAN	260 W SEEBOTH ST	MILWAUKEE	53204	Exempt	\$ -	\$ -
4310979000	215 E NATIONAL	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -
4310801100	221 E MINERAL	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402	Exempt	\$ -	\$ -

APPENDIX E: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

4310802000	221 E MINERAL	C & NW RY CO	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4319989110	224 E GREENFIELD	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4620349100	225 E GREENFIELD	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402 Exempt	\$ -	\$ -	\$ -
4620350113	225 E GREENFIELD	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4319993000	228 E WASHINGTON	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402 Exempt	\$ -	\$ -	\$ -
4319990100	230 E GREENFIELD	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402 Exempt	\$ -	\$ -	\$ -
4670006200	230 W BECHER	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4310978110	233 E NATIONAL	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4319992000	238 E WASHINGTON	C & NW RY CO	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4319991000	247 E WASHINGTON	C & NW RY CO	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4639993100	301 E GREENFIELD	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402 Exempt	\$ -	\$ -	\$ -
4309994000	310 E GREENFIELD	C & NW RY CO	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4300001000	317 E NATIONAL	REDEVELOPMENT AUTHORITY	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4679978200	333 W BECHER	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE	53233 Exempt	\$ -	\$ -	\$ -
4290057110	341 E NATIONAL	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4290063000	347 E NATIONAL	C & NW RY CO	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4290068000	347 E NATIONAL	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4660140000	374 E BAY	CITY OF MILW	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4639988110	401 E GREENFIELD	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4639995100	401 E GREENFIELD	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4290064111	413 S WATER	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4669994000	422 E STEWART	SOO LINE RAILROAD COMPANY	120 S 6TH ST	MINNEAPO	55402 Exempt	\$ -	\$ -	\$ -
42900934000	500 S WATER	HANSEN STORAGE COMPANY	2880 N 112TH ST	MILWAUKEE	53222 Exempt	\$ -	\$ -	\$ -
4669993000	516 E BAY	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 15	MINNEAPO	55402 Exempt	\$ -	\$ -	\$ -
4309996000	600 E GREENFIELD	BOARD OF REGENTS-UNIV OF WISPO	BOX 413	MILWAUKEE	53201 Exempt	\$ -	\$ -	\$ -
4290037000	600 S WATER	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE	53233 Exempt	\$ -	\$ -	\$ -
4639992000	632 E BAY	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE	53202 Exempt	\$ -	\$ -	\$ -
4290411000	639 S WATER	WISCONSIN ELECTRIC POWER	CC231 W MICHIGAN AVE	MILWAUKEE	53203 Exempt	\$ -	\$ -	\$ -
4310973100	906 S BARCLAY	CHICAGO & NORTH WESTERN	1600 DOUGLAS ST STOP 164C	OMAHA NE	68179 Exempt	\$ -	\$ -	\$ -
4290055111	910 S WATER	UNITED STATES OF AMERICA % J	300 S WACKER DR 35TH FL	CHICAGO IL	60606 Exempt	\$ -	\$ -	\$ -
4620818000	100 W MAPLE	ORVILLE BURDUE	100 W MAPLE ST	MILWAUKEE	53204 Local Commercial	\$ 135,800	\$ 135,800	\$ 135.80
4311261100	1006 S BARCLAY	MILL VALLEY RECYCLING LLC	1006 S BARLAY ST	MILWAUKEE	53204 Local Commercial	\$ 897,000	\$ 897,000	\$ 897.00
4620501000	101 E MITCHELL	MITCHELL CORNERS LLC	802 N 109TH ST	MILWAUKEE	53226 Local Commercial	\$ 692,000	\$ 692,000	\$ 692.00
4620112000	101 W MITCHELL	NEW BRADY LLC	844 CRIGLAS RD	WALES WI	53183 Local Commercial	\$ 665,000	\$ 665,000	\$ 665.00
4620111110	107 W MITCHELL	NEW BRADY LLC	844 CIGLAS RD	WALES WI	53183 Local Commercial	\$ 109,000	\$ 109,000	\$ 109.00
4310503100	1100 S BARCLAY	PARK REAL ESTATE OF	PO BOX 71212	MILWAUKEE	53211 Local Commercial	\$ 239,000	\$ 239,000	\$ 239.00
4310808100	111 E MINERAL	ANNA MARIA D'AMICO-	7829 SHERMAN CT	CEDABURG	53012 Local Commercial	\$ 194,000	\$ 194,000	\$ 194.00
4620111120	113 W MITCHELL	NEW BRADY LLC	844 CIGLAS RD	WALES WI	53183 Local Commercial	\$ 11,900	\$ 11,900	\$ 100.00
4310501100	1132 S BARCLAY	FELIX BANDOS WASTE	1132 S BARCLAY ST	MILWAUKEE	53204 Local Commercial	\$ 583,000	\$ 583,000	\$ 583.00
4620333000	117 E GREENFIELD	GREGG H FITZPATRICK	117 E GREENFIELD AV	MILWAUKEE	53204 Local Commercial	\$ 187,000	\$ 187,000	\$ 187.00
4311302000	1212 S 15T	FRESHWATER PLAZA CORP	1200 N MAYFAIR RD, STE 310	MILWAUKEE	53226 Local Commercial	\$ 596,600	\$ 596,600	\$ 596.60

