

BUSINESS IMPROVEMENT DISTRICT NO. 26

MENOMONEE VALLEY BID

PROPOSED OPERATING PLAN

BID 26

Draft
August 13, 2008

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I. DISTRICT BOUNDARIES

Boundaries of the Menomonee Valley Business Improvement District ("district") are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to contribute to the redevelopment of the Menomonee Valley and provide important business services to the businesses within the district.

B. Proposed Activities - Year One

B. Principle activities to be engaged in by the district during its 2008-2009 fiscal year of operation will include:

- a. Recruiting to the District new businesses that will provide family supporting jobs and contribute to the Milwaukee economy.
- b. Facilitating the planning of and fundraising for the Menomonee Valley Community Park to provide community greenspace, biking and walking trails, access to the Menomonee River, and make these amenities available to Valley employees, their families, and community members.
- c. Assisting Valley employers in developing new and improving existing workforce linkages.
- d. Facilitating the development of business resources for companies operating throughout the district.
- e. Facilitating public transportation options for the Menomonee Valley to ensure Valley businesses are accessible to the surrounding workforce.
- f. Negotiating on behalf of the District with the City of Milwaukee, Wisconsin Department of Natural Resources, Department of Transportation, and other local, state and federal agencies having jurisdiction in regards to the Menomonee Valley.
- g. Developing options for site improvements throughout the District.
- h. Implementing a Graffiti Removal Project in the District whereby properties within the District boundary will be eligible to have graffiti removed at no cost to the property owner.
- i. Implementing a River Improvement Project to develop a long term solution to problems of debris collection and access to the Menomonee River at Emmber Lane, as well as initiating intermittent

clean up activities as necessary to keep the River safe and clean.

- j. Administrative activities including, but not limited to, securing an independent certified audit, securing insurance for the activities of the District Board, and complying with the open meeting law, Subchapter V of Chapter 19 of the Wisconsin Statutes.

C. Proposed Expenditures

Proposed Budget

INCOME

2008 Special Assessments\$110,398.00

EXPENSES

Yearly contract with Menomonee Valley Partners, Inc., a 501 (c)(3) organization, to assist in staffing and implementation of activities outlined above \$80,000.00

Contribution to Canal Street Bus \$10,000.00

Expenses for supplies, insurance, audit \$3,100.00

Graffiti Removal and River Skimming Programs \$2,000.00

Friends of the Hank Aaron State Trail Run/Walk\$2,000.00

Dues to Milwaukee BID Council \$100.00

Total Expenses\$97,200.00

NET ASSETS at June 30, 2008\$47,796.29

D. Financing Method

It is proposed to raise \$110,398.00 through BID assessments (see Appendix B). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; 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 - Seven
2. Composition - The majority of members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years.
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 follow rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Menomonee Valley Partners, Inc.

The BID shall be a separate entity from Menomonee Valley Partners, Inc., notwithstanding the fact that members, officers

and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and 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

To support the District Board's budget for calendar year 2009, the City of Milwaukee shall levy in 2008 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2008 special assessments on all properties in the District subject to special assessment. Property that is not tax-exempt shall be included in the property subject to special assessment. The District Board uses a special assessment formula, whereby each tax key number parcel is assessed the rate of \$1.50 per \$1,000 in assessed property value, subject to a minimum assessment per tax key number parcel of \$350 and a maximum assessment per tax key number parcel of \$2,500.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment rate based 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 per parcel will be applied, and a minimum assessment of \$350 per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of over \$179 million. This plan proposed to assess the property in the district at a rate of \$1.50 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

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

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they 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 B, 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 Menomonee Valley business area and for furthering

preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating

Plan and will then set a date for a formal public hearing.

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

B. Petition against Creation of the BID

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

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

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

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in

accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

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

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.

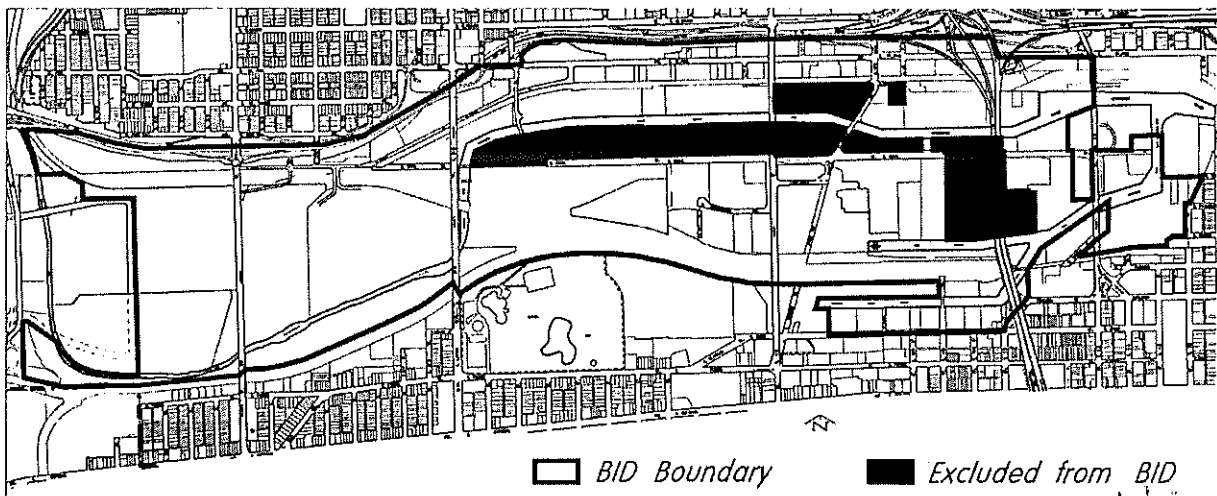
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating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

