

**BUSINESS IMPROVEMENT DISTRICT NO. 16
UPTOWN CROSSING BUSINESS DISTRICT
2022 PROPOSED OPERATING PLAN**

October 11, 2021

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WEST NORTH AVENUE BUSINESS IMPROVEMENT DISTRICT 2022 OPERATING PLAN

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created Sec. 66.1109 (formerly S. 66.608) of the Statutes (See Appendix A) enabling cities to establish Business Improvement Districts (BID) upon the petition of at least one property owner within the proposed District. The purpose of the law is “. . . to allow businesses within those Districts to develop, manage and promote the Districts and to establish an assessment method to fund these activities.”

Upon petition from property owners within the West North Avenue Business District, the Common Council of the City of Milwaukee on September 27, 1995, by Resolution File Number 95078 created BID No. 16 (West North Avenue) and adopted its initial Operating Plan.

Section 66.1109 (formerly 66.608) (3) (b), Wis. Stats., 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 Board of BID No. 16 (Uptown Crossing Business District) submits this 2022 BID Operating Plan with technical assistance from the City of Milwaukee Department of City Development in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial July, 1995, BID Operating Plan. Therefore, it incorporates by

reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wis. Stats., and the proposed changes for 2021. This plan does not repeat the background information, which is contained in the initial Operating Plan.

B. Physical Setting

No changes in District planning or zoning have occurred since adoption of the initial Operating Plan. The BID District is now part of the City of Milwaukee's Comprehensive West Side Plan. (<https://city.milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/West>)

II. DISTRICT BOUNDARIES

Boundaries of the District are put forth in Appendix B of this plan. A listing of the properties included in the District is provided in Appendix C.

III PROPOSED OPERATING PLAN

A. Plan Objectives

The BID will be used to finance the business property owners' share of the cost and ongoing maintenance of streetscape improvements. The objectives of this ongoing streetscaping project are as follows:

- A. To improve the overall appearance and image of the street.
- B. To enhance safety and security by increasing the amount of street and pedestrian level lighting and undertaking initiatives that calm traffic.

C. To attract new businesses and increase private investment in the District.

D. To create an environment which will attract new customers and increase the economic viability of the area.

The streetscaping may include, but is not limited to, improvements such as; installation of pedestrian level “harp” lighting; replacing portions of the curb, gutter, and sidewalk; distinctive painting of pedestrian street crossings in the District; replacing portions of the sidewalk with paving brick; planting of street trees; and installation of bollards, benches, waste containers, information kiosks, banners, landscaping, public art and other streetscape amenities.

B. Proposed Activities

Principal activities to be undertaken by the BID during 2022 will include, but are not limited to the following:

A. Maintaining communication with the property owners and business operators in the District regarding the design and implementation of the project via quarterly newsletter and / or monthly social media updates to the District and our updated website (www.uptowncrossing.com).

B. Via involvement with other community resources and/or private developers, the BID will investigate avenues to facilitate economic development, real estate acquisition and redevelopment opportunities, and activities including management of BID functions. The BID board will continue to be

proactive in seeking development partners and/or planning on forming a separate entity or partnership to acquire and rehab other properties in the District. We will work with the City's Department of City Development personnel in obtaining funding to maximize the positive impact that a building redevelopment can have on the entire BID District.

- C. Monitoring the ongoing maintenance of streetscape improvements, including maintenance to the public art projects at the French Immersion School, West Triangle and the pocket park on N. 56th Street and W. North Ave.
- D. Negotiate and enter into a landscape maintenance agreement to provide installation and ongoing maintenance of plants, street banners including five (5) seasonal changes, and weekly portering services. Take control of and maintain abandoned planters along North Avenue.
- E. Provide matching funds to City of Milwaukee Façade Grant Program. We plan to grant up to \$5,000 to business owners that apply for and receive façade funding from The City. Example: \$30,000 Façade Improvement, City Funds \$5,000, BID 16 Funds \$5,000, Cost to Owner: \$20,000.
- F. Provide matching funds to City of Milwaukee Signage Grant Program. We plan to grant up to \$2,500 to business owners that apply for and receive signage funding from The City.
- G. Investigate ways to increase off street parking in the District where possible.

- H. Maintain the BID#16 small pocket park at N. 56th Street and W. North Ave. Investigate and implement adding additional improvements to support live music events, public gatherings to the pocket park. This would include but not be limited to adding seasonal structures, improvements to the site / landscaping with new power and lighting.
- I. Art installations throughout the BID's boundaries.
- J. Assess conditions of existing streetscaping elements and investigate new branded streetscape elements.
- K. In response to the COVID-19 pandemic we propose to provide matching funds to the City of Milwaukee's and State of Wisconsin COVID relief grant programs. Some of these programs are yet to be released. The BID would limit the match up to \$2,500 per applicant.
- L. Pursue traffic control and calming solutions and protections for outdoor dining and activities within the BID, including the potential placement of bollards around outdoor tables.
- M. Explore public art opportunities as part of our marketing budget.

C. Proposed Expenditures

PROJECT BUDGET 2022

Expenses

Administrative (management fee; postage; street banners; District newsletter; website updates; accounting for annual audit; marketing; special events; façade program) \$38,000

Repairs and Maintenance (street/sidewalk cleaning; refuse container repair / replacement, electrical maintenance, maintenance to the public art sculptures; electric usage for holiday décor, etc.) \$40,350

Grounds (landscaping; crosswalk striping; holiday light pole decorations) \$28,000

Marketing (updating website, branding implementation) \$15,000

Insurance \$ 3,500

Total Operating Expenses \$124,850

Debt Expense* (Repayment to City of Milwaukee) \$ 6,000

Additional Planned Program Expenses

COVID-19 Response up to \$ 40,000*

Implement new planters for Street Calming \$ 20,000

Additional Improvements to Pocket Park on 56th & North \$ 150,000

Façade Grant Match \$ 20,000**

Signage Grant Match \$ 10,000***

*Budget assumes twenty potential applicants at \$2,500 each, however our funds that we carry forward for 2021 would allow us to accommodate.

** assumes four potential applicants at \$5,000 each

*** assumes four potential applicants at \$2,500 each

Total Program Expenses Debt & Planned \$240,000

Total BID Expenses for 2022 \$364,850

The streetscaping project was initiated in September 1996. In 2010, the BID completed this major project which was nearly completed in 2009, including the changing out of all cobra street lighting to match the pedestrian level lighting; adding holiday lighting and other street amenities (i.e., street furniture, bus shelter amenities, etc.). Project costs were initially approved for approximately \$250,000. This is a matching grant project with 50% paid by the BID and 50% paid by the City.

The District will expend funds for maintenance of the streetscape amenities and the direct operation of the District. As City of Milwaukee resources get stretched by increasingly limited available funds, greater levels of private (BID) activity become necessary to keep the District clean, well maintained and attractive to new business prospects and people frequenting retail establishments in the area. Visitors to West North Avenue and West Lisbon Avenue expect an environment that makes them feel comfortable and safe as they conduct business in the area.

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the District budget as necessary to match the funds actually available. Any funds unspent at the end of 2021 shall be carried over to 2022 and applied against future expenses.

D. Financing Method

It is proposed to raise \$126,802 through BID assessments (see Appendix D).

The City of Milwaukee and the District jointly and cooperatively fund the streetscaping. The District's share of the cost of the streetscaping and the operating expenses of the District have been funded by BID assessments on taxable properties within the District

The District entered into a Public Improvement Development and Maintenance Agreement, identified as Contract No. 96-239 (CM), dated April 2, 1997, with the City of Milwaukee.

The Public Improvement Development and Maintenance Agreement constitutes a long-term commitment and the District will not be terminated until all repayments to the City have been made and adequate provision is made for the operation and management of the improvements financed through the District. The Public Improvement Development and Maintenance Agreement are in addition to this Operating Plan.

E. Organization of BID Board

The Board's primary responsibility is the implementation of this Operating Plan.

The current BID No. 16 Board of Directors is comprised as follows:

- **Chris Hau**
Neighborhood resident Washington Heights, Principal - Quorum Architects, Inc.
- **Robert Gustafson**
Local business owner, Vennture Brewing
- **Gordon Steimle**
Past President, former neighborhood resident
- **Matthew O'Neil**
Neighborhood resident Washington Heights, Attorney - Fox, O'Neill & Shannon S.C.
- **John Mueller**
Neighborhood resident Washington Heights, Property owner, North Ave Prodigal Properties
- **Ranell Washington**
Partnership Development Advisor, American Family Insurance, WHEDA Board of Directors
- **Tracy Staedter**
Neighborhood resident Uptown Crossing, Writer / Editor Marquette University

The BID Board is currently seeking area property owners and business owners to join the BID Board; there are open leadership positions on the Board.

1. Board Size- Seven (7)
2. Composition- See Above
3. Term- Three (3)
4. Compensation for board members - None.
5. Meetings- Eleven (11) Annually
6. Recording Keeping- Ogden & Company, Inc.
7. Staffing- Ogden & Company, Inc.

Additional Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Future staffing may include a potential Executive Director – expense to be determined

F. Relationship to Milwaukee West North Avenue Business Association

The BID shall be a separate entity from the Milwaukee West North Avenue Business Association notwithstanding the fact that members, officers, and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID to provide services to the BID. At present, the Business Association is not actively operating.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of 2021 the commercial properties in the District had a total assessed value of \$23,055,047. This plan proposes to assess the taxable property in the District at a 2022 rate of \$5.50 per \$1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for each commercial property included in the District.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of assessment methods, it was determined that the assessed value of the property was the characteristic most directly related to the potential benefit provided by the BID.

The variables used to determine the regular BID assessments are:

1. The total assessed value of each tax key parcel within the District; and
2. The specific dollar amount per \$1,000 of the assessed value of each tax key parcel.

The assessment methodology is as follows: For each of the taxable tax key parcels within the BID boundaries, the BID assessment is calculated by applying a \$5.50 per \$1,000 charge against the assessed value of the parcel.

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. Sec. 66.608 (1) (f) Im: The District may 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. Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are identified as BID Exempt Properties in Appendix A, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding Sec. 66.608 (1) (b), Wis. States., property exempt from general real estate taxes have been excluded from the District. Privately owned tax exempt property, which is expected to benefit from District activities, may be asked to make a financial contribution 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 West North Avenue Bid District #16 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 has played a significant role in the creation of the BID and in the implementation of its Operating Plan. In particular, the City will continue to:

1. Provide technical assistance to the proponents of the District through adoption of the Operating Plan and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds, which could be used in support of the District. Example- BID#16 has collaborated with the City of Milwaukee Arts Board with regard to supporting additional funding for an area art installation.
3. Collect BID assessments, maintain the BID assessments in a segregated account, and disburse the BID assessments to the District.
4. Receive annual audits as required per Sec. 66.608 (3) (c) of the BID law.
5. On or before June 1st of each plan year, provide the Board, through the Tax Commissioner's Office, with the official City records on the assessed value of each tax key number within the District as of January 1st of each plan year for the 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 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 no more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEARS' OPERATING PLANS

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 Operating Plan.