APPENDIX E: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

4620340000	122 E ORCHARD	SHILTS.NET PROPERTIES LLC	10 WOODLAND RD	EDINA MN	55424 Local Commercial	\$ 28,000	\$ 100.00
4310103000	122 E WASHINGTON	AMERICAN TOWER	PO BOX 723597	ATLANTA GA	31139 Local Commercial	\$ 117,000	\$ 117.00
4620161100	124 W MITCHELL	TONN BF LLC	1669 S 1ST ST	MILWAUKEE	53204 Local Commercial	\$ 350,000	\$ 350.00
4620347100	125 E GREENFIELD	MELD 4 LLC	2060 N HUMBOLDT AVE	MILWAUKEE	53212 Local Commercial	\$ 415,000	\$ 415.00
4310805100	125 E MINERAL	MILL VALLEY RECYCLING LLC	139 E MINERAL ST	MILWAUKEE	53204 Local Commercial	\$ 211,500	\$ 211.50
4310101100	128 E WASHINGTON	L-V E OF WISCONSIN LLC	1351 E MAIN ST	WAUKESHA	53186 Local Commercial	\$ 109,700	\$ 109.70
4620360000	129 E ORCHARD	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004 Local Commercial	\$ 30,000	\$ 100.00
4620358000	137 E ORCHARD	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004 Local Commercial	\$ 12,500	\$ 100.00
4620331100	1407 S 1ST	MILAN DAMJANOVICH	4722 W ANTHONY DR	MILWAUKEE	53219 Local Commercial	\$ 245,000	\$ 245.00
4620337000	1428 S 1ST	JAMES G BUKOWSKI	1428 S 1 ST	MILWAUKEE	53204 Local Commercial	\$ 183,000	\$ 183.00
4620338000	1430 S 1ST	SHILTS.NET PROPERTIES LLC	10 WOODLAND RD	EDINA MN	55424 Local Commercial	\$ 28,000	\$ 100.00
4620339000	1434 S 1ST	SHILTS.NET PROPERTIES LLC	10 WOODLAND RD	EDINA MN	55424 Local Commercial	\$ 56,000	\$ 100.00
4620376110	1531 S 1ST	AWAY NOIZ LLC	4931 N 107TH ST	MILWAUKEE	53225 Local Commercial	\$ 196,000	\$ 196.00
4621204110	1545 S 1ST	ENGEL TOOL AND FORGE INC	123 W ORCHARD ST	MILWAUKEE	53204 Local Commercial	\$ 431,000	\$ 431.00
4620035000	1617 S 1ST	STE INVESTMENTS LLC	3622 S 58TH ST	MILWAUKEE	53220 Local Commercial	\$ 401,000	\$ 401.00
4620816000	1743 S 1ST	BENJAMIN AARON WEINSTEIN	2216 S KINNICKINNIC AVE	MILWAUKEE	53207 Local Commercial	\$ 122,000	\$ 122.00
4620806000	1753 S KINNICKINNIC	KK PROPERTIES, LLC	PO BOX 70352	MILWAUKEE	53207 Local Commercial	\$ 540,000	\$ 540.00
4621017110	1800 S 1ST	TENDER CAR AUTO SALES LLC	1825 S KINNICKINNIC AVE	MILWAUKEE	53204 Local Commercial	\$ 160,000	\$ 160.00
4621013100	1803 S KINNICKINNIC	TENDER CAR AUTO SALES LLC	10205 KAY PKWY	HALES CORI	53130 Local Commercial	\$ 171,000	\$ 171.00
4621019000	1804 S KINNICKINNIC	GARY HARTUNG	4447 N 65TH ST	MILWAUKEE	53218 Local Commercial	\$ 266,000	\$ 266.00
4621514110	1809 S 1ST	MAPLE ST LLC	111 W MAPLE ST	MILWAUKEE	53204 Local Commercial	\$ 657,000	\$ 657.00
4621613000	1818 S 3RD	DAVID L PLUNKETT	PO BOX 04946	MILWAUKEE	53204 Local Commercial	\$ 49,900	\$ 100.00
4621510100	1820 S 1ST	SMART DOG LLC	5020 N SANTA MONICA BLVE	WHITEFISH	53217 Local Commercial	\$ 425,000	\$ 425.00
4621020100	1820 S KINNICKINNIC	GARY C FREUDEN AS TRUSTEE	8330 S 20TH ST	OAK CREEK	53154 Local Commercial	\$ 261,000	\$ 261.00
4621614000	1823 S 2ND	DAVID L PLUNKETT	POB 04946	MILWAUKEE	53204 Local Commercial	\$ 40,400	\$ 100.00
4621502100	1823 S KINNICKINNIC	1825 BUILDING LLC	1823 S KINNICKINNIC AV	MILWAUKEE	53204 Local Commercial	\$ 211,000	\$ 211.00
4621612000	1828 S 3RD	DAVID L PLUNKETT	PO BOX 04946	MILWAUKEE	53204 Local Commercial	\$ 76,400	\$ 100.00
4621517000	1835 S 2ND	AOA MILWAUKEE LLC	1839 S 2ND ST	MILWAUKEE	53204 Local Commercial	\$ 135,000	\$ 135.00
4621611000	1836 S 3RD	DAVID L PLUNKETT	POB 04946	MILWAUKEE	53204 Local Commercial	\$ 39,400	\$ 100.00
4679992120	1905 S 1ST	LLOYD STEPIEN LLC	2612 S 83RD ST	MILWAUKEE	53219 Local Commercial	\$ 320,500	\$ 320.50
4679992110	1906 S 3RD	TONN BF LLC	1669 S 1ST	MILWAUKEE	53204 Local Commercial	\$ 532,000	\$ 532.00
4671581000	1930 S 4TH	RIVER CORNER, LLC	10425 W NORTH AV STE 245	WAUWATO	53226 Local Commercial	\$ 718,000	\$ 718.00
4319999100	200 E WASHINGTON	SHARON A DIXON	200 E WASHINGTON ST	MILWAUKEE	53204 Local Commercial	\$ 388,000	\$ 388.00
4671583000	2000 S 4TH	BECHER STREET LLC	10425 W NORTH AVE # 245	MILWAUKEE	53226 Local Commercial	\$ 903,900	\$ 100.00
4661155000	2005 S KINNICKINNIC	MILLER COMMUNICATIONS	788 N JEFFERSON ST # 830	MILWAUKEE	53202 Local Commercial	\$ 179,500	\$ 100.00
4671561000	2011 S 1ST	BECHER DEVELOPMENT LLC	1509 N PROSPECT AVE	MILWAUKEE	53202 Local Commercial	\$ 1,993,000	\$ 100.00
4319995110	204 E WASHINGTON	2JT LLC	1006 S BARCLAY ST	MILWAUKEE	53204 Local Commercial	\$ 594,000	\$ 594.00
4670009110	2067 S 1ST	BECHER DEVELOPMENT LLC	1509 N PROSPECT AVE	MILWAUKEE	53202 Local Commercial	\$ 225,700	\$ 225.70
4679982100	2078 S 4TH	SNUG HARBOR LANDING INC	PO BOX 07525	MILWAUKEE	53207 Local Commercial	\$ 477,300	\$ 107.14
4679977100	2156 S 4TH	EAST LINCOLN AVE LLC	10425 W NORTH AVE STE 245	MILWAUKEE	53226 Local Commercial	\$ 1,875,600	\$ 1,875.60
4679997100	2157 S 1ST	JMDH REAL ESTATE OF MILW LLC	1524 132ND ST	COLLEGE PK	11356 Local Commercial	\$ 54,900	\$ 100.00

