

*Atkinson Capitol Teutonia  
ACT*

*BUSINESS IMPROVEMENT DISTRICT NO.29*

*PROPOSED OPERATING PLAN (YEAR THREE)*

**2005**

Draft SEPTEMBER 8,2004

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## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created s. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wis. Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement district for the purpose of revitalizing and improving the Atkinson Avenue, Capitol Drive and Teutonia Avenue business area on Milwaukee's north side (see Appendix B). Pursuant to the BID law, an initial Operating Plan for the proposed district has been prepared. The BID proponents have developed this Plan with technical assistance from the City of Milwaukee Department of City Development.

Section 66.1109(3)(b), Wis. Stats. Requires that a BID Board of Directors "...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval. "Given that this is the initial Operating Plan, there is no BID Board of Directors. However, the organizing as initiated by community organizations and business operators and property owners, and comprehensive plan was established for the proposed Atkinson Teutonia Capitol BID district.

### B. Physical Setting

The vast majority of the ACT Triangle is made up of residential properties. Of the nearly 8,000 total number of parcels in and immediately surrounding the ACT Triangle, approximately 200 are commercial or industrial in nature. Thirty parcels are institutional in use (schools, churches, municipal and government facilities). Eighty-four parcels are vacant lots, boarded up properties, or residential units owned by the City of Milwaukee, some other governmental unit, or a lending institution as a result of foreclosure, tax delinquency or public nuisance.

The overwhelming majority of the housing is single-family detached homes. The second most prevalent type of land use is duplex housing. There are a few three and four flat units. The area surrounding the intersection of West Capitol Drive, Atkinson Avenue and Teutonia Avenue supports a number of apartment buildings. The apparent largest of these, a 55 unit complex located at the intersection of Roosevelt Drive and Teutonia is a boarded up property.

An estimated 70% of the housing in the ACT area was built prior to World War II. Much of this housing stock was built in the 1920's and 1930's. While the housing stock is not in danger of falling down, it has become expensive to maintain. This has caused much maintenance to be deferred, and has led to blight conditions.

There is a significant portion of newer housing at the northeast corner of the ACT Triangle. This housing stock differs greatly from the majority of the community's housing. It is brick or faced, and is evident of styles popular after World War II. Furthermore, lot and parcel sizes are larger in this section of the neighborhood.

The median value of a house in the ACT area in 1990 was estimated at \$36,718.00. Current estimates place the median value of a house in this neighborhood at \$46,110.00. This represents an increase of just over 25.5% in the eight years since the 1990 Census was conducted. Recent housing sales do not exactly support the estimated current housing value. Single family residential sales in 1997 and 1998 averaged \$37,100.00. Duplex sales averaged just over \$42,550.00.

## II. DISTRICT BOUNDARIES

The potential boundaries for the ACT Business Improvement District extend from the 800 to 2600 block of Atkinson Avenue, the 2000 to 2700 Block of Capitol Drive and the 3700 to 4300 block of Teutonia Avenue.

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 and Outcomes

In recognition of issues and concerns from business and property owners, the ACT BID along with the ACT business association have set the following 2005 plan objectives and outcomes;

#### **Encourage new business development, and expand current business activity**

- A. Implementation of a Marketing Strategy
- B. Partnerships with public and private sector to spur development and reinvestment
- C. Collaborations with ACT Business Association and other Community Based Organizations

#### **Assist in development, redevelopment, promotion and maintenance of the ACT commercial district.**

- D. Reduction of vacant commercial space
- E. Reduction and improvement of vacant lots
- F. Reduction of blighted conditions
- G. Reduction of Crime

## **B. Proposed Activities - Year Two**

For Operating Year 2005 The ACT BID will carry out three main functions to meet its objectives and outcomes:

### **1. Real Estate Development-**

- The ACT BID will maintain an inventory of vacated buildings and lots for potential business development. The inventory will contain information on conditions of buildings and lots. The inventory will be maintained in a database and made available for review via Internet or a property "hot sheet." The ACT BID and Business Association will also work with the Department of Neighborhood Services to ensure that properties are maintained in accordance with city codes. This is essential to maintaining a stronghold against blight and decay of the street
- The ACT BID will also assist with facilitating transactions between a private buyer and the city. In 2003, BID representatives received training and information in commercial development and revitalization through the National Council of Community Economic Development, Local Initiatives Support Corporation (LISC) and the Department of City Development. ACT BID members are in the process of a feasibility study for the purchase of a Capitol Drive property. The property could be reclaimed as a retail/service mall in partnership with a developer and a community based organization.

### **2. District Promotion and Marketing-** Developing effective promotional material and marketing the districts are two vital functions of the ACT BID.

- The Department of City Development received a street enhancement grant that will create a new look for Capitol drive in 2004. The project will provide; new street lighting, paving and development of a small plaza near the Capitol and Teutonia intersection. The ACT BID has planned the design and installation of special signs & banners that will identify the ACT BID as a unique environment for retail sales and personal services. The ACT BID will also work with DCD and UWM in completing the final design and selection of amenities for the street.
- The ACT BID will publish a newsletter outlining positive experiences of businesses within the district. The newsletter will also offer information on best practices for successful businesses. The newsletter will be distributed throughout the district.
- The ACT BID will host an annual dinner meeting in December that will give special recognition for businesses, developers and organizations that positively affect the economic environment and aesthetics of the BID. The special recognition dinner will aid in public information about the BID and further strengthen relationships between business owners and the community.
- Memberships in professional organizations (e.g International Conference of Shopping Centers) to raise the profile of the ACT BID and promote potential business development

### **3. Business Assistance/Economic Development-** The ACT BID will assist district businesses with business planning, cash flow analysis, preparing business loan applications, and accessing

public business development programs through its relationship with economic development organizations within the area. The ACT BID will assist with matching public funds to private development opportunities.