APPENDICES

A. DISTRICT BOUNDARIES

B. 2009 PROJECTED ASSESSMENTS

APPENDIX A: DISTRICT BOUNDARIES



APPENDIX B: 2009 PROJECTED ASSESSMENTS, SORTED BY TAX KEY

Taxkey	Owner	Address	Total value	2008 BID
3611587115	STATE OF WISCONSIN	701 W ST PAUL	\$ -	0
3611590111	STATE OF WI DEPT OF TRANS	314 N 8TH	\$ -	0
3611610100	STATE OF WI DOT	315 N 8TH	\$ -	0
3611614111	WIS DEPT TRANSPORTATION	900 W HINMAN	\$ -	0
3611614112	STATE OF WISCONSIN	801 W HINMAN	\$ -	0
3611615120	STATE OF WISCONSIN	901 W HINMAN	\$ -	0
3611617002	CITY OF MILW	315 N 6TH	\$ -	0
3970001113	HD MILW LLC	126 N 6TH	\$ 59,700,000	2500
3980181100	JRB VIII LLC	1118 W ST PAUL	\$ 48,800	350
3980184100	WIS DEPT TRANSPORTATION	940 W ST PAUL	\$ -	0
3980303110	ST MARY'S CEMENT	712 W CANAL	\$ 1,632,000	2448
3980305112	ST MARY'S CEMENT	880 W CANAL	\$ 117,000	350
3980403100	JRB VIII LLC	324 N 12TH	\$ 1,519,100	2279
3980405112	STATE OF WISCONSIN	1027 W ST PAUL	\$ -	0
3980409121	STATE OF WIS- DEPT OF TRANS	260 N 12TH	\$ -	0
3980698100	READCO	1505 W ST PAUL	\$ 371,300	557
3980700100	READCO	1601 W ST PAUL	\$ 221,000	350
3980702000	WISC INVESTMENT CO LLC	1635 W ST PAUL	\$ 688,300	1032
3980705110	STONE PROPERTIES LLC	1701 W ST PAUL	\$ 380,800	571
3980705120	GARNET ABRASIVE & WATER	1719 W ST PAUL	\$ 231,000	350
3980707000	PATRICIA J OLIVOTTI TRUSTEE	1739 W ST PAUL	\$ 359,000	539
3980708000	ZZ INVESTMENTS LLC	1741 W ST PAUL	\$ 304,000	456
3980709100	ZZ INVESTMENTS LLC	1819 W ST PAUL	\$ 439,000	659
3980713000	HENRY ALBERT & SANDRA HW	1925 W ST PAUL	\$ 256,000	384
3980803112	CR INTERNATIONAL INC	405 N 12TH	\$ 1,192,300	1788
3980805000	ANCHOR ENTERPRISES II	315 N 12TH	\$ 699,100	1049
3980906111	GIUFFRE I LLC	1601 W MT VERNON	\$ 1,410,400	2116
3981212110	ANDREW G MUELLER	1200 W CANAL	\$ 540,100	810
3981231000	STANDARD ELECTRIC SUPPLY CO	222 N EMMER	\$ 1,185,000	1778
3981232100	481DA LLC	254 N EMMER	\$ 744,800	1117
3981241000	MYRIAD PROPERTY GROUP LLC	272 N 12TH	\$ 652,000	978
3981242000	ASTOR APTS LTD PTN	250 N 12TH	\$ 2,396,000	2500
3981261000	JOSEPH A SANTORO REAL	1205 W MT VERNON	\$ 528,100	792
3990013100	WISC INVESTMENT COMPANY LLC	1610 W ST PAUL	\$ 650,500	976
3990026000	MONITOR CORP	1500 W ST PAUL	\$ 572,000	858
3990213111	ZZ INVESTMENTS LLC	1922 W ST PAUL	\$ 70,300	350
3990215110	LUCILLE L LIEBNER	1906 W ST PAUL	\$ 122,300	350
3990229110	PAIN ENTERPRISES INC	1816 W ST PAUL	\$ 217,000	350
3990231111	ZZ INVESTMENTS LLC	1800 W ST PAUL	\$ 35,000	350

3990243112	WISC INVESTMENT CO LLC	1712 W ST PAUL	\$ 81,000	350
3990271000	MELANIE SOBELMAN	1900 W ST PAUL	\$ 304,000	456
3990272000	YVONNE M ZAFFIRO REVOCABLE	1902 W ST PAUL	\$ 22,000	350
3990281100	Canal Street LLC	1300 W. Canal Street	\$ 1,789,000	2500
3999988100	ROBERT F ZELLMER	1418 W ST PAUL	\$ 968,900	1453
3999991100	CR INTERNATIONAL INC	407 N 13TH	\$ 999,600	1499
3999997100	1435 CORPORATION	1357 W ST PAUL	\$ 276,600	415
3999997200	READCO	324 N 15TH	\$ 421,000	632
3999999110	FOREST COUNTY POTAWATOMI	313 N 13TH	\$ 3,065,000	2500
4000401110	DOGS WORLD LLC	2501 W ST PAUL	\$ 397,800	597
4000774110	JUNE ANN SCHLAGENHAUF	2326 W ST PAUL	\$ 1,120,200	1680
4000784110	HENRY ALBERT & SANDRA HW	2015 W ST PAUL	\$ 589,000	884
4000786110	2033 ASSOCIATES LLP	2033 W ST PAUL	\$ 302,900	454
4000788100	ARUNDEL LLC	2045 W ST PAUL	\$ 355,000	533
4000789100	BRENNAN FAMILY LIMITED	2101 W ST PAUL	\$ 792,000	1188
4000789210	JUNE A SCHLAGENHAUF	2301 W ST PAUL	\$ 905,600	1358
4009990000	ALMACEN DEVELOPMENT LLC	321 N 25TH	\$ 262,000	393
4009991110	ALMACEN DEVELOPMENT LLC	305 N 25TH	\$ 404,000	606
4009991215	2612 GREVES LLC	2612 W GREVES	\$ 1,107,800	1662
4009995115	RAYMOND F KUBACKI,	2401 W ST PAUL	\$ 934,000	1401
4009995117	GIUFFRE VIII LLC	200 N 25TH	\$ 2,000,000	2500
4009995118	GIUFFRE I LLC	2001 W MT VERNON	\$ 593,000	890
4009998111	DIEDRICH ACQUISITIONS LLC	2615 W GREVES	\$ 984,500	1477
4010409111	CITY OF MILWAUKEE	3002 W CANAL	\$ -	0
4011401111	RED STAR PROPERTY LLC	2702 W GREVES	\$ 249,300	374
4019999110	THIELE TANNING CO	123 N 27TH	\$ 589,100	884
4230001000	JOHN F STIMAC JR	600 S 44TH	\$ 582,800	874
4230014000	Mulhaney Properties	3880 W. Milwaukee Road	\$ 477,900	717
4230016000	Caleffi North America	3883 W. Milwaukee Road	\$ 2,600,000	2500
4230021000	Valtay LLC	3630 W. Wheelhouse Road	\$ 3,272,775	2500
4239999017	STATE OF WISCONSIN, STATE	400 S 44TH	\$ -	0
4240401000	Palermo's Properties	3301 W. Canal Street	\$ 8,395,300	2500
4249998110	REXNORD INDUSTRIES LLC	3001 W CANAL	\$ 7,043,100	2500
4259983122	FCPC PLANKINTON YARDS	2301 W CANAL	\$ 1,984,200	2500
4260022100	ALDRICH CHEMICAL CO INC	210 S EMMBER	\$ 822,700	1234
4260033120	EMMPACK FOODS INC	219 S EMMBER	\$ 2,849,000	2500
4260061110	EMMPAK FOODS INC	1513 W CANAL	\$ 530,800	796
4260071112	EMMPAK FOODS INC	1901 W CANAL	\$ 2,908,700	2500
4260111000	FOREST COUNTY POTAWATOMI	1611 W CANAL	\$ 691,900	1038
4260131000	PFC INC	104 S EMMBER	\$ 631,000	947
4260132000	ZIEGLER BENCE PARTNERS 5 LLC	1207 W CANAL	\$ 9,579,100	2500
4260133000	EMMPACK FOODS INC	320 S EMMBER	\$ 1,021,700	1533
4269940111	FOREST COUNTY POTAWATOMI	305 S 16TH	\$ 809,200	1214
4269947111	FOREST COUNTY POTAWATOMI	338 S 17TH	\$ 12,052,000	2500
4269948112	FOREST COUNTY POTAWATOMI	320 S 19TH	\$ 12,454,000	2500

4269965112	SOO LINE RAILROAD COMPANY	500 S MUSKEGO	\$ 325,000	488
4269985000	MID-CITY FOUNDRY CO	1400 W BRUCE	\$ 301,900	453
4269986000	BRUCE STREET INVESTMENTS LLC	1304 W BRUCE	\$ 600,000	900
4270101100	GEORGE A DAMMAN	754 W VIRGINIA	\$ 206,000	350
4270103100	LOON INVESTMENT COMPANY INC	800 W VIRGINIA	\$ 51,300	350
4270104100	AHMED ABDILLAHI	840 W VIRGINIA	\$ 634,900	952
4270203111	JOHN STOLLENWERK	131 S 7TH	\$ 1,282,200	1923
4270203120	STATE OF WI	833 W CANAL	\$ -	0
4270207100	HAROLD KLEIN & BERNARD KLEIN	754 W VIRGINIA	\$ 215,100	350
4270210112	SOO LINE RAILROAD COMPANY	904 W BRUCE	\$ 57,400	350
4270401110	OLSEN BROTHERS ENTERPRISES	920 W BRUCE	\$ 625,000	938
4270406110	WISCONSIN ELECTRIC POWER CO	1135 W CANAL	\$ -	0
4270409121	RNC CANAL ST PROPERTY LLC	1201 W CANAL	\$ 1,214,000	1821
4270411120	SOO LINE RAILROAD COMPANY	1104 W BRUCE	\$ 294,300	441
4270418100	HURON TRANSPORTATION INC	470 S 11TH	\$ 638,000	957
4270422100	KARL H ZIELKE	902 W BRUCE	\$ 19,900	350
4270422200	DOMINGO MUNOZ	904 W BRUCE	\$ 65,200	350
4270425000	AKSS, LLC	1102 W BRUCE	\$ 465,000	698
4270426000	BERNARD KLEIN & HAROLD KLEIN	1134 W BRUCE	\$ 206,200	350
4270427000	BRUCE STREET PROPERTIES LLC	1230 W BRUCE	\$ 491,000	737
4270521211	BUILDING 41 LLC	615 W OREGON	\$ 30,000	350
4270542111	LONE STAR INDUSTRIES AKA	643 W CANAL	\$ 2,381,000	2500
4270571000	DRAKE ENVIRONMENTAL, INC	530 S 11TH	\$ 349,000	524
4270572000	BLACKHAWK DEVELOPMENT LLC	1000 W BRUCE	\$ 730,200	1095
4270573000	BLACKHAWK DEVELOPMENT LLC	920 W BRUCE	\$ 225,000	350
4270574000	COMMUNITY WAREHOUSE INC	521 S 9TH	\$ 359,000	539
4280512114	BUILDING 41 LLC	339 W PITTSBURGH	\$ 2,282,300	2500
4280516110	BUILDING 41 LLC	220 S 6TH	\$ 274,100	411
		Total BID prop values:	\$179,824,675	
		Total 2008 BID assessment value:		\$110,398

sp_ct	rem_taxkey	rem_cl	status	addr	rem_owner1
26	3611587115	8	Active	701 W ST PAUL	STATE OF WISCONSIN
26	3611590111	1	Active	314 N 8TH	STATE OF WI DEPT OF TRANS
26	3611610100	3	Active	315 N 8TH	STATE OF WI DOT
26	3611614111	0	Active	900 W HINMAN	WIS DEPT TRANSPORTATION
26	3611614112	9	Active	801 W HINMAN	STATE OF WISCONSIN
26	3611615120	5	Active	901 W HINMAN	STATE OF WISCONSIN
26	3611617002	1	Active	315 N 6TH	CITY OF MILW
26	3970001113	9	Active	126 N 6TH	HD MILW LLC
26	3980181100	4	Active	1118 W ST PAUL	JRB VIII LLC
26	3980184100	0	Active	940 W ST PAUL	WIS DEPT TRANSPORTATION
26	3980303110	3	Active	712 W CANAL	ST MARY'S CEMENT
26	3980305112	0	Active	880 W CANAL	ST MARY'S CEMENT
26	3980403100	X	Active	324 N 12TH	JRB VIII LLC
26	3980405112	4	Active	1027 W ST PAUL	STATE OF WISCONSIN
26	3980409121	5	Active	260 N 12TH	STATE OF WIS- DEPT OF TRANS
26	3980698100	5	Active	1505 W ST PAUL	READCO
26	3980700100	4	Active	1601 W ST PAUL	READCO
26	3980702000	9	Active	1635 W ST PAUL	WISC INVESTMENT CO LLC
26	3980705110	9	Active	1701 W ST PAUL	STONE PROPERTIES LLC
26	3980705120	6	Active	1719 W ST PAUL	GARNET ABRASIVE & WATER
26	3980707000	6	Active	1739 W ST PAUL	PATRICIA J OLIVOTTI TRUSTEE
26	3980708000	1	Active	1741 W ST PAUL	ZZ INVESTMENTS LLC
26	3980709100	3	Active	1819 W ST PAUL	ZZ INVESTMENTS LLC
26	3980713000	9	Active	1925 W ST PAUL	HENRY ALBERT & SANDRA HW
26	3980803112	8	Active	405 N 12TH	CR INTERNATIONAL INC
26	3980805000	9	Active	315 N 12TH	ANCHOR ENTERPRISES II
26	3980906111	X	Active	1601 W MT VERNON	GIUFFRE I LLC
26	3981212110	7	Active	1200 W CANAL	ANDREW G MUELLER
26	3981231000	7	Active	222 N EMMBER	STANDARD ELECTRIC SUPPLY CO
26	3981232100	9	Active	254 N EMMBER	481DA LLC
26	3981241000	1	Active	272 N 12TH	MYRIAD PROPERTY GROUP LLC
26	3981242000	7	Active	250 N 12TH	ASTOR APTS LTD PTN
26	3981261000	0	Active	1205 W MT VERNON	JOSEPH A SANTORO REAL
26	3990013100	7	Active	1610 W ST PAUL	WISC INVESTMENT COMPANY LLC
26	3990026000	1	Active	1500 W ST PAUL	MONITOR CORP
26	3990213111	X	Active	1922 W ST PAUL	ZZ INVESTMENTS LLC
26	3990215110	2	Active	1906 W ST PAUL	LUCILLE L LIEBNER
26	3990229110	9	Active	1816 W ST PAUL	PAIN ENTERPRISES INC
26	3990231111	8	Active	1800 W ST PAUL	ZZ INVESTMENTS LLC
26	3990243112	1	Active	1712 W ST PAUL	WISC INVESTMENT CO LLC
26	3990271000	4	Active	1900 W ST PAUL	MELANIE SOBELMAN
26	3990272000	X	Active	1902 W ST PAUL	YVONNE M ZAFFIRO REVOCABLE
26	3990281100	5		1300 W. Canal Street	Canal Street LLC
26	3999988100	2	Active	1418 W ST PAUL	ROBERT F ZELLMER
26	3999991100	9	Active	407 N 13TH	CR INTERNATIONAL INC
26	3999997100	1	Active	1357 W ST PAUL	1435 CORPORATION
26	3999997200	8	Active	324 N 15TH	READCO
26	3999999110	X	Active	313 N 13TH	FOREST COUNTY POTAWATOMI
26	4000401110	6	Active	2501 W ST PAUL	DOGS WORLD LLC
26	4000774110	5	Active	2326 W ST PAUL	JUNE ANN SCHLAGENHAUF
26	4000784110	X	Active	2015 W ST PAUL	HENRY ALBERT & SANDRA HW

26	4000786110	0	Active	2033 W ST PAUL	2033 ASSOCIATES LLP
26	4000788100	4	Active	2045 W ST PAUL	ARUNDEL LLC
26	4000789100	X	Active	2101 W ST PAUL	BRENNAN FAMILY LIMITED
26	4000789210	3	Active	2301 W ST PAUL	JUNE A SCHLAGENHAUF
26	4009990000	X	Active	321 N 25TH	ALMACEN DEVELOPMENT LLC
26	4009991110	9	Active	305 N 25TH	ALMACEN DEVELOPMENT LLC
26	4009991215	6	Active	2612 W GREVES	2612 GREVES LLC
26	4009995115	1	Active	2401 W ST PAUL	RAYMOND F KUBACKI,
26	4009995117	8	Active	200 N 25TH	GIUFFRE VIII LLC
26	4009995118	6	Active	2001 W MT VERNON	GIUFFRE I LLC
26	4009998111	5	Active	2615 W GREVES	DIEDRICH ACQUISITIONS LLC
26	4010409111	5	Active	3002 W CANAL	CITY OF MILWAUKEE
26	4011401111	X	Active	2702 W GREVES	RED STAR PROPERTY LLC
26	4019999110	X	Active	123 N 27TH	THIELE TANNING CO
26	4230001000	2	Active	600 S 44TH	JOHN F STIMAC JR
26	4230014000	3		3880 W. Milwaukee Ro	Mulhaney Properties
26	4230016000	4		3883 W. Milwaukee Ro	Caleffi North America
26	4230021000	1		3630 W. Wheelhouse R	Valtay LLC
26	4239999017	8	Active	400 S 44TH	STATE OF WISCONSIN, STATE
26	4240401000	4		3301 W. Canal Street	Palermo's Properties
26	4249998110	9	Active	3001 W CANAL	REXNORD INDUSTRIES LLC
26	4259983122	8	Active	2301 W CANAL	FCPC PLANKINTON YARDS
26	4260022100	5	Active	210 S EMMBER	ALDRICH CHEMICAL CO INC
26	4260033120	X	Active	219 S EMMBER	EMMPACK FOODS INC
26	4260061110	5	Active	1513 W CANAL	EMMPAK FOODS INC
26	4260071112	6	Active	1901 W CANAL	EMMPAK FOODS INC
26	4260111000	2	Active	1611 W CANAL	FOREST COUNTY POTAWATOMI
26	4260131000	1	Active	104 S EMMBER	PFC INC
26	4260132000	7	Active	1207 W CANAL	ZIEGLER BENCE PARTNERS 5 LLC
26	4260133000	2	Active	320 S EMMBER	EMMPACK FOODS INC
26	4269940111	5	Active	305 S 16TH	FOREST COUNTY POTAWATOMI
26	4269947111	3	Active	338 S 17TH	FOREST COUNTY POTAWATOMI
26	4269948112	7	Active	320 S 19TH	FOREST COUNTY POTAWATOMI
26	4269965112	X	Active	500 S MUSKEGO	SOO LINE RAILROAD COMPANY
26	4269985000	9	Active	1400 W BRUCE	MID-CITY FOUNDRY CO
26	4269986000	4	Active	1304 W BRUCE	BRUCE STREET INVESTMENTS LLC
26	4270101100	1	Active	754 W VIRGINIA	GEORGE A DAMMAN
26	4270103100	2	Active	800 W VIRGINIA	LOON INVESTMENT COMPANY INC
26	4270104100	8	Active	840 W VIRGINIA	AHMED ABDILLAH
26	4270203111	1	Active	131 S 7TH	JOHN STOLLENWERK
26	4270203120	0	Active	833 W CANAL	STATE OF WI
26	4270207100	8	Active	754 W VIRGINIA	HAROLD KLEIN & BERNARD KLEIN
26	4270210112	8	Active	904 W BRUCE	SOO LINE RAILROAD COMPANY
26	4270401110	X	Active	920 W BRUCE	OLSEN BROTHERS ENTERPRISES
26	4270406110	7	Active	1135 W CANAL	WISCONSIN ELECTRIC POWER CO
26	4270409121	9	Active	1201 W CANAL	RNC CANAL ST PROPERTY LLC
26	4270411120	1	Active	1104 W BRUCE	SOO LINE RAILROAD COMPANY
26	4270418100	5	Active	470 S 11TH	HURON TRANSPORTATION INC
26	4270422100	7	Active	902 W BRUCE	KARL H ZIELKE
26	4270422200	3	Active	904 W BRUCE	DOMINGO MUNOZ
26	4270425000	7	Active	1102 W BRUCE	AKSS, LLC
26	4270426000	2	Active	1134 W BRUCE	BERNARD KLEIN & HAROLD KLEIN

26	4270427000	8	Active	1230 W BRUCE	BRUCE STREET PROPERTIES LLC
26	4270521211	7	Active	615 W OREGON	BUILDING 41 LLC
26	4270542111	5	Active	643 W CANAL	LONE STAR INDUSTRIES AKA
26	4270571000	1	Active	530 S 11TH	DRAKE ENVIRONMENTAL, INC
26	4270572000	7	Active	1000 W BRUCE	BLACKHAWK DEVELOPMENT LLC
26	4270573000	2	Active	920 W BRUCE	BLACKHAWK DEVELOPMENT LLC
26	4270574000	8	Active	521 S 9TH	COMMUNITY WAREHOUSE INC
26	4280512114	3	Active	339 W PITTSBURGH	BUILDING 41 LLC
26	4280516110	2	Active	220 S 6TH	BUILDING 41 LLC

rem_owner2	rem_owner_mail_addr	propclass
DEPT OF TRANSPORTATION REAL ESTATE C/O LARRY STEIN, MARQUETTE	4802 SHEBOYGAN AVE RM 551 PO BOX 798 P O BOX 798 900 W HINMAN ST	Exempt Exempt Exempt Exempt
DEPT OF TRANSPORTATION DEPT OF TRANSPORTATION	4802 SHEBOYGAN AVE RM 551 4802 SHEBOYGAN AVE RM 551 809 N BROADWAY	Exempt Exempt Exempt
ATTN: TAX DEPT	3700 W JUNEAU AVE PO BOX 674 6000 N TEUTONIA AV	Local Commercial Manufacturing Exempt
C/O ATLAS TAX PROPERTY SVS C/O ATLAS TAX SVS	181 BAY ST #1400 181 BAY ST #1400 PO BOX 674	Special Mercantile Special Mercantile Manufacturing
DEPT OF TRANSPORTATION SE REGION ATTN LARRY STEIN	141 NW BARSTOW ST PO BOX 798 141 NW BARSTOW BOX 798 P O BOX 1131 POB 1131	Exempt Exempt Local Commercial Local Commercial
FILTRATION INC PATRICIA J OLIVOTTI LIVING C/O ACTION PROPERTY MGMT C/O ACTION PROPERTY MGMT	1635 W ST PAUL AV 1701 W ST PAUL AV 1719 W ST PAUL AV 5026 PARLIAMENT PL 2945 N OAKLAND AV 2945 N OAKLAND AV 2015 W ST PAUL AVE	Manufacturing Manufacturing Local Commercial Local Commercial Special Mercantile Special Mercantile Local Commercial
C/O CERAC INC	P O BOX 1178 POB 2116 445 W OKLAHOMA AV 1200 W CANAL ST P O BOX 651 541 N BROADWAY 272 N 12TH ST	Manufacturing Special Mercantile Local Commercial Local Commercial Special Mercantile Manufacturing Local Commercial
ESTATE LLC	15881 N 80TH ST, #100 1205 W MT VERNON AV 1610 W. ST PAUL AVE 1500 W ST PAUL AV	Special Mercantile Local Mercantile Manufacturing Manufacturing
C/O ACTION PROPERTY MGMT TOD	2945 N OAKLAND AV 1906 W ST PAUL AV 101 DANIELS WAY	Local Commercial Manufacturing Local Commercial
C/O ACTION PROPERTY MGMT	2945 N OAKLAND AV 1712 W ST PAUL AV 1900 W ST PAUL AV	Local Commercial Manufacturing Local Commercial
TRUST	2016 N 59TH ST	Local Commercial Local Mercantile
C/O ACTION PROPERTY MGMT C/O CERAC INC	2945 N OAKLAND AV P O BOX 1178 P O BOX 1131 POB 1131	Local Commercial Manufacturing Local Commercial Special Mercantile
COMMUNITY OF WI C/O BINGO	1721 W CANAL ST 333 N 25TH ST 15995 SIESTA LANE 2015 W ST PAUL AVE	Local Commercial Local Commercial Special Mercantile Local Commercial

	2033 W ST PAUL AV	Manufacturing
	2045 W ST PAUL AV	Local Commercial
PARTNERSHIP	P.O. BOX 2127	Local Commercial
C/O SIVA TRUCK LEASING INC	2301 WEST ST PAUL AV	Special Mercantile
	1923 N 1ST ST	Local Commercial
	1923 N 1ST ST	Local Commercial
	126 S 2ND ST	Manufacturing
WALTER WHITE & JOHN TOPP	7930 W CLINTON AVE	Special Mercantile
	445 W OKLAHOMA AV	Special Mercantile
	445 W OKLAHOMA AV	Special Mercantile
	2615 W GREVES ST	Manufacturing
	809 N BROADWAY	Exempt
	126 S 2ND ST	Manufacturing
	123 N 27TH ST	Manufacturing
	600 S 44TH ST	Local Commercial
C/O Badger Railing	3880 W. Milwaukee Road	Manufacturing
	3883 W. Milwaukee Road	Local Mercantile
C/O Taylor Dynamometer	3630 W. Wheelhouse Road	Local Mercantile
BUILDING COMMISSION	101 E WILSON ST, 10TH FL	Exempt
	3301 W. Canal Street	Manufacturing
	4701 W GREENFIELD AVE	Manufacturing
DEVELOPMENT LLC	313 N 13TH ST	Local Commercial
	6000 N TEUTONIA AV	Manufacturing
	PO BOX 5626	Manufacturing
	P O BOX 5626	Manufacturing
	P O BOX 5626	Manufacturing
COMMUNITY OF WISCONSIN	P.O. BOX 340	Manufacturing
	104 S EMMER LN	Local Commercial
C/O IRGENS DEVELOPMENT	10700 W RESEARCH DR, STE 1	Local Commercial
	PO BOX 5626	Manufacturing
COMMUNITY OF WI C/O BINGO	1721 W CANAL ST	Local Commercial
COMMUNITY OF WI	1721 W CANAL ST	Local Commercial
OF WIS	1721 W CANAL ST	Local Commercial
C/O REAL ESTATE DEPARTMENT	501 MARQUETTE AV SOUTH	Local Commercial
	P O BOX 04696	Manufacturing
	16655 W BLUE MOUND RD #270	Special Mercantile
	2966 S 45TH ST	Local Commercial
C/O P & V ATLAS CORPORATION	600 W VIRGINIA ST STE 202	Special Mercantile
	840 W VIRGINIA ST	Special Mercantile
MILWAUKEE REAL ESTATE LLC	201 E SEVEN HILLS RD	Local Commercial
DEPT OF TRANSPORTATION	901 N 9TH ST	Exempt
	PO BOX 241777	Local Commercial
C/O REAL ESTATE DEPARTMENT	501 MARQUETTE AV SOUTH	Local Commercial
LLP	N2084 STATE RD 49	Special Mercantile
	333 W EVERETT ST	Exempt
	1900 S HARBOR DR	Special Mercantile
C/O REAL ESTATE DEPARTMENT	501 MARQUETTE AV SOUTH	Local Commercial
NKA LAFARGE INC	12735 MORRIS RD, STE 300	Special Mercantile
	10167 W NATIONAL AVE	Special Mercantile
	S78 W15332 FOXTAIL CR	Local Commercial
	1102 W BRUCE ST	Local Commercial
	PO BOX 241777	Local Commercial

C/O ATLAS DEVELOPMENT
MARQUETTE CEMENT MFG CO

1228 W BRUCE ST
600 W VIRGINIA ST
100 BROADHEAD RD, STE 230
530 S 11TH ST
530 S 11TH ST
530 S 11TH ST
521 S 9TH ST
600 W VIRGINIA ST
600 W VIRGINIA ST # 202

Special Mercantile
Special Mercantile
Special Mercantile
Local Commercial
Local Commercial
Local Commercial
Local Commercial
Local Commercial
Special Mercantile
Special Mercantile

rem_curr_land	rem_curr_imprv	rem_curr_total	lot_sqft	bdg_sqft	obj
\$ -	\$ -	\$ -	84800	84800	
\$ -	\$ -	\$ -	25818	25818	
\$ -	\$ -	\$ -	5837	5000	
\$ -	\$ -	\$ -	7674	7674	
\$ -	\$ -	\$ -	3255	3255	
\$ -	\$ -	\$ -	243354	243354	
\$ -	\$ -	\$ -	28000	28000	
\$ 1,899,100	\$ 57,800,900	\$ 59,700,000	661807		0 Obj
\$ 42,800	\$ 6,000	\$ 48,800			
\$ -	\$ -	\$ -	70030		0
\$ 613,700	\$ 1,018,300	\$ 1,632,000	178204		0 Obj
\$ 78,300	\$ 38,700	\$ 117,000	27269		0
\$ 197,300	\$ 1,321,800	\$ 1,519,100			
\$ -	\$ -	\$ -			
\$ -	\$ -	\$ -	455071		5905
\$ 270,300	\$ 101,000	\$ 371,300	67571		20894
\$ 51,200	\$ 169,800	\$ 221,000	12805		20730
\$ 91,000	\$ 597,300	\$ 688,300			
\$ 57,900	\$ 322,900	\$ 380,800			
\$ 47,000	\$ 184,000	\$ 231,000	16379		10535
\$ 56,600	\$ 302,400	\$ 359,000	19733		18707 Obj
\$ 47,800	\$ 256,200	\$ 304,000	16640		43860
\$ 250,000	\$ 189,000	\$ 439,000	87120		65081
\$ 36,500	\$ 219,500	\$ 256,000	10439		9180
\$ 113,300	\$ 1,079,000	\$ 1,192,300	35055		0
\$ 171,300	\$ 527,800	\$ 699,100	59677		182251
\$ 1,281,300	\$ 129,100	\$ 1,410,400	446490		7291 Obj
\$ 333,200	\$ 206,900	\$ 540,100	47600		3798
\$ 418,800	\$ 766,200	\$ 1,185,000	145926		34906
\$ 110,300	\$ 634,500	\$ 744,800			
\$ 128,500	\$ 523,500	\$ 652,000	25698		16016
\$ 290,000	\$ 2,106,000	\$ 2,396,000	101059		145273
\$ 185,700	\$ 342,400	\$ 528,100	37133		8242
\$ 164,000	\$ 486,500	\$ 650,500			
\$ 132,000	\$ 440,000	\$ 572,000			
\$ 37,100	\$ 33,200	\$ 70,300	12375		0
\$ 28,100	\$ 94,200	\$ 122,300			
\$ 86,100	\$ 130,900	\$ 217,000	28688		6712
\$ 34,000	\$ 1,000	\$ 35,000	11348		0
\$ 70,900	\$ 10,100	\$ 81,000			
\$ 19,100	\$ 284,900	\$ 304,000	6375		5735
\$ 3,800	\$ 18,200	\$ 22,000	1275		0
\$ 850,000	\$ 939,000	\$ 1,789,000			
\$ 103,700	\$ 865,200	\$ 968,900	34582		28327
\$ 161,700	\$ 837,900	\$ 999,600	50059		0
\$ 275,300	\$ 1,300	\$ 276,600	68825		0
\$ 67,900	\$ 353,100	\$ 421,000	23653		62928
\$ 76,000	\$ 2,989,000	\$ 3,065,000	76039		38328
\$ 88,300	\$ 309,500	\$ 397,800	30753		15090
\$ 487,500	\$ 632,700	\$ 1,120,200	169884		25213
\$ 293,000	\$ 296,000	\$ 589,000	58596		34007

\$	51,000	\$	251,900	\$	302,900		
\$	58,500	\$	296,500	\$	355,000	11690	10900
\$	196,300	\$	595,700	\$	792,000	68389	32539
\$	337,500	\$	568,100	\$	905,600	78408	14223
\$	74,800	\$	187,200	\$	262,000	18700	16152
\$	233,500	\$	170,500	\$	404,000	58368	42906
\$	234,500	\$	873,300	\$	1,107,800		
\$	352,500	\$	581,500	\$	934,000	122839	8119
\$	1,282,500	\$	717,500	\$	2,000,000	446926	69614 Obj
\$	284,100	\$	308,900	\$	593,000	99012	22610 Obj
\$	228,300	\$	756,200	\$	984,500		
\$	-	\$	-	\$	-	0	0
\$	249,200	\$	100	\$	249,300		
\$	191,500	\$	397,600	\$	589,100		
\$	225,800	\$	357,000	\$	582,800	78669	14992
\$	159,300	\$		\$	477,900		
\$	320,100	\$	2,279,900	\$	2,600,000		
\$	414,600	\$	2,858,175	\$	3,272,775		
\$	-	\$	-	\$	-	2037606	0
\$	988,600	\$	7,406,700	\$	8,395,300		
\$	3,056,300	\$	3,986,800	\$	7,043,100		
\$	1,322,300	\$	661,900	\$	1,984,200	460778	0 Obj
\$	194,100	\$	628,600	\$	822,700		
\$	1,314,800	\$	1,534,200	\$	2,849,000		
\$	265,100	\$	265,700	\$	530,800		
\$	591,400	\$	2,317,300	\$	2,908,700		
\$	201,800	\$	490,100	\$	691,900	72900	12807
\$	57,800	\$	573,200	\$	631,000	11565	13910
\$	1,888,000	\$	7,691,100	\$	9,579,100	595247	156025
\$	576,400	\$	445,300	\$	1,021,700		
\$	598,100	\$	211,100	\$	809,200	119623	0
\$	581,500	\$	11,470,500	\$	12,052,000	116305	382616 Obj
\$	821,300	\$	11,632,700	\$	12,454,000	164269	573924 Obj
\$	325,000	\$	-	\$	325,000	113256	0
\$	110,400	\$	191,500	\$	301,900	115804	0
\$	295,600	\$	304,400	\$	600,000	103019	0
\$	187,300	\$	18,700	\$	206,000	31212	9166
\$	44,700	\$	6,600	\$	51,300	5585	0
\$	156,500	\$	478,400	\$	634,900	7823	1223
\$	1,282,200	\$	-	\$	1,282,200	183170	0
\$	-	\$	-	\$	-	31986	0
\$	160,500	\$	54,600	\$	215,100	55931	0 Obj
\$	57,400	\$	-	\$	57,400	11475	0
\$	287,000	\$	338,000	\$	625,000	140263	0
\$	-	\$	-	\$	-	331492	0
\$	566,300	\$	647,700	\$	1,214,000	197327	39240
\$	294,300	\$	-	\$	294,300	58860	0
\$	217,000	\$	421,000	\$	638,000	89298	0
\$	19,900	\$	-	\$	19,900	3977	1004
\$	30,900	\$	34,300	\$	65,200	6180	2388
\$	326,700	\$	138,300	\$	465,000	65340	12433
\$	177,400	\$	28,800	\$	206,200	35470	3420 Obj

\$	259,300	\$	231,700	\$	491,000	90343	44364
\$	30,000	\$	-	\$	30,000	12759	0
\$	1,028,800	\$	1,352,200	\$	2,381,000	358499	0
\$	62,200	\$	286,800	\$	349,000	12439	3590
\$	528,300	\$	201,900	\$	730,200	105668	46616 Obj
\$	188,700	\$	36,300	\$	225,000	37737	27263
\$	113,300	\$	245,700	\$	359,000	22665	13576
\$	2,282,300	\$	-	\$	2,282,300	662765	0
\$	274,100	\$	-	\$	274,100	22869	0

BID assessed value: \$ 179,824,675

BID assessment:

BID_assessment change

0	
0	
0	
0	
0	
0	
0	
2500	
350	
0	
2448	
350	
2279	
0	
0	
557	
350	
1032	
571	
350	
539	
456	
659	
384	
1788	
1049	
2116	
810	
1778	
1117	
978	
2500	
792	propclass changed from Exempt to Local Mercantile
976	
858	
350	
350	
350	
350	
350	
456	
350	
2500	missing tax key
1453	
1499	
415	
632	
2500	
597	
1680	
884	

454
533
1188
1358
393
606
1662
1401
2500
890
1477
0
374
884
874
717
2500
2500
0
2500
2500
2500
1234
2500
796
2500
1038
947
2500
1533
1214
2500
2500
488
453
900
350
350
952
1923
0
350
350
938
0
1821
441
957
350
350
698
350

missing tax key
missing tax key
missing tax key
missing tax key

737
350
2500
524
1095
350
539
2500
411

\$ 110,398