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4671572000	218 W BECHER	222 BECHER STREET LLC	1525 PAMME CT	WEST BENC	53090 Local Commercial	\$ 362,300	\$ 100.00
4679996100	2209 S 1ST	JMDH REAL ESTATE OF MILW	1524 132ND ST	COLLEGE PC	11356 Local Commercial	\$ 230,000	\$ 230.00
4671571000	222 W BECHER	222 BECHER STREET LLC	1525 PAMME CT	WEST BENC	53090 Local Commercial	\$ 491,000	\$ 491.00
4319994100	224 E WASHINGTON	MILL VALLEY RECYCLING LLC	1006 S BARCLAY ST	MILWAUKE	53204 Local Commercial	\$ 221,000	\$ 221.00
4310972100	227 E NATIONAL	HORNER SOD FARMS	646 S 2ND ST	MILWAUKE	53204 Local Commercial	\$ 256,700	\$ 256.70
4311123100	228 E NATIONAL	JSJ NATIONAL AVENUE LAND	600 S JAKE MARCHESE WAY	MILWAUKE	53204 Local Commercial	\$ 477,000	\$ 477.00
4661118110	300 E BAY	300 BAY LLC	300 E BAY ST	MILWAUKE	53207 Local Commercial	\$ 329,000	\$ 329.00
4309997100	302 E GREENFIELD	GOLDEN MARINA CAUSEWAY	LLIPO BOX 3474	LISLE IL	60532 Local Commercial	\$ 102,800	\$ 102.80
4639995200	311 E GREENFIELD	GOLDEN MARINA CAUSEWAY	LLIPO BOX 3474	LISLE IL	60532 Local Commercial	\$ 3,499,500	\$ 3,000.00
4661119000	315 E STEWART	300 BAY LLC	300 E BAY ST	MILWAUKE	53207 Local Commercial	\$ 40,000	\$ 100.00
4661129110	322 E BAY	BLACK RAINBOW PRODUCTIONS	3612 W EDGERTON	MILWAUKE	53221 Local Commercial	\$ 122,000	\$ 122.00
4660131000	338 E BAY	MARK PASCHAL	340 E BAY ST	MILWAUKE	53207 Local Commercial	\$ 295,000	\$ 295.00
4660132000	342 E BAY	MARK PASCHAL	340 E BAY ST	MILWAUKE	53207 Local Commercial	\$ 19,900	\$ 100.00
4660133000	346 E BAY	BELEN ALVAREZ	350 E BAY ST	MILWAUKE	53207 Local Commercial	\$ 30,400	\$ 100.00
4660102000	352 E STEWART	352 E STEWART STREET LLC	PO BOX 070240	MILWAUKE	53207 Local Commercial	\$ 128,000	\$ 128.00
4290067000	354 E NATIONAL	KRUZ CONTROL LLC	354 E NATIONAL AV	MILWAUKE	53204 Local Commercial	\$ 336,000	\$ 336.00
4660101120	356 E STEWART	ALLIS STEWART LLC	3111 S PENNSYLVANIA AVE	MILWAUKE	53207 Local Commercial	\$ 104,900	\$ 104.90
4660121000	384 E BAY	LJ PROPERTIES LLC	9980 S MCGRAW DR	OAK CREEK	53154 Local Commercial	\$ 320,800	\$ 320.80
4639994000	401 E GREENFIELD	DAVID J KADINGER JR	W27358555 HILLVIEW DR	MUKWONA	53149 Local Commercial	\$ 174,000	\$ 174.00
4290441000	435 S WATER	BOCATOLI LLC	3824 CEDAR SPRINGS RD # 1	DALLAS TX	75219 Local Commercial	\$ 442,800	\$ 442.80