**Proposed Budget**

**Business Improvement district No. 29 Operating expenses**

Assessed Budget Total	\$68,812
BID Activities	42,000
Operation Arrow/crime watch	
Streetscape study/plan	
Newsletter	
Annual Meeting	
Marketing/Promotion	
Property Inventory Database	
BID Board Training/Memberships	4,000
General Services	
Telephone	700
Internet access	600
Utilities (Gas/Electric, etc)*	4,000
Rent**	0,000
Office Supplies	2,112
Advertisement	5,000
Printing/Photocopying	2,000
Postage	800
Contractual Services	
Audit	800
Insurance	800
Other	
ACT ID Signage and Promotional Material, Installation hardware and installation service.	6,000
<hr/>	
<b>TOTAL</b>	<b>68,812</b>

\*Additional electricity for specialty lighting on base of harp lights installed 2004

\*\*Office space in kind by Community Enterprises

### **III. Financing Method**

Allocation of the district's annual expenses will be based on each individual property's assessed valuation as a percentage of the district's total assessed valuation. It is proposed to raise \$68,812 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.

### **IV. Organization of BID Board**

Upon creation of the ACT BID #29, the Mayor appointed; Wanda Scruggs, Rosetta Carr, Julius Morgan, Willie Cunningham and Cornelius Cobbin to the district board ("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.

The BID board be structured and operates as follows:

1. Board size -Five.
2. Composition -At least three members shall be owners or occupants of property within the district. *Wanda Scruggs, Rosetta Carr and Willie Cunningham are owners and 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. There are no non-owners or non-occupants amongst the members of ACT BID #29 the elected chairperson is Willie Cunningham a resident of the city of Milwaukee*
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 records 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.

### **A. Relationship to the ACT Business Association, Inc.**

The BID is a separate entity from the ACT 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 records 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. Any contracting with the Association for services to the BID, in accordance with this Plan.

## **V. METHOD OF ASSESSMENT**

### **A. Assessment Rate and Method**

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.

BID-eligible properties are assessed in the following manner:

1. An unimproved tax parcel is assessed at a rate of \$4/1,000 of assessed value up to a maximum BID assessment of \$1,500. No minimum assessment is applied to unimproved parcels.
2. There is a \$125 minimum assessment on all BID- eligible improved tax parcels valued at \$10,000 or less.
3. For improved tax parcels valued over \$10,000, the assessment is \$125 plus \$4/1,000 of assessed value for the amount over \$1, up to a maximum of \$1,500.

As of January 1, 1993, the property in the proposed district had a total assessed value of over \$13 million. 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)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.



2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

3. 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.

## **VI RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY**

### **A. City Plans**

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

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

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Atkinson, Capitol, Teutonia 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 1st of each Plan year, with the official City records on the assessed value of each tax key number with the district, as of January 1st 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.

## **VII. 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 Zoning, Neighborhoods and 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.

## **VIII. 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. Statute**
  - B. Petitions**
  - C. Proposed District Boundaries**
  - D. Year Two Projected Assessments**
  - E. City Attorney's Opinion DCD:BOC:mjc**
- wp: model bid**

**Atkinson Capitol Teutonia ACT Association BID # 29**

Line Numb #	BID # 29	TAX KEY	PROPERTY ADDRESS	OWNER NAMES	OWNER ADDRESS	CITY, STATE	ZIP CODE	CURR CLASS	Land Improvement	Curr. Total	Area	Amount	
1	#29	231-0098-000-2	2617 W. Atkinson Ave.	HJR Investors Inc.	2621 W. Atkinson Ave. Milwaukee, WI 53209	Milwaukee, WI	53209	Comm	3,000	73,300	4,630	5,104	\$429
2	#29	244-0491-000-7	1932 W. Capitol Dr.	Ernest Edwards Jr. Lee & Lynda Holloway as Trustees of Holloway Living Trust	3429 N. Hubbard St. Milwaukee, WI 53212	Milwaukee, WI	53212	Comm	4,000	49,700	3,600	3,600	\$337
3	#29	245-0015-000-5	2100 W. Atkinson Ave.	Bryan Drake	2636 N. Grant Blvd. Milwaukee, WI 53210	Milwaukee, WI	53210	Comm	1,800	66,500	2,413	4,654	\$397
4	#29	245-0211-000-0	2228 thru 2234 W. Capitol Dr.	Walgreen Co. #00632/ Tax Department- Stop #75	7901 W. Fond Du Lac Ave. Apt. 3 Milwaukee, WI 53218	Milwaukee, WI	53218	Comm	14,400	95,800	9,600	7,200	\$565
5	#29	245-0216-110-1	2200 thru 2212 W. Capitol Dr.	MGZ Capitol LLC	300 Wilmet Rd. Deerfield, IL 60015	Deerfield, IL	60015	Comm	107,400	2,099,600	71,633	14,390	\$1,625
6	#29	245-0217-100-X	4055 N. Teutonia Ave.	E. Dorothy & Gregory Johnson	PO Box 190561 Miami Beach, FL 33119	Miami Beach, FL	33119	Comm	23,100	1,432,900	34,970	17,600	\$1,625
7	#29	245-0218-000-9	4075 N. Teutonia Ave.	Astronautics Corp of America	500 W. Bender Rd. Glendale, WI 53217	Glendale, WI	53217	Comm	16,200	66,300	10,800	7,469	\$453
8	#29	245-0219-110-8	4115 N. Teutonia Ave.	Taxman Investment Co	PO Box 523 Milwaukee, WI 53201	Milwaukee, WI	53201	Mfg	49,100	534,100	0	103,530	\$1,625
9	#29	245-0528-000-4	2400 W. Capitol Dr.	Cy A. Cullen/Denise Cullen	819 N. Marshall St. Milwaukee, WI 53202	Milwaukee, WI	53202	Comm	6,900	89,100	5,508	9,134	\$509
10	#29	245-0529-000-X	2406-10 W. Capitol Dr.	Taxman Investment Co	2406 W. Capitol Dr. Milwaukee, WI 53209	Milwaukee, WI	53209	Comm	6,500	125,500	5,160	7,122	\$653
11	#29	245-0530-100-1	2414 W. Capitol Dr.	C E & S Enterprises Inc.	819 N. Marshall St. Milwaukee, WI 53202	Milwaukee, WI	53202	Comm	6,500	1,200	5,160	0	\$125
12	#29	245-0530-200-8	2422 W. Capitol Dr.	Bachan Singh	2422 W. Capitol Dr. Milwaukee, WI 53206	Milwaukee, WI	53206	Comm	61,000	137,000	15,240	1,983	\$917
13	#29	245-0559-000-3	2452 W. Capitol Dr.	Bachan Singh	4455 Acreview Ct. Brookfield, WI 53005	Brookfield, WI	53005	Comm	6,500	5,700	5,220	418	\$125
14	#29	245-0560-000-9	2456-60 W. Capitol Dr.	Holmes Auto Inc AKA Holmes Automotive Inc.	4455 Acreview Ct. Brookfield, WI 53005	Brookfield, WI	53005	Comm	6,300	25,200	5,040	6,300	\$249
15	#29	245-0561-100-0	2462 W. Capitol Dr.	Mary E. Bruce	4700 W. Capitol Dr. Milwaukee, WI	Milwaukee, WI	53216	Comm	74,400	201,600	14,880	7,276	\$1,228
16	#29	245-0564-000-0	2478-82 W. Capitol Dr.	Audrey A. Tisdale & ND McCullar	2478 W. Capitol Dr. Milwaukee, WI 53206	Milwaukee, WI	53206	Comm	6,800	91,400	5,460	7,270	\$517
17	#29	245-0580-100-4	2510 W. Capitol Dr.	2604 Capitol Drive, Inc	6400 Hillandale Dr. Lithonia, GA 30056	Lithonia, GA	30058	Comm	12,600	105,400	10,080	12,576	\$597
18	#29	245-0598-110-X	2604 W. Capitol Dr.	LakePointe Holdings LLC	5435 Diversey Chicago, IL 60643	Chicago, IL	60639	Comm	26,000	154,000	10,380	1,442	\$845
19	#29	245-0598-120-7	2620 W. Capitol Dr.	Michael Tsrin & Sergeei Veller	555 W. Brown Deer Rd. Milwaukee, WI 53217	Milwaukee, WI	53217	Comm	184,100	352,700	20,460	1,602	\$1,625
20	#29	245-0707-100-3	4126 N. Teutonia Ave	Giles B. Schultz Jr.	2273 Hunters Ln. Grafton, WI 53220	Grafton, WI	53220	Comm	19,100	37,200	12,760	2,343	\$349
21	#29	245-0708-000-2	4074 N. Teutonia Ave	Arthur Peters Et Al	4074 N. Teutonia Ave. Milwaukee, WI 53209	Milwaukee, WI	53209	Comm	27,900	22,500	18,590	1,348	\$325
22	#29	245-0817-000-5	2306 W. Capitol Dr.	Lod's AAA Service Center Inc.	512 Pine Grove Lane Naples, FL 34103	Naples, FL	34103	Comm	5,900	1,000	6,900	0	\$125
23	#29	245-1203-000-5	4305 N. Teutonia Ave.	Astronautics Corp of America	4305 N. Teutonia Ave. Milwaukee, WI 53209	Milwaukee, WI	53209	Comm	12,600	27,300	39,900	1,590	\$277
24	#29	245-1426-000-8	2200 thru 2236 W. Atkinson Ave.	New Hope Missionary Baptist Church	P.O. Box 523 Milwaukee, WI 53201	Milwaukee, WI	53201	Mfg	19,200	6,500	25,700	0	\$225
25	#29	245-1536-000-6	2335 W. Atkinson Ave.	Samule B./Louise Love	2464 W. Atkinson Ave. Milwaukee, WI 53209	Milwaukee, WI	53209	Comm	6,900	9,900	10,675	1,226	\$189
26	#29	245-1541-000-3	2305 W. Atkinson		3118 W. College Ave. Greenfield, WI	Greenfield, WI	53221	Comm	6,800	31,600	10,500	1,271	\$277

Line Numb of	BID # 29	TAX KEY	PROPERTY ADDRESS	OWNER NAMES	OWNER ADDRESS	CITY, STATE, ZIP CODE	CLASS	CURR Land	Curr Improvements	Cur Total	Land Sq Feet	Flt Area	Flt Area
27	#29	245-1905-000-1	4295 N. Teutonia Ave	Taiwinder S. Gill aka Taiwinder Singh Gill	801 W. San Jose LA	Mequon, WI	53092	69,400	461,000	530,400	9,908	1,516	\$1,625
28	#29	245-1906-100-3	4281 N. Teutonia Ave.	New Hope Missionary Baptist Church	2484 N. Atkinson Ave.	Milwaukee, WI	53209	10,000	196,800	206,800	0	0	\$949
29	#29	245-1908-000-8	4277 N. Teutonia Ave.	Anthony Taylor	5433 N. Green Bay Rd.	Milwaukee, WI	53209	5,500	68,400	73,900	0	4,216	\$417
30	#29	245-1909-000-3	4273 N. Teutonia Ave.	Sadie H Williams & Gwendolyn E. Ruffin	6826 W. Lancaster Ave.	Milwaukee, WI	53218	2,800	23,200	26,000	4,270	1,366	\$229
31	#29	245-1910-000-9	4267 N. Teutonia Ave	Wayne D. Branch	4257 N. Teutonia Ave.	Milwaukee, WI	53209	7,000	91,200	98,200	6,211	2,794	\$517
32	#29	245-1911-000-4	4261 N. Teutonia Ave.	Vera Stephens	4109 N. 45th St.	Milwaukee, WI	53216	7,000	89,500	90,500	16,403	2,794	\$485
33	#29	245-1912-000-X	4241 N. Teutonia Ave.	New Hope Missionary Baptist Church	4241 N. Teutonia Ave.	Milwaukee, WI	53209	0	0	0	11,338	0	\$201
34	#29	245-1913-000-5	4227 N. Teutonia Ave.	Hazel M. Adkins	PO Box 16488	Milwaukee, WI	53216	31,000	57,000	88,000	8,425	1,295	\$477
35	#29	245-2125-100-6	4290 N. Teutonia Ave.	Craig T. Nevins	PO Box 17966	Milwaukee, WI	53217	11,000	173,500	184,500	16,403	11,297	\$861
36	#29	245-2151-100-8	4202 N. Teutonia Ave.	Muhammad Mosque Study Group #3 Inc.	4202 N. Teutonia Ave	Milwaukee, WI	53209	2,800	28,400	31,200	11,338	7,764	\$249
37	#29	245-2155-111-5	4228 N. Teutonia Ave.	Nancy F. Larsen	N 9168 Highway J	Iola, WI	54945	5,500	30,200	35,700	8,425	3,515	\$265
38	#29	245-2155-112-3	4220 N. Teutonia Ave	Bruce R. Knaut	9469 N. 47th St.	Brown Deer, WI	53209	10,100	60,100	70,200	15,600	9,600	\$405
39	#29	245-2156-100-5	4232 N. Teutonia Ave	Rodlie Youngblood	1432 W. Congress St.	Milwaukee, WI	53209	3,100	40,700	43,800	4,775	3,506	\$297
40	#29	245-2157-000-4	4238 N. Teutonia Ave.	Richard E. Cieske	4234 N. Teutonia Ave.	Milwaukee, WI	53209	3,100	32,300	35,400	4,800	2,680	\$265
41	#29	245-2158-000-X	4238 thru 4240 N. Teutonia Ave.	Darlene S. Strong	1806 W. Congress St.	Milwaukee, WI	53209	3,100	30,700	33,800	4,800	1,666	\$257
42	#29	245-2159-000-5	4244 N. Teutonia Ave.	Scott Packel & Sue Packel	W221 N. 2671 Lindenwood CT.	Waukesha, WI	53186	10,000	214,000	224,000	0	0	\$1,021
43	#29	245-2161-000-6	4252 N. Teutonia Ave.	My Great Home LLC	P.O. Box 510258	Milwaukee, WI	53203	10,000	229,700	239,700	0	0	\$1,081
44	#29	245-2163-000-7	4274 N. Teutonia Ave.	John C. Ebert & James A. Ebert	4624 W. Dunwood Ave.	Brown Deer, WI	53223	3,100	20,500	23,600	4,800	1,100	\$217
45	#29	245-2164-000-2	4278 N. Teutonia Ave.	M W Enterprises, Inc.	4278 N. Teutonia Ave.	Milwaukee, WI	53209	3,100	43,100	46,200	4,800	2,480	\$309
46	#29	245-2309-000-X	2015 W. Atkinson Ave.	Willie Perkins Jr.	2001 W. Atkinson Ave.	Milwaukee, WI	53209	4,100	14,800	18,900	6,267	911	\$197
47	#29	245-2310-000-5	2001 W. Atkinson	Willie Perkins Jr.	2001 W. Atkinson Ave.	Milwaukee, WI	53209	6,000	29,500	35,500	9,230	1,705	\$265
48	#29	245-2311-000-0	2002 W. Capitol Dr.	Rashinder Lal/Monica L. Lal	4448 N. 50th St.	Milwaukee, WI	53218	97,200	214,200	311,400	10,800	1,633	\$1,369
49	#29	245-2312-100-2	4030 N. Teutonia Ave	CAPTA LLC	526 E. Concordia Ave.	Milwaukee, WI	53212	70,100	823,900	894,000	107,846	28,482	\$1,625
50	#29	245-2322-000-0	2320 W. Capitol Dr.	Arthur Peters Et Al	512 Pine Grove Lane	Naples, FL	34103	18,400	132,600	151,000	14,705	6,962	\$653
51	#29	270-0301-000-2	2509 W. Capitol Dr.	Peggy Hardy	2509 W. Capitol Dr.	Milwaukee, WI	53206	4,900	60,900	65,800	3,900	4,660	\$385
52	#29	270-0303-000-3	2441 W. Capitol Dr.	United Baptist Church	2535 W. Hadley St.	Milwaukee, WI	53206	8,100	18,000	26,100	6,474	1,374	\$229
53	#29	270-0307-000-5	2401 W. Capitol Dr.	Jerusalem Baptist Church	2328 W. Capitol Dr.	Milwaukee, WI	53206	7,300	0	6,474	5,950	0	\$129
54	#29	270-0308-000-0	2319 W. Capitol Dr.	Andrzej Sitarski	1740 Lake Shore Rd.	Grafton, WI	53024	10,700	313,300	324,000	8,526	20,388	\$1,421
55	#29	270-0310-000-1	2301 W. Capitol Dr.	Henry Sharkey	2301 W. Capitol Dr.	Milwaukee, WI	53206	6,000	82,600	88,600	4,836	3,100	\$477

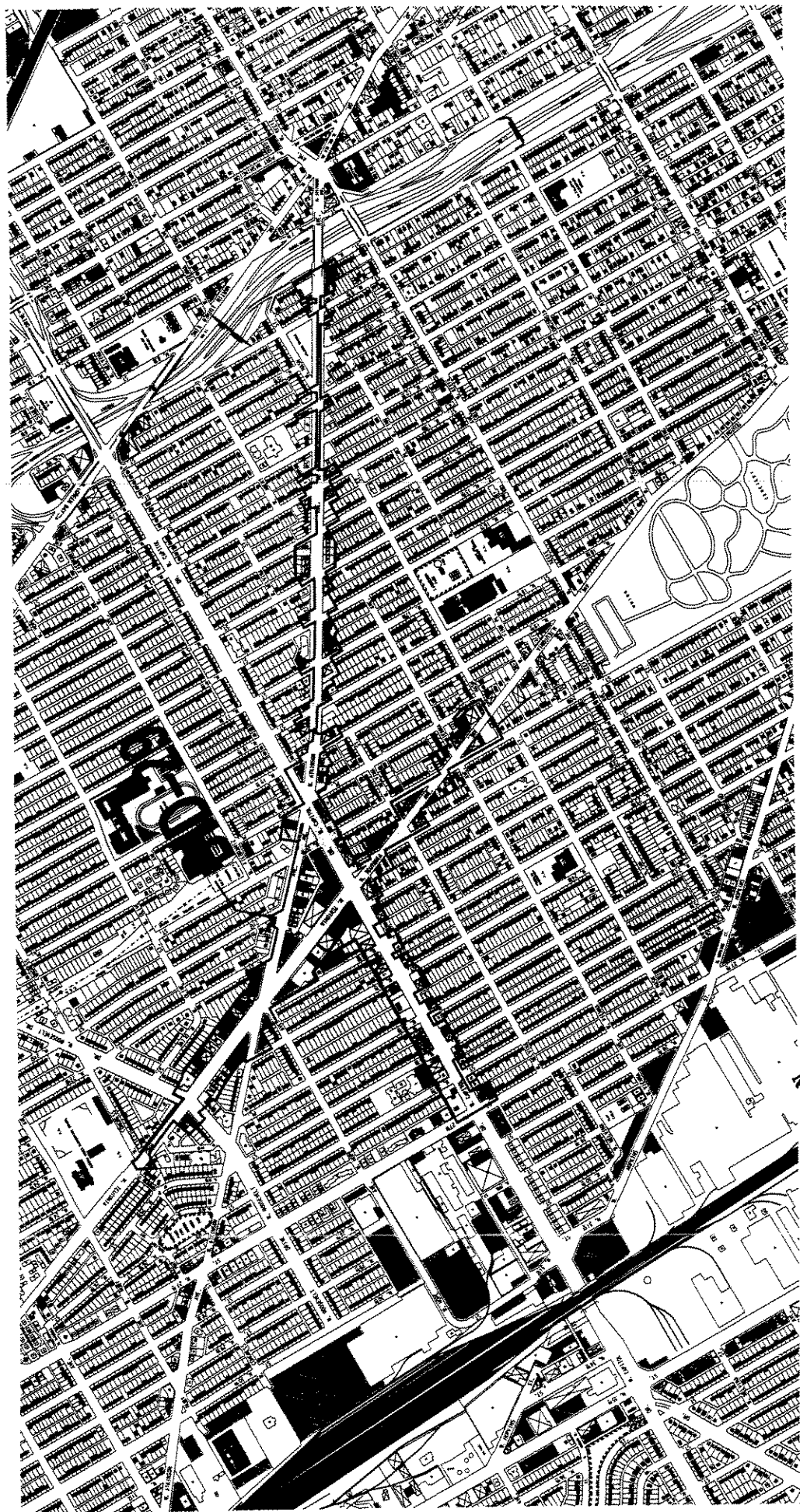
File Num	BID #	TAX KEY	PROPERTY ADDRESS	OWNER NAMES	OWNER ADDRESS	CITY	STATE	ZIP CODE	CLASS	LAND	CUR	IMP	LAND	IMP	LAND	IMP	LAND	IMP	
56	#29	270-0311-000-7	2239 W. Capitol Dr.	Autauga & Mae Doison	2239 W. Capitol Dr.	Milwaukee,	WI	53206	Comm	4,700	44,700	49,400	3,744	2,618				\$321	
57	#29	270-0312-000-2	2233 W. Capitol Dr.	Will J. Sherard	2233 W. Capitol Dr.	Milwaukee,	WI	53206	Comm	4,900	19,100	24,000	3,900	1,992					\$221
58	#29	270-0314-000-3	2205 W. Capitol Dr.	El Joon Ha	2221 W. Lindeod Ave	Oak Creek,	WI	53154	Comm	14,400	180,600	195,000	11,515	3,025					\$905
59	#29	270-0315-000-9	3963 N. Teutonia Ave	James Anderson Senior Housing LLC	1915 N. MLK Jr. Dr.	Milwaukee,	WI	53212	Comm	9,800	470,200	480,000	19,619	34,610					\$1,625
60	#29	270-0316-000-4	2031 W. Capitol Dr.	Antoinette M. Redd	2031 W. Capitol Dr.	Milwaukee,	WI	53206	Comm	13,200	196,500	209,700	10,530	12,223					\$961
61	#29	270-0317-000-X	2001 W. Capitol Dr.	The Garfield Foundation	4018 N. 19th Pl.	Milwaukee,	WI	53209	Comm	6,300	93,700	100,000	5,070	4,892					\$1,525
62	#29	270-0318-000-5	2007 W. Capitol Dr.	James Toran	2007 W. Capitol Dr.	Milwaukee,	WI	53206	Comm	5,400	40,800	46,200	4,290	2,474					\$285
63	#29	270-1203-100-4	2477-83 W. Capitol Dr.	Zuhra A. Hamdan	1747 N. Arlington Pl. 1st	Milwaukee,	WI	53202	Comm	11,700	13,500	25,200	9,360	4,080					\$225
64	#29	270-1205-000-9	2501 W. Capitol Dr.	Hazel D. Hicks	2501 W. Capitol Dr.	Milwaukee,	WI	53206	Comm	4,800	33,200	38,000	3,822	1,876					\$277
65	#29	270-1210-100-2	2627 W. Capitol Dr.	Pak Capital of Milw LLC	2728 W. Capitol Dr.	Milwaukee,	WI	53206	Comm	157,200	407,800	565,000	17,470	2,306					\$1,625
66	#29	270-1713-000-0	3882 N. Teutonia Ave.	James Perry Trustee of James Perry Revocable Trust	342 Magna Carta Dr.	Creve Coeur, MO		63141	Comm	2,000	58,000	60,000	4,080	5,514					\$365
67	#29	270-1715-000-1	3672 N. Teutonia Ave	Michael Baumann & Peter Armstrong % Baumann's Wholesale Meats	3972 N. Teutonia Ave	Milwaukee,	WI	53206	Comm	1,700	20,200	21,900	3,300	2,444					\$209
68	#29	270-1716-000-7	3666 thru 3668 N. Teutonia Ave	Willie F. Cunningham	4830 N. 19th St.	Milwaukee,	WI	53209	Comm	1,900	82,900	84,800	3,800	4,146					\$461
69	#29	270-1717-000-2	3654 N. Teutonia Ave	Oscar & Sarah Loggins	3821 N. 28th St.	Milwaukee,	WI	53216	Comm	16,400	22,000	38,400	6,210	1,316					\$277
70	#29	270-1718-000-8	3647 N. Teutonia Ave	Lee E. Fowler	3802 N. 13th St.	Milwaukee,	WI	53206	Comm	2,600	22,200	24,800	5,250	525					\$221
71	#29	270-1719-000-3	3637 N. Teutonia Ave.	Lee E. Fowler	3602 N. 13th St.	Milwaukee,	WI	53206	Comm	1,100	0	1,100	2,203	0					\$125
72	#29	270-1720-000-9	3633 N. Teutonia Ave.	James E. Canady	4151 N. 96th St.	Milwaukee,	WI	53222	Comm	1,300	34,700	36,000	2,587	1,155					\$269
73	#29	270-1722-000-X	3625 N. Teutonia Ave.	Ronald Baldwin & Constance	3625 N. Teutonia Ave	Milwaukee,	WI	53206	Comm	3,000	20,300	23,300	6,000	1,663					\$217
74	#29	270-1723-000-5	3615 N. Teutonia Ave.	Jerrel W. Jones	8606 Kildeer Cir	Milwaukee,	WI	53209	Comm	2,000	30,500	32,500	4,050	3,310					\$253
75	#29	270-1742-000-9	3675 N. Teutonia Ave	Equipment Exchange Corp	3675 N. Teutonia Ave	Milwaukee,	WI	53206	Comm	4,600	32,100	36,700	9,270	5,278					\$269
76	#29	270-1743-100-0	3679 N. Teutonia Ave	Mohammed Rafiq	2651 W. Fon du Lac Ave.	Milwaukee,	WI	53206	Comm	2,600	22,600	25,200	5,196	2,978					\$225
77	#29	270-1746-000-0	3900 N. Teutonia Ave.	Arthur B. Steel	1450 N. 18th St.	Milwaukee,	WI	53205	Comm	4,100	12,100	16,200	3,290	613					\$189
78	#29	270-1747-000-6	3912 N. Teutonia Ave	Louis & Clementine Colbert HW	5169 N. 63rd St.	Milwaukee,	WI	53218	Comm	3,000	25,500	28,500	2,380	1,342					\$237
79	#29	270-1761-000-2	3951 thru 3957 N. Teutonia Ave	James Anderson Senior Housing LLC	3951 N. Teutonia Ave	Milwaukee,	WI	53206	Comm	1,600	0	1,600	3,292	0					\$125
80	#29	270-1762-000-6	3947 N. Teutonia Ave	C. Galena, LLC	2022 N. 72nd St.	Wauwatosa,	WI	53213	Comm	1,300	50,100	51,400	2,660	3,153					\$323
81	#29	270-1763-100-X	3941 N. Teutonia Ave	A. J. Wilson	2675 N. 52nd St. Apt. 4	Milwaukee,	WI	53210	Comm	2,600	33,600	36,200	5,215	2,182					\$269
82	#29	270-1765-000-4	3933 N. Teutonia Ave	Alexander Echols	3154 N. Julia St.	Milwaukee,	WI	53206	Comm	1,700	25,600	27,300	3,375	4,561					\$233
83	#29	271-0406-000-0	1808 W. Atkinson	Loyd Hubbard	3768 N. 3rd St.	Milwaukee,	WI	53212	Comm	3,200	113,800	117,000	6,397	6,526					\$593
84	#29	271-0408-100-8	1820 thru 1824 W. Atkinson Ave.	Central Investment NIKA Apple Investments	1820 W. Atkinson Ave.	Milwaukee,	WI	53206	Comm	3,100	32,000	35,100	6,256	5,341					\$265
85	#29	271-0427-100-1	1701 W. Atkinson Ave	Rock of Faith Baptist Church	1701 W. Atkinson Ave.	Milwaukee,	WI	53206	Comm	4,400	125,600	130,000	8,709	5,100					\$645
86	#29	271-0431-100-3	1727-37 W. Atkinson	James C. Joyce White	3618 N. 12th	Milwaukee,	WI	53206	Comm	4,800	64,200	69,000	9,639	8,762					\$401
87	#29	271-0469-000-4	1742 W. Atkinson Ave.	Antoinette M. Redd c/o Redd's Snapper Seafood II	4228 W. Burleigh St.	Milwaukee,	WI	53210	Comm	2,100	58,400	60,500	4,230	4,611					\$365

Line Numb or	BID # 29	TAX KEY	PROPERTY ADDRESS	OWNER NAMES	OWNER ADDRESS	CITY, STATE, ZIP	CLASS	LAND	CURR. IMPROVEMENTS	TOTAL	FOOT	AREA	AMOUNT	
88	#29	271-0483-000-0	1646 W. Atkinson Ave.	Lillie Wingo & Marshall Wingo	3428 N. Hubbard St.	Milwaukee, WI	53212	Comm	5,500	22,200	27,700	3,672	2,034	\$233
89	#29	271-0531-000-0	3616 N. Teutonia Ave.	Bethesda Baptist Church	2805 W. North Ave.	Milwaukee, WI	53212	Comm	4,000	0	4,000	7,972	0	\$125
90	#29	271-0646-000-6	1308W. Atkinson	Leslie Bonds	1306 W. Atkinson Ave.	Milwaukee, WI	53206	Comm	2,900	78,800	81,700	5,880	10,280	\$449
91	#29	271-0701-000-4	1301 W. Atkinson	Charniji Kaur	1301 W. Atkinson Ave.	Milwaukee, WI	53206	Comm	1,500	40,900	42,400	3,003	3,152	\$293
92	#29	271-0702-000-X	1307 W. Atkinson Ave.	Charniji Kaur	1301 W. Atkinson Ave.	Milwaukee, WI	53206	Comm	3,300	46,300	49,600	6,540	8,760	\$321
93	#29	271-1001-000-7	3747 N. Teutonia Ave.	Lee A. Brown	3745 N. 20th St.	Milwaukee, WI	53206	Comm	1,600	38,000	39,600	3,196	2,772	\$281
94	#29	271-1003-100-4	3727 N. Teutonia Ave.	Nathan & Paula Garber	6808 N. Ironwood Ln.	Milwaukee, WI	53217	Comm	4,300	51,000	55,300	8,653	8,740	\$345
95	#29	271-1005-000-9	3723 N. Teutonia Ave.	Singh Inc.	3723 N. Teutonia Ave	Milwaukee, WI	53206	Comm	1,600	41,100	42,700	3,180	3,163	\$293
96	#29	271-1027-100-5	3611 N. Teutonia Ave.	Clemon R Thames	P.O. Box 06579	Milwaukee, WI	53206	Comm	5,300	32,500	37,800	10,661	2,336	\$279
97	#29	271-1028-000-4	3615 N. Teutonia Ave.	Warren Elliot Croff	3638 N. 21st St.	Milwaukee, WI	53206	Comm	1,400	9,200	10,600	2,786	3,417	\$125
98	#29	271-1029-000-X	3621 N. Teutonia Ave. 3625 thru 3633 N. Teutonia Ave	Lide Patterson & Shirley HW June F. Neher Revocable Living Trust of 1992	4172 N. 51st Blvd 16630 Woodview Dr.	Milwaukee, WI Brookfield, WI	53216 53005	Comm Comm	3,900 5,700	28,900 39,700	32,800 45,400	7,830 11,390	3,417 15,121	\$259 \$281
100	#29	271-1031-000-0	3637 N. Teutonia Ave.	Church of the Living God	3649 N. Teutonia Ave.	Milwaukee, WI	53206	Comm	2,100	0	2,100	4,200	2,956	\$125
101	#29	271-1035-000-2	3659 N. Teutonia Ave.	City of Milwaukee	809 N. Broadway	Milwaukee, WI	53202	Exm	0	0	0	3,850	0	\$125
102	#29	271-1038-100-5	3701 N. Teutonia Ave	St. Timothy CBC, Inc.	3701 N. Teutonia Ave.	Milwaukee, WI	53206	Exm	0	0	0	18,480	0	
103	#29	271-1048-000-3	3565 N. Teutonia Ave.	Sujifi S. Toor	3565 N. Teutonia Ave	Milwaukee, WI	53206	Comm	2,200	13,100	15,300	4,335	2,550	\$185
104	#29	271-1049-000-9	3571 N. Teutonia Ave.	J W Young	1913 W. Edgerton Ave	Milwaukee, WI	53221	Comm	2,400	38,400	40,800	4,783	3,150	\$285
105	#29	271-1102-100-2	1527 W. Atkinson Ave.	St. Mark AME Church Inc.	1616 W. Atkinson	Milwaukee, WI	53206	Comm	5,900	0	5,900	11,710	0	\$125
106	#29	271-1205-000-6	1840 W. Atkinson Ave.	Emmett Echols	3146 N. Julia St.	Milwaukee, WI	53212	Comm	3,300	51,300	54,600	6,570	8,868	\$341
107	#29	271-1206-111-3	1831 W. Atkinson	Mt. Herman Missionary Baptist Church Inc.	1809 W. Atkinson	Milwaukee, WI	53206	Comm	7,200	55,600	62,800	14,419	6,115	\$373
108	#29	271-1326-000-4	3706 N. Teutonia Ave.	A J Wilson	7870 N. Pl Washington Rd.	Fox Point, WI	53217	Comm	1,800	1,900	3,600	3,570	0	\$125
109	#29	271-1327-000-X	3700 thru 3702 N. Teutonia Ave	A J Wilson	7870 N. Pl Washington Rd.	Fox Point, WI	53217	Comm	1,600	39,700	41,300	3,188	3,478	\$289
110	#29	271-1417-000-9	3534 N. Teutonia Ave.	Granny's Nook Inc. %James A Muhammad	4032 N. 14th St.	Milwaukee, WI	53209	Comm	2,500	18,900	21,400	4,901	1,527	\$209
111	#29	271-1524-100-7	3570 N. Teutonia Ave.	Wanda E. Scruggs	3570 N. Teutonia Ave.	Milwaukee, WI	53206	Comm	4,800	28,800	33,600	9,520	3,906	\$257
112	#29	271-1527-000-7	3680 N. Teutonia Ave.	Charlotte McNeely	16625 Cherry Hill Dr.	Brookfield, WI	53005	Comm	600	18,300	18,900	1,228	1,596	\$197
113	#29	271-1617-000-6	3554N. Teutonia Ave.	James K Morrow & Sam Glenn	5406 N. Shasta Dr.	Glendale, WI	53209	Res	4,100	39,400	43,500	0	4,270	\$297

Line Numb. of	BID #	TAX KEY	PROPERTY ADDRESS		OWNER/NAME	CITY	STATE	CLASS	CURR. LIND	CURR. IMPROVEMENT	CURR. TOTAL	TAX	AMOUNT		
			ADDRESS	ADDRESS											
114	#29	271-1618-000-1	3548 N. Teutonia Ave. 3544 thru 3546 N. Teutonia Ave.	5406 N. Shasta Dr.	James K Morrow & Sam Glenn	Glendale, WI		53209	Comm	1,300	6,600	7,900	2,680	2,655	\$125
115	#29	271-1619-000-7	3746 thru 3752 N. Teutonia Ave. 3742 thru 3744 N. Teutonia Ave.	3352 N. 45th St.	Harold & Mary Helen Mason	Milwaukee, WI		53216	Comm	1,400	28,000	29,400	2,844	3,310	\$241
116	#29	271-2092-000-0	3752 N. Teutonia Ave.	3752 N. Teutonia Ave.	Maurice Lapiant	Milwaukee, WI		53206	Comm	3,000	28,200	31,200	5,940	3,862	\$249
117	#29	271-2094-000-1	4101 N. 39th St.	4101 N. 39th St.	Vernon & Bernice Yancey	Milwaukee, WI		53216	Comm	2,700	43,800	46,500	5,498	6,402	\$309
118	#29	271-2005-100-3	3718 N. Teutonia Ave.	3629 N. Teutonia Ave.	Neher Electric Supply Inc.	Milwaukee, WI		53206	Comm	16,100	109,900	126,000	32,150	11,700	\$629
119	#29	271-2209-000-6	3608 N. Teutonia Ave.	2371 N. Sherman Blvd.	Arthur Malone & Sandra J. Dercole	Milwaukee, WI		53210	Comm	2,300	20,700	23,000	4,689	5,282	\$217
120	#29	271-2213-100-4	3658 N. Teutonia Ave.	3660 N. Teutonia Ave.	James Cooks Memorial Foundation Inc.	Milwaukee, WI		53206	Comm	700	7,600	8,300	8,914	N/A	\$125
121	#29	271-2214-000-3	3646 N. Teutonia Ave.	3646 N. Teutonia Ave.	James Gladney	Milwaukee, WI		53206	Comm	2,500	35,300	38,400	5,084	2,710	\$277
122	#29	271-2301-000-6	1401 W. Atkinson	2032 N. 6th St.	Samuel T. Doris Jackson	Milwaukee, WI		53212	Comm	2,400	17,800	20,200	4,776	786	\$205
123	#29	271-2441-000-8	1422 W. Atkinson	7240 W. Grantosa	Robert/Theima Stewart	Milwaukee, WI		53218	Comm	1,800	25,500	27,300	3,600	1,800	\$233
124	#29	271-2444-000-4	1444 thru 1446 W. Atkinson Ave.	5070 N. 85th St.	Edward Johnson & Susie Johnson	Milwaukee, WI		53225	Comm	1,600	27,800	28,600	3,276	2,632	\$237
125	#29	271-2502-000-9	1951 W. Capitol Dr.	1951 W. Capitol Dr.	Omer Ahmed Khalil & Bashar Riyadh Albanna	Milwaukee, WI		53206	Comm	12,200	51,600	63,800	9,780	2,146	\$377
126	#29	271-2503-000-4	1971-77 W. Capitol Dr.	312 Holdridge Av.	1971 West Capitol Drive Co.	Winthrop Harbor, IL		60096	Comm	5,000	84,700	89,700	3,960	10,366	\$481
127	#29	271-2504-000-X	1985 W. Capitol Dr.	2575 N. 91st.	Homer Baylor	Milwaukee, WI		53226	Comm	7,400	3,100	10,500	5,940	875	\$125
128	#29	271-2559-000-7	3800 N. Teutonia Ave.	7809 N. Port Washington Rd.	AFK Petroleum LLC	Milwaukee, WI		53217	Comm	3,100	32,700	35,800	6,127	889	\$265
129	#29	271-2570-000-	1929 W. Atkinson	1929 W. Atkinson	James W. Mack	Milwaukee, WI		53206	Comm	2,400	37,200	39,600	4,800	1,208	\$281
130	#29	271-2571-000-5	1923-25 W. Atkinson	3400 N. 13th St.	Timothy Mays	Milwaukee, WI		53206	Comm	1,200	29,500	30,700	2,400	2,458	\$245
131	#29	271-2573-000-6	1901-11 W. Atkinson	1901 W. Atkinson	Manjit Saroev	Milwaukee, WI		53206	Comm	5,000	25,300	30,300	10,000	12,174	\$205
132	#29	271-2701-000-0	3551 N. Teutonia Ave.	3531 N. Teutonia Ave.	Surjit S. Toor	Milwaukee, WI		53206	Comm	173,000	791,200	964,200	28,662	0	\$1,625
133	#29	271-2716-100-9	1936 W. Keele	809 N. