

**GREATER MITCHELL STREET**

**BUSINESS IMPROVEMENT DISTRICT NO.4**

**OPERATING PLAN YEAR FOR 2009 (YEAR 20)**

**August 21, 2008**

GREATER MITCHELL STREET  
BUSINESS IMPROVEMENT DISTRICT NO.4  
2009 OPERATING PLAN (YEAR 20)

I. INTRODUCTION

A. Background

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

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

B. Physical Setting

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

II. DISTRICT BOUNDARIES

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

III. PROPOSED OPERATING PLAN

A. Plan Objectives

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

B. Proposed Activities

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

- 1) Coordinate efforts to complete an overall design plan, including capital improvements, traffic circulation and parking lot utilization.
- 2) Provide assistance to property owners and developers who are engaged in property improvements and redevelopment activities.
- 3) Promote the unique historic significance and commercial mix of the District.
- 4) Encourage design-sensitive renovations of buildings in the District and the removal of security bars and grills on commercial frontage.
- 5) BID NO.4 expects all commercial buildings within the BID to be maintained in a graffiti-free manner and will support means to accomplish this goal.
- 6) Provide support and financial assistance to the Mitchell Street Development Opportunities Corporation which is charged with providing business and real estate development assistance within the 53204 zip code area.
- 7) Coordinate retail and other business recruitment.
- 8) Maintain the neighborhood business district portfolio, including an inventory of commercial space availability, to distribute to prospective tenants and to respond to inquiries.
- 9) Encourage increased police protection, security measures, and safety programs.
- 10) Initiate publicity and media coverage of District activities.
- 11) Plan and coordinate membership activities.
- 12) Support a community outreach program linking the business community to the community at large.
- 13) Put out timely information to members, retailers and other interested parties in the form of newsletters, faxes, fliers, and other appropriate methods
- 14) Encourage and support activities which enhance business recruitment and retention.
- 15) assist in TID #71 implementation

C. Proposed Expenditures

Proposed Budget

General Programs	44,500
Rent	9,000
Office Supplies	2,000
Telephone/Internet	3,000
Postage	1,500
Utilities	1,500
Equipment & Repairs	3,500
T/E Meeting Expense	1,000
Dues/subscriptions	500
Legal	1,000
Insurances	3,500
Training	1,000
Professional Services	3,000
Personnel	90,000
Miscellaneous	1,461
Total	\$166,461

D. Financing Method

It is proposed to raise \$141,461.60 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available. As part of this plan and to be included in the City budget process, the City of Milwaukee is requested to contribute \$25,000, which is the same amount provided by the City to the BID in 2008 in support of the District.

E. Organization of BID Board

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

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Eleven

2. Composition - At least eight members shall be owners or occupants of property within the district. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

**F. Relationship to the Mitchell Street Development Opportunities Corporation (MSDOC)**

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

**IV. METHOD OF ASSESMENT**

**A. Assessment Rate and Method**

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500.00 per parcel will be applied. A minimum of \$400.00 assessment will be applied to taxable properties, except for unimproved property.

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

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

## B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

### A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Greater Mitchell Street business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