4290442000	503 S WATER	BOCATOLI LLC	3824 CEDAR SPRINGS RD # 1	DALLAS TX	75219 Local Commercial	\$ 491,800	\$ 491.80
4290016120	623 S WATER	NATIONAL WAREHOUSE CORP	531 S WATER ST	MILWAUKE	53204 Local Commercial	\$ 29,500	\$ 100.00
4290040100	700 S WATER	HAVEN FUNDS LLC	700 S WATER ST	MILWAUKE	53204 Local Commercial	\$ 2,981,500	\$ 2,981.50
4290052000	748 S WATER	BLOOMHOOVE LLC	820 S WATER ST	MILWAUKE	53204 Local Commercial	\$ 661,700	\$ 661.70
4290053000	820 S WATER	ZEELANDERS LLC	818 S WATER ST	MILWAUKE	53204 Local Commercial	\$ 873,000	\$ 873.00
4620332110	107 W GREENFIELD	ALLEN BRADLEY CO INC	PO BOX 623	MILWAUKE	53201 Manufacturing	\$ 48,700	\$ 100.00
4310502100	1120 S BARCLAY	CHEESEHEAD FACTORY LLC	3775 S PACKARD AVE	SAINT FRAI	53235 Manufacturing	\$ 780,000	\$ 780.00
4310271100	120 E SCOTT	RIP TIDE REALTY, LLC	114 E SCOTT ST	MILWAUKE	53204 Manufacturing	\$ 75,900	\$ 100.00
4310281113	1201 S 2ND	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKE	53201 Manufacturing	\$ 9,382,600	\$ 3,000.00
4310258100	127 E WASHINGTON	CROWN METAL CO, INC	121 E WASHINGTON ST	MILWAUKE	53204 Manufacturing	\$ 303,400	\$ 303.40
4310257000	135 E WASHINGTON	ASTRONAUTICS CORP OF AM	P O BOX 523	MILWAUKE	53201 Manufacturing	\$ 312,200	\$ 312.20
4310429100	136 W GREENFIELD	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKE	53201 Manufacturing	\$ 5,833,200	\$ 3,000.00
4620394100	1410 S 1ST	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKE	53201 Manufacturing	\$ 126,800	\$ 126.80
4620326110	1435 S 1ST	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKE	53201 Manufacturing	\$ 121,100	\$ 121.10
4620348100	1500 S BARCLAY	ALL STAR INVESTMENT	1530 S BARCLAY ST	MILWAUKE	53204 Manufacturing	\$ 965,200	\$ 965.20
4620380110	1511 S 1ST	CHARLES C ENGEL	7724 CAMBRIDGE CT	FRANKLIN '	53132 Manufacturing	\$ 163,700	\$ 163.70
4620041112	1618 S 1ST	Q C REALTY LTD PARTNERSHIP	1602 S 1ST ST	MILWAUKE	53204 Manufacturing	\$ 1,550,500	\$ 1,550.50
4671551000	1919 S KINNICKINNIC	COUNTRY MAID INC	1919 S KINNICKINNIC AV	MILWAUKE	53204 Manufacturing	\$ 1,276,700	\$ 1,276.70
4679990110	1958 S 1ST	LLOYD L STEPIEN LLC	2612 S 83RD ST	WEST ALLIS	53219 Manufacturing	\$ 668,100	\$ 114.40
4659999110	2021 S LENOX	JP CARDINAL HOLDINGS LLC	3400 S HANSON ST	MILWAUKE	53207 Manufacturing	\$ 639,600	\$ 639.60
4650107111	2024 S LENOX	DOS COLOR & SUPPLY CO INC	2024 S LENOX ST	MILWAUKE	53207 Manufacturing	\$ 556,400	\$ 556.40

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4650108100	2074 S LENOX	WROUGHT WASHER MFG INC	2100 S BAY	MILWAUKE	53207 Manufacturing	\$ 266,900	\$	266.90
4650109112	2100 S BAY	WROUGHT WASHER MFG INC	2100 S BAY	MILWAUKE	53207 Manufacturing	\$ 1,092,300	\$	1,092.30
4280561100	303 E FLORIDA	FRED USINGER INC	1030 N OLD WORLD THIRD ST	MILWAUKE	53203 Manufacturing	\$ 3,889,100	\$	3,000.00
4661112100	329 E STEWART	CHARLOTTE P CRYSDALE	2548 S SHORE DR	MILWAUKE	53207 Manufacturing	\$ 31,800	\$	100.00
4661123000	339 E STEWART	CHARLOTTE P CRYSDALE	2548 S SHORE DR	MILWAUKE	53207 Manufacturing	\$ 285,300	\$	285.30
4290036000	546 S WATER	ELEMENTIS LTP LP	546 S WATER ST	MILWAUKE	53204 Manufacturing	\$ 1,050,900	\$	1,050.90
4280572000	600 S JAKE MARCHESI	MWM LLC	330 E KILBOURN AV	MILWAUKE	53202 Manufacturing	\$ 4,065,800	\$	3,000.00
4290054000	830 S WATER	ROBERT BORUTA TOD	830 S WATER ST	MILWAUKE	53204 Manufacturing	\$ 328,500	\$	328.50
4290059111	900 S WATER	MILLER COMPRESSING COMPAN	700 OFFICE PARKWAY	ST LOUIS M	63141 Manufacturing	\$ 2,135,500	\$	2,135.50
4311303000	1320 S 1ST	FRESHWATER PLAZA	1200 N MAYFAIR RD, STE 310	MILWAUKE	53226 Mercantile Apartm	\$ 11,544,000	\$	-
4620169000	1641 S 1ST	KASSNER HOMES LLC	P O BOX 04313	MILWAUKE	53204 Mercantile Apartm	\$ 370,300	\$	-
4660120000	380 E BECHER	PENNY FLATS LLC	9201 W DIXON ST # 100	MILWAUKE	53214 Mercantile Apartm	\$ 37,200	\$	-
4620807000	112 E MAPLE	ELIZABETH M RYAN	2825 S BURRELL ST	MILWAUKE	53207 Residential	\$ 49,100	\$	-
4620361000	127 E ORCHARD	PETER J SCHEPETER	3535 EAGLE PEAK RD	RANDOLPH	5060 Residential	\$ 48,500	\$	-
4620341000	128 E ORCHARD	GERALDINE R HANRIHAR L E	5952 N HOPKINS ST	MILWAUKE	53209 Residential	\$ 52,800	\$	-
4620359000	133 E ORCHARD	PETER SCHEPETER	3535 EAGLE PEAK RD	RANDOLPH	5060 Residential	\$ 1,600	\$	-
4620357000	1507 S BARCLAY	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX A	85004 Residential	\$ 1,700	\$	-
4620356000	1511 S BARCLAY	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX A	85004 Residential	\$ 40,800	\$	-
4620808000	1746 S 1ST	ERLINDA HERRERA, LIFE ESTATE	1746 S 1ST ST	MILWAUKE	53204 Residential	\$ 40,800	\$	-
4620809000	1748 S 1ST	LORENE A SIEKERT	1748 S 1ST ST	MILWAUKE	53207 Residential	\$ 114,300	\$	-
4650109000	2000 S HILBERT	DONNA MCMASTER	2002 S HILBERT ST	MILWAUKE	53207 Residential	\$ 102,600	\$	-
4660110000	2004 S HILBERT	JOHN ENDRIES PROPERTIES LLC	2215 S KINNICKINNIC AV	MILWAUKE	53207 Residential	\$ 109,200	\$	-
4660111000	2008 S HILBERT	BLUELINE PROPERTIES LLC	929 W BRUCE ST	MILWAUKE	53204 Residential	\$ 172,900	\$	-
4660112000	2012 S HILBERT	GREG J SUKOWATY	2012 S HILBERT ST	MILWAUKE	53207 Residential	\$ 182,200	\$	-
4660104000	2013 S ALLIS	SIRACUSA PROPERTIES LLC	3111 S PENNSYLVANIA AVE	MILWAUKE	53207 Residential	\$ 144,600	\$	-
4660113000	2016 S HILBERT	KEVIN L SMITH	822 N 26TH ST	MILWAUKE	53233 Residential	\$ 102,300	\$	-
4660114000	2020 S HILBERT	SIRACUSA PROPERTIES LLC	3111 S PENNSYLVANIA AVE	MILWAUKE	53207 Residential	\$ 117,800	\$	-
4661124000	2021 S HILBERT	GLORIA J TOMINSEK &	2021 S HILBERT ST	MILWAUKE	53207 Residential	\$ 208,200	\$	-
4660115000	2024 S HILBERT	ALEXANDER M MILLER	2024 S HILBERT ST	MILWAUKE	53207 Residential	\$ 101,500	\$	-
4661125000	2027 S HILBERT	LOUIS J ANDREW III	1214 BIRK AVE	ANN ARBOI	48103 Residential	\$ 94,900	\$	-
4661126000	2031 S HILBERT	SANTO GALATI	6235 FISHER LN	GREENDALI	53129 Residential	\$ 102,100	\$	-
4661127000	2035 S HILBERT	SANTINO GALATI	3111 S PENNSYLVANIA AVE	MILWAUKE	53207 Residential	\$ 96,100	\$	-
4661128000	2039 S HILBERT	AMP INVESTMENTS LLC	2837 S LOGAN ST	MILWAUKE	53207 Residential	\$ 128,100	\$	-
4661115000	319 E STEWART	LYNN C SZOPINSKI	319 E STEWART ST	MILWAUKE	53207 Residential	\$ 147,000	\$	-
4660134000	350 E BAY	BELEN S ALVAREZ	350 E BAY ST	MILWAUKE	53207 Residential	\$ 202,800	\$	-
4660130000	353 E BECHER	MARK ROBERT PASCHAL	340 E BAY ST	MILWAUKE	53207 Residential	\$ 142,800	\$	-
4660135000	354 E BAY	JOSE GONZALEZ	354 E BAY ST	MILWAUKE	53207 Residential	\$ 152,000	\$	-
4660129000	357 E BECHER	PARESH PATEL	2277 S HOWELL AVE	MILWAUKE	53207 Residential	\$ 106,200	\$	-
4660136000	360 E BAY	CANDACE L PRIEM	360 E BAY ST	MILWAUKE	53207 Residential	\$ 104,500	\$	-
4660128100	361 E BECHER	JEFFREY A RAASCH	364 E BAY ST	MILWAUKE	53207 Residential	\$ 84,500	\$	-
4660137000	364 E BAY	JEFFREY A RAASCH	364 E BAY ST	MILWAUKE	53207 Residential	\$	\$	-

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4560138000	368 E BAY	MICHAEL KAZMIERSKI	368 E BAY ST	MILWAUKEE	53207 Residential	\$ 93,100	\$	
4560125100	371 E BECHER	KARI A SCHULZ	371 E BECHER ST	MILWAUKEE	53207 Residential	\$ 138,700	\$	
4560139000	372 E BAY	AMELIA SANTIAGO	372 E BAY ST	MILWAUKEE	53207 Residential	\$ 92,500	\$	
4560124000	375 E BECHER	DEVOE REALTY LLC	4346 S 27TH ST	MILWAUKEE	53221 Residential	\$ 127,900	\$	
4560123000	379 E BECHER	MIKAEL N PEEPLES	379 E BECHER ST	MILWAUKEE	53207 Residential	\$ 165,500	\$	
4560141000	380 E BAY	PAUL PARKINSON	380 E BAY ST	MILWAUKEE	53207 Residential	\$ 76,200	\$	
4560122000	385 E BECHER	DAVID ROMO JR	385 E BECHER ST	MILWAUKEE	53207 Residential	\$ 108,400	\$	
4560202111	432 E BAY	TWO WEBERS LLC	8226 W DREXEL AVE	FRANKLIN V	53132 Residential	\$ 224,700	\$	
4560202000	123 E BECHER	RDAR CORPORATION	147 E BECHER ST	MILWAUKEE	53207 Special Mercantile	\$	\$	
4311301000	135 E SCOTT	CERMAK REALTY LLC	135 E SCOTT ST	MILWAUKEE	53204 Special Mercantile	\$ 3,774,000	\$	3,000.00
4560103100	138 E BECHER	B & E 53207 CORPORATION	147 E BECHER ST	MILWAUKEE	53207 Special Mercantile	\$ 480,100	\$	310.55
4560201000	147 E BECHER	BETA-BECHER ACQUISITION	147 E BECHER ST	MILWAUKEE	53207 Special Mercantile	\$ 583,000	\$	583.00
4560352100	1500 S 1ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX A'	85004 Special Mercantile	\$ 239,500	\$	239.50
4561228112	1526 S 1ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX A'	85004 Special Mercantile	\$ 2,278,000	\$	2,278.00
4561227111	1570 S 1ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX A'	85004 Special Mercantile	\$ 2,637,000	\$	2,637.00
4520170100	1635 S 1ST	SCRUB FIRST STREET LLC	809 S 60TH ST, SUITE 203	WEST ALLIS	53231 Special Mercantile	\$ 224,500	\$	224.50
4520167100	1669 S 1ST	TONN BF LLC	1669 S 1ST ST	MILWAUKEE	53204 Special Mercantile	\$ 822,400	\$	822.40
4520803100	1734 S 1ST	HUNT PROPERTIES LLC	2722 N AVONDALE BLVD	MILWAUKEE	53210 Special Mercantile	\$ 714,000	\$	714.00
4561602000	1919 S MARINA	GERALD R JONAS	3939 W MCKINLEY AVE	MILWAUKEE	53208 Special Mercantile	\$ 463,000	\$	463.00
4579992220	1933 S 1ST	MILWAUKEE RIVER MARINA LLC	1933 S 1ST ST	MILWAUKEE	53204 Special Mercantile	\$ 666,200	\$	100.00
4579992220	1933 S 1ST	MILWAUKEE RIVER MARINA LLC	1933 S 1ST ST	MILWAUKEE	53204 Special Mercantile	\$ 1,416,600	\$	1,416.60
4561522100	1955 S HILBERT	MJP PROP LLC	215 N POINT DR	WINTHROP	60096 Special Mercantile	\$ 745,700	\$	745.70
4571582000	1986 S 4TH	RIVER CORNER LLC	10425 W NORTH AVE # 245	MILWAUKEE	53226 Special Mercantile	\$ 2,571,000	\$	2,571.00
4561601000	1982 S HILBERT	1982 SOUTH HILBERT STREET	3939 W MCKINLEY AVE	MILWAUKEE	53208 Special Mercantile	\$ 2,482,000	\$	2,482.00
4561106100	2008 S KINNICKINNIC	ST BARBARA CEMENT INC	55 INDUSTRIAL ST	TORONTO (M4G 3	Special Mercantile	\$ 3,067,000	\$	3,000.00
4561106100	2018 S 1ST	LINCOLN WAREHOUSE REALTY U1271 SALEM ST UNIT G	147 E BECHER ST	WOBURN N	1801 Special Mercantile	\$ 1,580,000	\$	1,580.00
4561106100	2018 S 1ST	RDAR CORP	2601 S MOORLAND RD	MILWAUKEE	53151 Special Mercantile	\$ 264,500	\$	100.00
4550041112	2039 S LENOX	STORAGE MASTER LLC	445 W OKLAHOMA AV	MILWAUKEE	53207 Special Mercantile	\$ 942,000	\$	942.00
4579998111	2115 S 1ST	JMDH REAL ESTATE OF MILW LLC1524 132ND ST	445 W OKLAHOMA AV	MILWAUKEE	53207 Special Mercantile	\$ 601,000	\$	601.00
4579994111	2217 S 1ST	ASSET ACQUISITIONS INC	445 W OKLAHOMA AV	MILWAUKEE	53207 Special Mercantile	\$ 907,000	\$	907.00
4560203000	2252 S 1ST	CONSTRUCTION RESOURCES	NBW23650 BADINGER RD	WAUKESHA	53187 Special Mercantile	\$ 11,595,000	\$	3,000.00
4309998000	301 E WASHINGTON	MANDEL FIFTH WARD HOLDINGS	301 E ERIE ST	MILWAUKEE	53202 Special Mercantile	\$ 207,100	\$	207.10
4290091000	343 E FLORIDA	ST BARBARA CEMENT INC	55 INDUSTRIAL ST	TORONTO (M4G 3	Special Mercantile	\$ 193,100	\$	193.10
4561106200	344 E STEWART	INDUSTRIAL GROUP INC	427 E STEWART ST	MILWAUKEE	53207 Special Mercantile	\$ 90,100	\$	100.00
4560106112	385 E STEWART	NATL WAREHOUSE CORP	531 S WATER ST	MILWAUKEE	53204 Special Mercantile	\$ 305,000	\$	305.00
4290022000	408 E BRUCE	HANSEN STORAGE COMPANY	2880 N 112TH ST	MILWAUKEE	53222 Special Mercantile	\$ 1,546,000	\$	1,546.00
4290033100	412 S WATER	INDUSTRIAL GROUP INC	427 E STEWART ST	MILWAUKEE	53207 Special Mercantile	\$ 3,245,000	\$	3,000.00
4560201100	427 E STEWART	NATIONAL WAREHOUSE CORP	N 531 S WATER ST	MILWAUKEE	53204 Special Mercantile	\$ 405,200	\$	405.20
4290021100	531 S WATER	INDUSTRIAL GROUP INC	5325 W ROGERS ST	WEST ALLIS	53219 Special Mercantile	\$ 482,000	\$	482.00
4550034000	822 E BAY	ROADSTER BAY LLC	141 W JACKSON BLVD STE 28	CHICAGO IL	60604 Special Mercantile	\$ 1,389,200	\$	1,389
4539998210	960 E BAY	CHICAGO & ILLINOIS RIVER						

APPENDIX E: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

\$ 91,297.79

reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.

2. Designates the reinvestment neighborhood or area as of a date provided in the resolution.

3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.

History: 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

66.1109 Business improvement districts. (1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed

business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

66.1109 MUNICIPAL LAW

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

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

66.1110 Neighborhood improvement districts. (1) In this section:

(a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).

(b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.

(c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.

(d) "Municipality" means a city, village, or town.

(e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

(3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

(b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

1. The owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan.

2. The owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan.

BID #51 (Harbor District) Board Member Sheet

Board Organization: 7, a majority of 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.

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Joshua Weber	Treasurer	03/06/2017	03/06/2020
Michael DeMichele	Member	03/06/2017	03/06/2020
David Stegeman	Member	03/10/2017	03/10/2019
Eric Leaf	Member	03/17/2017	03/17/2020
Toni Rivera-Joachin	Member	03/30/2017	3/30/2018
Summer Strand	Secretary	04/03/2017	04/03/2018
John Rossetto	Member	03/10/2017	03/10/2019*

* Currently replacing Paul Kerber in the appointment process