Section 66.608 (3) (a) of the BID law requires the BID 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 project, it focuses upon 2022 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2021 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such Operating Plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID law.

VIII. AMENDMENT, SEVERABILITY, AND EXPANSION

The BID has been created under the authority of Section 66.608 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 Operating Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual review and approval of the Operating Plan and without necessity to undertake any other act. This is specifically authorized under Sec. 66.1109 (3) (b), Wis. Stats.

APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES
- C. PROPERTY LISTING
- D. 2022 PROJECTED ASSESSMENTS

bilitate the buildings results in a loss of population from the neighborhood or area and further deterioration, accompanied by added costs for creation of new public facilities and services elsewhere; in which it is difficult and uneconomic for individual owners independently to undertake to remedy the conditions; in which it is necessary to create, with proper safeguards, inducements and opportunities for the employment of private investment and equity capital in the rehabilitation of the buildings; and in which the presence of these buildings and conditions has resulted, among other consequences, in a severe shortage of financial resources available to finance the purchase and rehabilitation of housing and an inability or unwillingness on the part of private lenders to make loans for and an inability or unwillingness on the part of present and prospective owners of housing to invest in the purchase and rehabilitation of housing in the neighborhood or area.

(b) “Local legislative body” means the common council, village board of trustees or town board of supervisors.

(c) “Municipality” means a city, village or town.

(d) “Planning commission” means a plan commission created under s. 62.23 or a plan committee of the local legislative body.

(e) “Reinvestment neighborhood or area” means a geographic area within any municipality not less than one-half of which, by area, meets 3 of the 5 following conditions:

1. It is an area in need of rehabilitation as defined in par. (a).
2. It has a rate of owner-occupancy of residential buildings substantially below the average rate for the municipality as a whole.

3. It is an area within which the market value of residential property, as measured by the rate of change during the preceding 5 years in the average sale price of residential property, has decreased or has increased at a rate substantially less than the rate of increase in average sale price of residential property in the municipality as a whole.

4. It is an area within which the number of persons residing has decreased during the past 5 years, or in which the number of persons residing has increased during that period at a rate substantially less than the rate of population increase in the municipality as a whole.

5. It is an area within which the effect of existing detrimental conditions is to discourage private lenders from making loans for and present or prospective property owners from investing in the purchase and rehabilitation of housing.

(2) DESIGNATION OF REINVESTMENT NEIGHBORHOODS OR AREAS. A municipality may designate reinvestment neighborhoods or areas after complying with the following steps:

(a) Holding of a public hearing by the planning commission or by the local governing body at which interested parties are afforded a reasonable opportunity to express their views on the proposed designation and boundaries of a reinvestment neighborhood or area. Notice of the hearing shall be published as a class 2 notice, under ch. 985. Before publication, a copy of the notice shall be sent by 1st class mail to the Wisconsin Housing and Economic Development Authority, and a copy shall be posted in each school building and in at least 3 other places of public assembly within the reinvestment neighborhood or area proposed to be designated.

(b) Designation by the planning commission of the boundaries of a reinvestment neighborhood or area recommended by it to be designated and submission of the recommendation to the local legislative body.

(c) Adoption by the local legislative body of a resolution which:

1. Describes the boundaries of a reinvestment neighborhood or area with sufficient definiteness to identify with ordinary and 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.

66.1108 Limitation on weekend work. (1) DEFINITIONS. In this section:

(a) “Construction project” means a project involving the erection, construction, repair, remodeling, or demolition, including any alteration, painting, decorating, or grading, of a private facility, including land, a building, or other infrastructure that is directly related to onsite work of a residential or commercial real estate development project.

(b) “Political subdivision” means a city, village, town, or county.

(2) CONSTRUCTION PROJECTS; WEEKEND WORK. (a) A political subdivision may not prohibit a private person from working on the job site of a construction project on a Saturday. A political subdivision may not impose conditions that apply to a private person who works on a construction project on a Saturday that are inapplicable to, or more restrictive than the conditions that apply to, such a person who works on a construction project during weekdays.

(b) If a political subdivision has enacted an ordinance or adopted a resolution before April 5, 2018, that is inconsistent with par. (a), that portion of the ordinance or resolution does not apply and may not be enforced.

History: 2017 a. 243.

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 subs. 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.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. 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 a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

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

(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 one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan 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 and reviewed financial statements 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.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district

petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

(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:

(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.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only

the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

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:

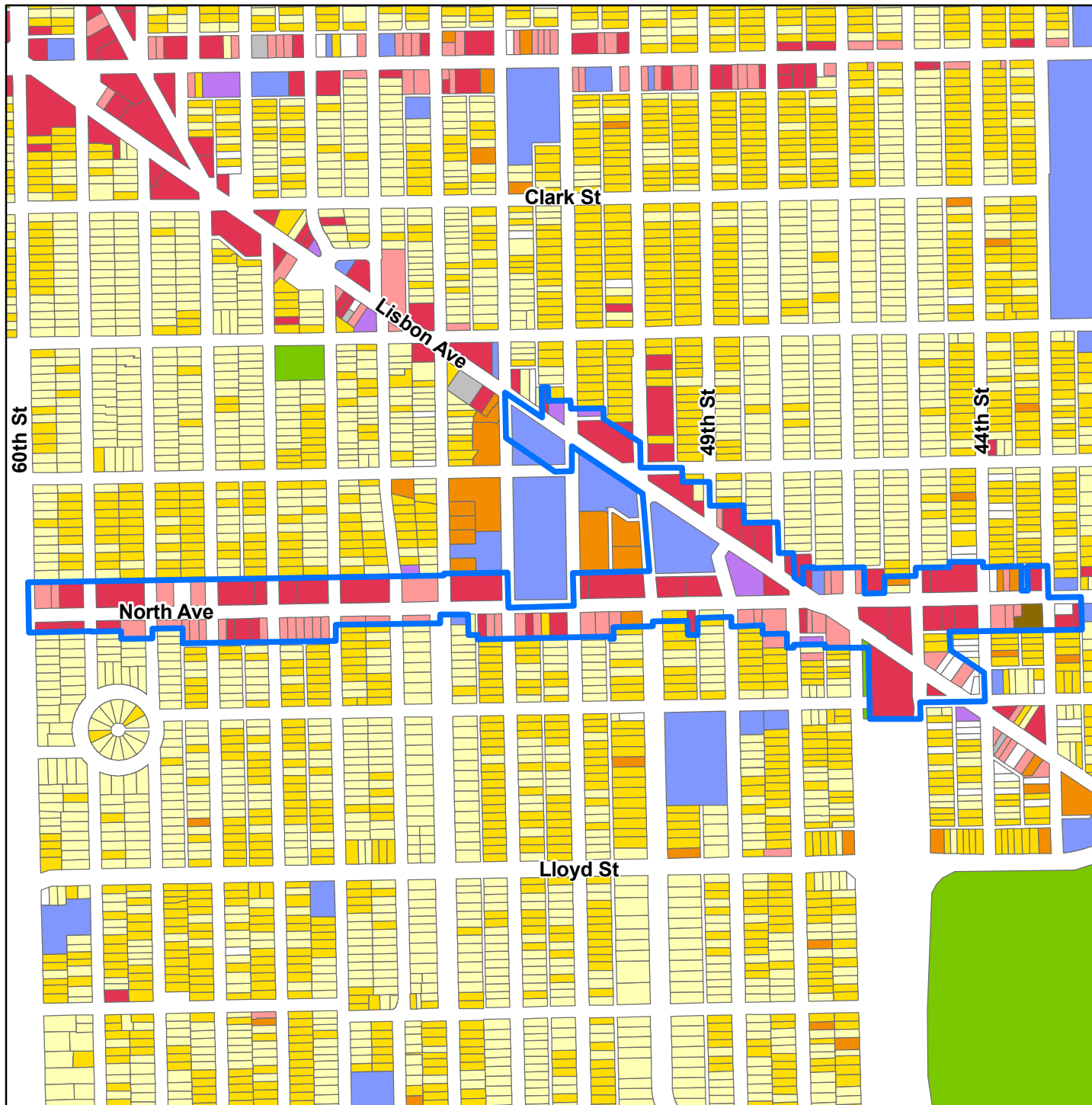
(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

(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

Appendix B

Business Improvement District No. 16



Land Use

BID Boundary

Residential

- Single Family
- Duplex
- Multi-Family

Commerical

- Commerical
- Mixed Commerical and Residential

Manufacturing, Construction, and Warehousing

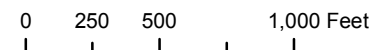
Transportation, Communications, and Utilites

Public and Quasi-Public

- Public Parks and Quasi-Public Open Space
- Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings

Vacant Land or Recent Taxkey Change

Produced By:
Department of City Development Information Center, AT
Project file:
E:\Rich's Files 9.36GB\Projects\BIDs 2009\BID PDF
Map File:
E:\Rich's Files 9.36GB\Projects\BIDs 2009\BID MXD
Generated: 25-Aug-2009, Scale = 1:8,586



Appendix C

Taxkey	Address	Owner1	Building Description
3280117000	4906 W LISBON AV	LISBON GAS DEPOT LLC	Store Building - Single tenant, 1 story
3280631000	4404 W NORTH AV	DANIEL T DEVALK	Auto & Auto Body Repair
3280634000	4420-4422 W NORTH AV	NICK R BUTTITTA	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3280635000	4424-4426 W NORTH AV	MORAVIAN CHURCH NORTHERN PROVINCE	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3280636000	4428-4432 W NORTH AV	TRICKLEBEE CAFE INC	Commercial Land
3281207000	4806 W LISBON AV	AMJAD TUFAIL	Store Building - Multiple Tenants
3281210000	4828 W LISBON AV	JRP ENTERPRISES LLC	Store Building - Single tenant, 1 story
3281211000	4842 W LISBON AV	NICK HUNT	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281228000	4700-4706 W NORTH AV	SEON JOO OH	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281229000	4708 W NORTH AV	EDGAR JILES	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281230000	4716 W LISBON AV	AGAPE LOVE DELIVERANCE CHURCH	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281233000	4734-4740 W LISBON AV	ERIC BROWN ENTERPRISES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281282000	4534 W NORTH AV	AMINAH INVESTMENT LLC	Store Building - Single tenant, 1 story
3281505100	4900-4918 W NORTH AV	SAT LE	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281910110	5006 W LISBON AV	WILHELM COMMERCIAL HOLDING	Service Building
3281911100	2432-2434 N 51ST ST	WILHELM COMMERCIAL	
3282121000	4630 W NORTH AV	BUZZPIRE NORTH AVE LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3289992110	4520 W NORTH AV	A1 BEAUTY 2 LLC	Store Building - Single tenant, 1 story
3290026000	5038-5040 W NORTH AV	AASAP MGMT 5038 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3290125110	5814 W NORTH AV	BURLINGTON MCSORLEY II LLC	Store Building - Single tenant, 1 story
3290149000	5916-5918 W NORTH AV	MHD KHER HEDER	Office Building - Multi Story (Ofc & Apt)
3290150000	5920-5930 W NORTH AV	NORTH AVE HOLDINGS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3290212000	5700-5708 W NORTH AV	DIROT PROPERTIES TWO LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3290225000	5600-5604 W NORTH AV	L J NEUMAN & SHARON E LAVIN	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3290248000	5522-5528 W NORTH AV	REALTY CONSTRUCTION SOLUTIONS LLC	Store Building - Multiple Tenants
3290249110	5508-5520 W NORTH AV	AZ MANAGEMENT SERVICES INC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3290542000	5114 W LISBON AV	ILO CORPORATION	Residence With Commercial Usage
3290911110	5428 W NORTH AV	COLE FD PORTFOLIO 1, LLC	Store Building - Single tenant, 1 story
3291012000	5710-5716 W NORTH AV	5714 REAL EST HOLDINGS LLC	Auto & Auto Body Repair
3291882000	5104 W LISBON AV	WILHELM COMMERCIAL	Parking Lot
3291901000	5304 W NORTH AV	GLOBAL OPPORTUNITIES PROGRAMS INC	Day Care Center
3299991100	5722 W NORTH AV	MARIAH'S FAMILY CARE HOME LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3460115000	5723-5729 W NORTH AV	MCD INVESTMENT LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3460126100	5803 W NORTH AV	THE PAUL R ORWAL AND ALICIA L. ORWAL REVOCABLE TRU	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3460141000	5823 W NORTH AV	HANI S MATLOUB AND BRENDA S	Store Building - Single tenant, 1 story
3460142100	5901 W NORTH AV	KEREN PROPERTIES 4 LLC	Used Car Sale
3460142200	5909 W NORTH AV	KEREN PROPERTIES 4 LLC	Store Building - Single tenant, 1 story
3460166000	5919-5927 W NORTH AV	KEREN PROPERTIES 4 LLC	Store Building - Multiple Tenants
3460501000	2255 N 54TH ST	PAULETTE A BLAKE	Store Building - Single tenant, 1 story
3460523000	5419 W NORTH AV	PRODIGAL PROPERTIES LLC	Fast Food Operation
3461401000	5501-5503 W NORTH AV	GARY ETZEL	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461402000	5507-5509 W NORTH AV	PRODIGAL PROPERTIES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461403000	5511-5513 W NORTH AV	PRODIGAL PROPERTIES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461404000	5517-5519 W NORTH AV	PRODIGAL PROPERTIES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461405000	5523-5525 W NORTH AV	WAYNE AND BETH PRETSCHOLD	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461423000	5601-5603 W NORTH AV	MIDWEST AMERICAN PROP LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461424000	5609 W NORTH AV	MIDWEST AMERICAN PROP LLC	Store Building - Single tenant, 1 story
3461425000	5611-5621 W NORTH AV	RWB PROPERTIES LLC	Store Building - Multiple Tenants
3461426000	5623-5625 W NORTH AV	PELICARIC GOJO	Store Building - Single tenant, 1 story
3461427000	5629-5631 W NORTH AV	JAYBIRD PROPERTIES LLC	Office Building - 1 Story
3461444000	5701-5703 W NORTH AV	HACIENDA LLC	Store Building - Multiple Tenants
3461445000	5707-5711 W NORTH AV	NORTH AVE INVESTMENTS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461446000	5713-5717 W NORTH AV	NORTH AVE INVESTMENTS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461601100	5101 W NORTH AV	ROSEMARIE DUNHAM REVOC TRUST	Auto & Auto Body Repair
3461604000	5119-5121 W NORTH AV, Unit .	SECOND STORY PROPERTY MGMT	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461605000	5125 W NORTH AV	B C MANAGEMENT LLC	Sit Down Restaurant
3461606000	5129-5133 W NORTH AV	LUCKY FAN PROPERTY LLP	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461623000	5211-5213 W NORTH AV	DISTRICT RENTALS, LLC	Store Building - Multiple Tenants
3461624000	5205-5209 W NORTH AV	BRIAN R SCHNEIDER	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3461625000	5201-5203 W NORTH AV	BRIAN SCHNEIDER	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3469974000	5311 W NORTH AV	SQUARE ONE HOLDINGS LLC	Medical Clinic
3470207000	4503 W NORTH AV	ADEL INVESTMENT GROUP LLC	Auto & Auto Body Repair
3470208000	4517-4523 W NORTH AV	HAPPY LIVING LLC	Day Care Center
3470209100	4525-4535 W NORTH AV	CFSC PROPERTIES LLC	Store Building - Single tenant, 1 story
3470213000	4538 W LISBON AV	RALPH E NEELY	Tavern
3470301000	4733 W NORTH AV	S PRICE REAL ESTATE	Office Building - Multi Story (Ofc & Apt)
3470302000	4729 W NORTH AV	BERRADA PROPERTIES 16 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3470303000	4719-4721 W NORTH AV	BERRADA PROPERTIES 16 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3470304000	4701-4717 W LISBON AV	BERRADA PROPERTIES 16 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3470321000	2238 N 48TH ST	BERRADA PROPERTIES 16 LLC	Parking Lot
3470709000	4415-4417 W NORTH AV	31ST ST HOLDINGS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3470710000	4419-4423 W NORTH AV	KEITH B TERRY	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3470711000	4425-4431 W NORTH AV	MICHAEL S WISNIEWSKI	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3470911000	4321-4333 W NORTH AV	COMMUNITY BAPTIST CHURCH	Commercial Land
3470912000	2246 N 44TH ST	NORTH AVENUE INVESTMENTS LLC	Auto & Auto Body Repair
3470913000	4319 W NORTH AV	NORTH AVENUE INVESTMENTS LLC	Auto & Auto Body Repair
3471042000	4919-4921 W NORTH AV	CHRISTINE MICROBERTS	Tavern
3471044000	5019 W NORTH AV	MACKXIMUS LLC	Medical Clinic
3471212000	4625 W NORTH AV	J & S INV & MGMT INC	Store Building - Single tenant, 1 story
3471221000	4401-4405 W NORTH AV, Unit 1	NEW COVENANT 4401	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3471222000	4407 W NORTH AV, Unit 2	4401 NORTH AVE LLC	Subsidized Apartments
3471231000	4801-4831 W NORTH AV	S PRICE REAL ESTATE HOLDINGS	Day Care Center
3479992000	5027 W NORTH AV	NATION CONSULTING LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc
3281231110	4720-4732 W LISBON AV	TOWN BANK	Store Building - Multiple Tenants
3281507000	4926 W NORTH AV	SINCLAIR INVESTMENT LLC	Tire Dealer
3282101100	4930 W LISBON AV	NORTH SIDE PETROLEUM INC	Svc Station w Conv and Carwash
3290019110	5220 W NORTH AV	FIRSTAR BANK MILWAUKEE NA	Bank, Savings & Loan
3290027000	5020 W NORTH AV	WEST NORTH AVE WI LLC	Post Office, Social Security Building
3290148000	5900 W NORTH AV	ASSOCIATED BANK NA	Bank, Savings & Loan
3290224000	5612-5630 W NORTH AV	ETD DEVELOPMENT LLC	Fast Food Operation
3470336000	4527 W LISBON AV	SULEMAN AFZAL	Svs Station w Conv Store
3471211000	4601 W NORTH AV	4601 WEST NORTH LLC	Fast Food Operation

Appendix D

Taxkey	Address	Owner1	Building Description	BID Assesble Value	BID 16 Assessment
3280117000	4906 W LISBON AV	LISBON GAS DEPOT LLC	Store Building - Single tenant, 1 story	\$ 26,400.00	\$ 145.20
3280631000	4404 W NORTH AV	DANIEL T DEVALK	Auto & Auto Body Repair	\$ 48,915.00	\$ 269.03
3280634000	4420-4422 W NORTH AV	NICK R BUTTITTA	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 55,266.00	\$ 303.96
3280635000	4424-4426 W NORTH AV	MORAVIAN CHURCH NORTHERN PROVINCE	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 74,250.00	\$ 408.38
3280636000	4428-4432 W NORTH AV	TRICKLEBEE CAFE INC	Commercial Land	\$ 5,600.00	\$ 30.80
3281207000	4806 W LISBON AV	AMJAD TUFAIL	Store Building - Multiple Tenants	\$ 160,300.00	\$ 881.65
3281210000	4828 W LISBON AV	JRP ENTERPRISES LLC	Store Building - Single tenant, 1 story	\$ 200,600.00	\$ 1,103.30
3281211000	4842 W LISBON AV	NICK HUNT	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 25,956.00	\$ 142.76
3281228000	4700-4706 W NORTH AV	SEON JOO OH	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 24,156.00	\$ 132.86
3281229000	4708 W NORTH AV	EDGAR JILES	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 76,400.00	\$ 420.20
3281230000	4716 W LISBON AV	AGAPE LOVE DELIVERANCE CHURCH	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 85,400.00	\$ 469.70
3281233000	4734-4740 W LISBON AV	ERIC BROWN ENTERPRISES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 246,600.00	\$ 1,356.30
3281282000	4534 W NORTH AV	AMINAH INVESTMENT LLC	Store Building - Single tenant, 1 story	\$ 79,000.00	\$ 434.50
3281505100	4900-4918 W NORTH AV	SAT LE	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 710,400.00	\$ 3,907.20
3281910110	5006 W LISBON AV	WILHELM COMMERCIAL HOLDING	Service Building	\$ 327,400.00	\$ 1,800.70
3281911100	2432-2434 N 51ST ST	WILHELM COMMERCIAL		\$ 12,600.00	\$ 69.30
3282121000	4630 W NORTH AV	BUZZPIRE NORTH AVE LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 119,756.00	\$ 658.66
3289992110	4520 W NORTH AV	A1 BEAUTY 2 LLC	Store Building - Single tenant, 1 story	\$ 501,500.00	\$ 2,758.25
3290026000	5038-5040 W NORTH AV	AASAP MGMT 5038 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 73,236.00	\$ 402.80
3290125110	5814 W NORTH AV	BURLINGTON MCSORLEY II LLC	Store Building - Single tenant, 1 story	\$ 637,900.00	\$ 3,508.45
3290149000	5916-5918 W NORTH AV	MHD KHER HEDER	Office Building - Multi Story (Ofc & Apt)	\$ 293,200.00	\$ 1,612.60
3290150000	5920-5930 W NORTH AV	NORTH AVE HOLDINGS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 888,500.00	\$ 4,886.75
3290212000	5700-5708 W NORTH AV	DIROT PROPERTIES TWO LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 269,042.00	\$ 1,479.73
3290225000	5600-5604 W NORTH AV	LJ NEUMAN & SHARON E LAVIN	Store Building - Multi Story (Store & Apt, Store & Ofc	\$ 377,300.00	\$ 2,075.15
3290248000	5522-5528 W NORTH AV	REALTY CONSTRUCTION SOLUTIONS LLC	Store Building - Multiple Tenants	\$ 440,800.00	\$ 2,424.40
3290249110	5508-5520 W NORTH AV	AZ MANAGEMENT SERVICES INC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 288,650.00	\$ 1,587.58
3290542000	5114 W LISBON AV	ILO CORPORATION	Residence With Commercial Usage	\$ 58,200.00	\$ 320.10
3290911110	5428 W NORTH AV	COLE FD PORTFOLIO 1, LLC	Store Building - Single tenant, 1 story	\$ 1,390,100.00	\$ 7,645.55
3291012000	5710-5716 W NORTH AV	5714 REAL EST HOLDINGS LLC	Auto & Auto Body Repair	\$ 454,200.00	\$ 2,498.10
3291882000	5104 W LISBON AV	WILHELM COMMERCIAL	Parking Lot	\$ 12,900.00	\$ 70.95
3291901000	5304 W NORTH AV	GLOBAL OPPORTUNITIES PROGRAMS INC	Day Care Center	\$ 401,104.00	\$ 2,206.07
3299991100	5723 W NORTH AV	MARIAH'S FAMILY CARE HOME LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 247,227.00	\$ 1,359.75
3460115000	5723-5729 W NORTH AV	MCD INVESTMENT LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 118,864.00	\$ 653.75
3460126100	5803 W NORTH AV	THE PAUL R ORWAL AND ALICIA L. ORWAL REVOCABLE TRU	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 186,696.00	\$ 1,026.83
3460141000	5823 W NORTH AV	HANI S MATLOUB AND BRENDA S	Store Building - Single tenant, 1 story	\$ 62,600.00	\$ 344.30
3460142100	5901 W NORTH AV	KEREN PROPERTIES 4 LLC	Used Car Sale	\$ 92,800.00	\$ 510.40
3460142200	5909 W NORTH AV	KEREN PROPERTIES 4 LLC	Store Building - Single tenant, 1 story	\$ 41,800.00	\$ 229.90
3460166000	5919-5927 W NORTH AV	KEREN PROPERTIES 4 LLC	Store Building - Multiple Tenants	\$ 246,500.00	\$ 1,355.75
3460501000	2255 N 54TH ST	PAULETTE A BLAKE	Store Building - Single tenant, 1 story	\$ 62,000.00	\$ 341.00
3460523000	5419 W NORTH AV	PRODIGAL PROPERTIES LLC	Fast Food Operation	\$ 161,600.00	\$ 888.80
3461401000	5501-5503 W NORTH AV	GARY ETZEL	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 183,254.00	\$ 1,007.90
3461402000	5507-5509 W NORTH AV	PRODIGAL PROPERTIES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 63,100.00	\$ 347.05
3461403000	5511-5513 W NORTH AV	PRODIGAL PROPERTIES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 80,350.00	\$ 441.93
3461404000	5517-5519 W NORTH AV	PRODIGAL PROPERTIES LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 149,450.00	\$ 821.98
3461405000	5523-5525 W NORTH AV	WAYNE AND BETH PRETSCHOLD	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 84,680.00	\$ 465.74
3461423000	5601-5603 W NORTH AV	MIDWEST AMERICAN PROP LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 103,880.00	\$ 571.34
3461424000	5609 W NORTH AV	MIDWEST AMERICAN PROP LLC	Store Building - Single tenant, 1 story	\$ 201,400.00	\$ 1,107.70
3461425000	5611-5621 W NORTH AV	RWB PROPERTIES LLC	Store Building - Multiple Tenants	\$ 292,300.00	\$ 1,607.65
3461426000	5623-5625 W NORTH AV	PELICARIC GOJO	Store Building - Single tenant, 1 story	\$ 119,500.00	\$ 657.25
3461427000	5629-5631 W NORTH AV	JAYBIRD PROPERTIES LLC	Office Building - 1 Story	\$ 113,976.00	\$ 626.87
3461444000	5701-5703 W NORTH AV	HACIENDA LLC	Store Building - Multiple Tenants	\$ 120,000.00	\$ 660.00
3461445000	5707-5711 W NORTH AV	NORTH AVE INVESTMENTS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 114,800.00	\$ 631.40
3461446000	5713-5717 W NORTH AV	NORTH AVE INVESTMENTS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 110,920.00	\$ 610.06
3461601100	5101 W NORTH AV	ROSEMARIE DUNHAM REVOC TRUST	Auto & Auto Body Repair	\$ 252,800.00	\$ 1,390.40
3461604000	5119-5121 W NORTH AV, Unit .	SECOND STORY PROPERTY MGMT	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 19,250.00	\$ 105.88
3461605000	5125 W NORTH AV	B C MANAGEMENT LLC	Sit Down Restaurant	\$ 168,800.00	\$ 928.40
3461606000	5129-5133 W NORTH AV	LUCY FAN PROPERTY LLP	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 41,496.00	\$ 228.23
3461623000	5211-5213 W NORTH AV	DISTRICT RENTALS, LLC	Store Building - Multiple Tenants	\$ 94,400.00	\$ 519.20
3461624000	5205-5209 W NORTH AV	BRIAN R SCHNEIDER	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 59,350.00	\$ 326.43
3461625000	5201-5203 W NORTH AV	BRIAN SCHNEIDER	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 33,560.00	\$ 184.58
3469974000	5311 W NORTH AV	SQUARE ONE HOLDINGS LLC	Medical Clinic	\$ 154,200.00	\$ 848.10
3470207000	4503 W NORTH AV	ADEL INVESTMENT GROUP LLC	Auto & Auto Body Repair	\$ 257,400.00	\$ 1,415.70
3470208000	4517-4523 W NORTH AV	HAPPY LIVING LLC	Day Care Center	\$ 125,200.00	\$ 688.60
3470209100	4525-4535 W NORTH AV	CFSC PROPERTIES LLC	Store Building - Single tenant, 1 story	\$ 338,500.00	\$ 1,861.75
3470213000	4538 W LISBON AV	RALPH E NEELY	Tavern	\$ 68,500.00	\$ 376.75
3470301000	4733 W NORTH AV	S PRICE REAL ESTATE	Office Building - Multi Story (Ofc & Apt)	\$ 231,100.00	\$ 1,271.05
3470302000	4729 W NORTH AV	BERRADA PROPERTIES 16 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 78,246.00	\$ 430.35
3470303000	4719-4721 W NORTH AV	BERRADA PROPERTIES 16 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 122,355.00	\$ 672.95
3470304000	4701-4717 W LISBON AV	BERRADA PROPERTIES 16 LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 203,838.00	\$ 1,121.11
3470321000	2238 N 48TH ST	BERRADA PROPERTIES 16 LLC	Parking Lot	\$ 17,900.00	\$ 98.45
3470709000	4415-4417 W NORTH AV	31ST ST HOLDINGS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 43,850.00	\$ 241.18
3470710000	4419-4423 W NORTH AV	KEITH B TERRY	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 116,088.00	\$ 638.48
3470711000	4425-4431 W NORTH AV	MICHAEL S WISNIEWSKI	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 134,450.00	\$ 739.48
3470911000	4321-4333 W NORTH AV	COMMUNITY BAPTIST CHURCH	Commercial Land	\$ 40,000.00	\$ 220.00
3470912000	2246 N 44TH ST	NORTH AVENUE INVESTMENTS LLC	Auto & Auto Body Repair	\$ 81,600.00	\$ 448.80
3470913000	4319 W NORTH AV	NORTH AVENUE INVESTMENTS LLC	Auto & Auto Body Repair	\$ 69,400.00	\$ 381.70
3471042000	4919-4921 W NORTH AV	CHRISTINE MICROBERTS	Tavern	\$ 147,100.00	\$ 809.05
3471044000	5019 W NORTH AV	MACKXIMUS LLC	Medical Clinic	\$ 167,300.00	\$ 920.15
3471212000	4625 W NORTH AV	J & S INV & MGMT INC	Store Building - Single tenant, 1 story	\$ 577,900.00	\$ 3,178.45
3471221000	4401-4405 W NORTH AV, Unit 1	NEW COVENANT 4401	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 164,700.00	\$ 905.85
3471222000	4407 W NORTH AV, Unit 2	4401 NORTH AVE LLC	Subsidized Apartments	\$ 31,336.00	\$ 172.35
3471231000	4801-4831 W NORTH AV	S PRICE REAL ESTATE HOLDINGS	Day Care Center	\$ 1,049,100.00	\$ 5,770.05
3479992000	5027 W NORTH AV	NATION CONSULTING LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc	\$ 187,500.00	\$ 1,031.25
3281231110	4720-4732 W LISBON AV	TOWN BANK	Store Building - Multiple Tenants	\$ 404,300.00	\$ 2,223.65
3281507000	4926 W NORTH AV	SINCLAIR INVESTMENT LLC	Tire Dealer	\$ 276,500.00	\$ 1,520.75
3282101100	4930 W LISBON AV	NORTH SIDE PETROLEUM INC	Svc Station w Conv and Carwash	\$ 744,500.00	\$ 4,094.75
3290019110	5220 W NORTH AV	FIRSTAR BANK MILWAUKEE NA	Bank, Savings & Loan	\$ 696,100.00	\$ 3,828.55
3290027000	5020 W NORTH AV	WEST NORTH AVE WI LLC	Post Office, Social Security Building	\$ 1,855,800.00	\$ 10,206.90
3290148000	5900 W NORTH AV	ASSOCIATED BANK NA	Bank, Savings & Loan	\$ 693,900.00	\$ 3,816.45
3290224000	5612-5630 W NORTH AV	ETD DEVELOPMENT LLC	Fast Food Operation	\$ 893,800.00	\$ 4,915.90
3470336000	4527 W LISBON AV	SULEMAN AFZAL	Svs Station w Conv Store	\$ 439,300.00	\$ 2,416.15
3471211000	4601 W NORTH AV	4601 WEST NORTH LLC	Fast Food Operation	\$ 650,300.00	\$ 3,576.65
				\$ 23,055,047.00	\$ 126,802.76