### B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.

4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

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

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

### B. Petition against Creation of the BID

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

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

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

## VII. FUTURE YEAR OPERATING PLANS

### A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

#### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

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





**BID #4 assessments**

taxkey	address	owner	rem_curr_total	bid assessment	final assessment
4600101110	1300 W HISTORIC MITCHELL	CAPITAL VENTURES LLC	1367000	5468	2500
4600113100	1301 W FOREST HOME	RONALD I PACHEFSKY	315000	1260	1260
4600115110	1337 W FOREST HOME	EL REY ENTERPRISES	2232000	8928	2500
4600118100	1905 S 13TH	PIEDAD SILVA	116000	464	464
4600121000	1919 S 13TH	MANUEL GARCIA	152200	608.8	608.8
4600123110	1937 S 13TH	DAGOBERTO IBARRA	88200	352.8	352.8
4600123120	1331 W BURNHAM	DOUGLAS S GORDON	753000	3012	2500
4600123130	1940 S 14TH	BORDER PATROL WISCONSIN INC	348000	1392	1392
4600301100	1841 S 14TH	PAK THREE MGMT INC-LESSEE	495000	1980	1980
4600303000	1416 W FOREST HOME	JAMES J KUSIK & KAY M HW	68400	273.6	400
4600304000	1412 W FOREST HOME	ANTONIO MOCTEZUMA	89400	357.6	400
4600305000	1406 W FOREST HOME	ANTONIO MOCTEZUMA ANGUIANO	1700	6.8	6.8
4600306000	1400 W FOREST HOME	ANTONIO RENTAS	75700	302.8	400
4600315100	1401 W MITCHELL	F & E REAL ESTATE LLC	1016200	4064.8	2500
4601032000	1500 W MITCHELL	ELVIRA ROMERO	139000	556	556
4601034000	1510 W MITCHELL	ERENIA I PRADO	7400	29.6	29.6
4601037000	1522 W MITCHELL	REDCO ENTERPRISES LLC	184800	739.2	739.2
4601040100	1532 W MITCHELL	SANTIAGO MERCADO	132500	530	530
4601060000	1400 W MITCHELL	EMAD OUDEH	119000	476	476
4601061000	1404 W MITCHELL	JOSE J GARCIA	98200	392.8	400
4601063100	1418 W MITCHELL	KIDS 2 LLC	702800	2811.2	2500
4601068100	1436 W MITCHELL	RAMIREZ RENTAL PROP LLC	114000	456	456
4601861100	1302 W FOREST HOME	MITCHELL MARKET COMPANY LLC	2156000	8624	2500
4610501100	601 W HISTORIC MITCHELL	MITCHELL SQUARE, LLC	647000	2588	2500
4610502100	621 W HISTORIC MITCHELL	MSDOC I LLC	1892000	7568	2500
4610503000	635 W HISTORIC MITCHELL	JOSE MIGUEL MORENO &	120000	480	480
4610528000	715 W HISTORIC MITCHELL	HUNTER INVESTMENTS LLC	15000	60	60
4610530000	709 W HISTORIC MITCHELL	HUNTER INVESTMENTS LLC	179000	716	716
4610531000	705 W HISTORIC MITCHELL	FRANK T KOUTRAS & MARY H W	265000	1060	1060
4610539000	732 W MAPLE	PETER N TSOUNIS	56400	225.6	400
4610540000	738 W MAPLE	PALERMOS PROPERTIES LLC	112000	448	448
4610541000	733 W HISTORIC MITCHELL	LC DEVELOPMENT INC	448000	1792	1792
4610542000	729 W HISTORIC MITCHELL	LC DEVELOPMENT INC	191000	764	764
4610544100	723 W HISTORIC MITCHELL	LC DEVELOPMENT INC	286000	1144	1144

BID 4 Appendix D

4610545000	801 W HISTORIC MITCHELL	MICHAEL J SCHRAMM	288000	1152	1152
4610546000	807 W HISTORIC MITCHELL	HECTOR SALINAS	318000	1272	1272
4610547000	815 W HISTORIC MITCHELL	HECTOR SALINAS	122000	488	488
4610548000	829 W HISTORIC MITCHELL	FIRST FINANCIAL SAVINGS ASSN	593000	2372	2372
4610549000	833 W HISTORIC MITCHELL	THEODORE S DEMOPOULOS	552000	2208	2208
4610550100	1718 S 9TH	NATIONAL S&L ASSN KNA	38000	152	152
4610562110	800 W MAPLE	PALERMOS PROPERTIES LLC	903600	3614.4	2500
4610570000	929 W HISTORIC MITCHELL	RAZA HOLDINGS LLC	364000	1456	1456
4610572100	939 W HISTORIC MITCHELL	FIRSTAR BANK MILWAUKEE NA	585300	2341.2	2341.2
4610583000	1003 W HISTORIC MITCHELL	URBANE LLC	369000	1476	1476
4610584000	1009 W HISTORIC MITCHELL	THE LEE COMPANY	219000	876	876
4610585000	1013 W HISTORIC MITCHELL	JAMES D LAHL	132000	528	528
4610586000	1017 W HISTORIC MITCHELL	JENNIFER YOUSHEM KIM	200000	800	800
4610587100	1023 W HISTORIC MITCHELL	AMRIT N PATEL	199100	796.4	796.4
4610590000	1029 W HISTORIC MITCHELL	THE LEE COMPANY	200000	800	800
4610592100	1039 W HISTORIC MITCHELL	MITCHELL STREET STATE BANK	732000	2928	2500
4610595100	1726 S 11TH	MITCHELL STREET STATE BANK	318000	1272	1272
4610599000	1032 W MAPLE	MITCHELL STREET STATE BANK	17100	68.4	68.4
4610602000	1022 W MAPLE	NICHOLAS P ANTON	63700	254.8	400
4610604000	1101 W HISTORIC MITCHELL	PHRANKLESS INVESTMENT LLC	1422000	5688	2500
4610605000	1117 W HISTORIC MITCHELL	CHON LEE	173000	692	692
4610606000	1125 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	21700	86.8	86.8
4610607000	1129 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	11100	44.4	44.4
4610608000	1135 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	475000	1900	1900
4610609100	1718 S 12TH	PHRANKLESS INVESTMENT LLC	44500	178	178
4610610110	1740 S 12TH	PROJECT RESTORE LTD	561500	2246	2246
4610617000	1729 S 11TH	WILFREDO RIVERA	166000	664	664
4610619100	1201 W HISTORIC MITCHELL	CAROL JEAN ALEX	587000	2348	2348
4610620110	1213 W HISTORIC MITCHELL	CAROL JEAN ALEX	915000	3660	2500
4610621110	1715 S 12TH	R KIDS LLC	406000	1624	1624
4610622100	1730 S 13TH	CAROL JEAN ALEX	411000	1644	1644
4610624000	1744 S 13TH	RONALD I PACHEFSKY	26800	107.2	107.2
4610636000	1830 S 13TH	VICENTE RAMOS	123000	492	492
4610637000	1828 S 13TH	ANA MARIA RAZO	50500	202	400
4610638000	1824 S 13TH	AUGUSTIN GARNICA	102000	408	408
4610639000	1820 S 13TH	KARLA CEDENO	89700	358.8	400
4610640000	1816 S 13TH	AGUSTIN GARNICA	98000	392	400
4610641000	1812 S 13TH	ISMAEL LOPEZ	70600	282.4	400
4610643000	1800 S 13TH	THOMAS DOMANOS & JOANN HW	65100	260.4	400
4611311000	1202 W HISTORIC MITCHELL	EASTSIDE MGMT LLC	605000	2420	2420

BID 4 Appendix D

4611312000	1216 W HISTORIC MITCHELL	JOSEF SERCL & ROSALIA SERCL	137000	548	548
4611313000	1222 W HISTORIC MITCHELL	CARLOS R CASTILLO	199000	796	796
4611314000	1226 W HISTORIC MITCHELL	JESUS ESTRADA	299000	1196	1196
4611315000	1662 S 13TH	ALOIS DRENZEK	72900	291.6	400
4611337000	1633 S 11TH	GUSTAVO CAMACHO	109500	438	438
4611341000	1651 S 11TH	C W INVESTMENT GROUP	93900	375.6	400
4611343000	1659 S 11TH	ALEX BUCIO AS TRUSTEE OR	85200	340.8	400
4611344000	1665 S 11TH	BRUCE L BAIER TRUSTEE OF	118000	472	472
4611345000	1100 W HISTORIC MITCHELL	LOPEZ BAKING PROPERTIES LLC	254000	1016	1016
4611346000	1104 W HISTORIC MITCHELL	SANG WON CHA	160000	640	640
4611347000	1108 W HISTORIC MITCHELL	1108 PROPERTIES LLC	133000	532	532
4611348100	1114 W HISTORIC MITCHELL	MARIA NOVOA SANCHEZ &	247000	988	988
4611350000	1122 W HISTORIC MITCHELL	MODJESKA THEATER PROJECT	581000	2324	2324
4611375000	1629 S 10TH	RODRIGO DIEZ	181000	724	724
4611376000	1635 S 10TH	SCHUSTER HISTORIC BLDG LLC	159600	638.4	638.4
4611377100	1000 W HISTORIC MITCHELL	WILLIAM K LANGFAN	411000	1644	1644
4611378100	1020 W HISTORIC MITCHELL	SCHUSTER HISTORIC BUILDING L	4392000	17568	2500
4611396100	910 W HISTORIC MITCHELL	MITCHELL INV PROPERTIES-II	3755000	15020	2500
4611397000	930 W HISTORIC MITCHELL	DK USA PROPERTY MANAGEMENT	581000	2324	2324
4611398100	1658 S 10TH	DK USA PROPERTY MANAGEMENT	23700	94.8	94.8
4611427000	808 W HISTORIC MITCHELL	MOYSEY TSYPKIN	302000	1208	1208
4611428000	812 W HISTORIC MITCHELL	SPONTANEOUS LLC	124000	496	496
4611429000	814 W HISTORIC MITCHELL	HECTOR SALINAS	87100	348.4	400
4611430000	822 W HISTORIC MITCHELL	JEMS REALTY LLC	227000	908	908
4611431000	828 W HISTORIC MITCHELL	RODRIGO DIEZ	120000	480	480
4611432000	832 W HISTORIC MITCHELL	YK COMMERCIAL INVESTMENTS LL	565000	2260	2260
4611469100	710 W HISTORIC MITCHELL	KUNZELMANN ESSER LOFT APTS	2942000	11768	2500
4611470000	720 W HISTORIC MITCHELL	MIGUEL PRADO	150000	600	600
4611472100	728 W HISTORIC MITCHELL	MUSA ISSAM W	291000	1164	1164
4611473000	734 W HISTORIC MITCHELL	MARS DIRECT LLC	223000	892	892
4611475000	1656 S 8TH	LOON INVESTMENTS LLC	593600	2374.4	2374.4
4611476000	1648 S 8TH	SUELONG YANG RENTAL LLC	184200	736.8	736.8
4611509000	1663 S 6TH	HAROLD J ZIEMENDORF	83600	334.4	400
4611512000	600 W HISTORIC MITCHELL	JUAN A ORDAZ	127000	508	508
4611514100	608 W HISTORIC MITCHELL	TOM LITTMANN	160000	640	640
4611515000	616 W HISTORIC MITCHELL	WALID W MOUSA	148000	592	592
4611516000	620 W HISTORIC MITCHELL	NICHOLAS P ANTON	70200	280.8	400
4611517000	622 W HISTORIC MITCHELL	LA REINA LLC	274000	1096	1096
4611518000	632 W HISTORIC MITCHELL	ERIC W ZUEHLKE REVOCABLE	314000	1256	1256
4611519000	1662 S 7TH	GORMAN PROPPERTIES LLC	19500	78	400

BID 4 Appendix D

4611520000	1658 S 7TH	ERIC W ZUEHLKE REVOCABLE	18200	72.8	72.8
4620625000	501 W HISTORIC MITCHELL	JAMES N WITKOWIAK	244000	976	976
4620626000	507 W HISTORIC MITCHELL	JAMES N WITKOWIAK	6300	25.2	25.2
4620628000	515 W HISTORIC MITCHELL	MITCHELL 551 LLC	106000	424	424
4620630000	521 W HISTORIC MITCHELL	JAMES N WITKOWIAK	10400	41.6	41.6
4620631100	529 W HISTORIC MITCHELL	JAMES WITKOWIAK	346000	1384	1384
4620633000	535 W HISTORIC MITCHELL	JAMES N WITKOWIAK	6800	27.2	27.2
4620634000	539 W HISTORIC MITCHELL	TOMAS MATOS	101000	404	404
4620635000	541 W HISTORIC MITCHELL	JAMES WITKOWIAK	123000	492	492
4620636100	545 W HISTORIC MITCHELL	MITCHELL 551 LLC	325000	1300	1300
4620647000	546 W HISTORIC MITCHELL	MUNOZ RENTALS LLC	388200	1552.8	1552.8
4690430120	1931 S 14TH	MCDONALDS CORP	603000	2412	2412
4690479110	1838 S 15TH	BURNHAM CENTER LLC	788000	3152	2500
4690482000	1423 W MITCHELL	LUIS GAMBOA	87500	350	400
4690499000	1511 W MITCHELL	ALEJANDRO V VAZQUEZ	131000	524	524
4690500000	1501 W MITCHELL	NOEL MARTIN	73800	295.2	400
4690502000	1533 W MITCHELL	DAVID A TENNESEN	140000	560	560
4690503000	1527 W MITCHELL	RAMON ENCINO	113000	452	452
4693271000	1433 W BURNHAM	WALTRUST PROPERTIES INC	5812000	23248	2500
4693272000	1901 S 14TH	BRIC (15TH BURNHAM) ASSOC	872000	3488	2500
Total assessed value			\$56,914,400.00	BID assessment	\$141,461.60

Residential Properties that are not assessed

4600120000	1915 S 13TH	SOUTH COMM ORGANIZATION INC	87900		
4600122000	1925 S 13TH	JOSE DE JESUS MUNOZ	80300		
4600307000	1741 S 14TH	FORTUNATO ARENAS	72100		
4600308100	1737 S 14TH	JUAN ROMERO	82300		
4600308200	1737 S 14TH	JUAN ROMERO	34300		
4600309000	1733 S 14TH	HALINA DROGIER, LIFE ESTATE	129300		
4600310000	1729 S 14TH	LEOVARDO MARES	123000		
4600311000	1725 S 14TH	FOX PROPERTIES LLC	113700		
4600312000	1721 S 14TH	ROBERT ULRICH	145000		
4600313000	1719 S 14TH	2ND BALLERING LLC	82700		
4601033000	1504 W MITCHELL	ERENIA PRADO	115600		

BID 4 Appendix D

4601035000	1512 W MITCHELL	BRADLEY A WILL	52000
4601038000	1524 W MITCHELL	ZAIDA RODRIGUEZ	106500
4601041000	1670 S 15TH	GERARDO GARCIA	74000
4601042000	1666 S 15TH	JANIBALLERING LLC	51300
4601062000	1408 W MITCHELL	URSULA G GUNTER	120500
4601065000	1424 W MITCHELL	EDWARD LEFFORGE	122500
4601066000	1430 W MITCHELL	PATRICK A WILBER	98000
4610537100	734 W WINDLAKE	ANTONIO MALDONADO	116400
4610538000	728 W MAPLE	LUIS BARAJAS	109700
4610554000	836 W MAPLE	PALERMOS PROPERTIES LLC	4700
4610555000	832 W MAPLE	PALERMOS PROPERTIES LLC	2700
4610556000	828 W MAPLE	PALERMOS PROPERTIES LLC	5100
4610557000	824 W MAPLE	PALERMOS PROPERTIES LLC	4700
4610600000	1028 W MAPLE	LAURA LUEVANO	79200
4610601000	1026 W MAPLE	RODRIGO DIEZ	44400
4610616000	1733 S 11TH	ANTHONY J VALERO	43100
4610623000	1742 S 13TH	DAVID A MILLER	61400
4610635000	1220 W BURNHAM	GEORGE J ALBRIGHT	36100
4610642000	1810 S 13TH	PETE T DOMANOS	74000
4610644000	1227 W MAPLE	JOSE DELGADO	65200
4610645000	1219 W MAPLE	JOSE E DELGADO	107000
4611334000	1619 S 11TH	K B CO 1621 LLC	63600
4611335000	1623 S 11TH	FRANCISCO GALINDO	65400
4611336000	1629 S 11TH	SECOND STREET PROPERTIES LLC	111300
4611338000	1639 S 11TH	ADAN MARTINEZ	101800
4611339000	1643 S 11TH	CORNELIO LARA	98400
4611340000	1647 S 11TH	CW INVESTMENT GROUP LLC	74500
4611342000	1657 S 11TH	AURORA HERRERA	124600
4611374100	1623 S 10TH	GILBERT M & DELFINA GARAY	128400
4611508000	1659 S 6TH	ATILANO SANCHEZ	141000
4611510000	1669 S 6TH	PETRONILA JOSE GALVEZ	105300
4611511000	1671 S 6TH	JOSE ORONA	86900
4620629000	519 W HISTORIC MITCHELL	JAMES WITKOWIAK	2900
4690481000	1427 W MITCHELL	DREAMSCAPE LTD	78100
4690483000	1708 S 15TH	NILSA GARCIA NKA	134900
4690484000	1714 S 15TH	ANTONIO DE JESUS	79300
4690485000	1718 S 15TH	MOISES BENITEZ	68400
4690486000	1722 S 15TH	PEDRO GONZALEZ	86400
4690487000	1726 S 15TH	JUAN J LEZAMA	124900
4690504000	1523 W MITCHELL	MIGUEL A ROJAS	103800

total assessed value residential \$4,224,600.00

**Exempt Properties**

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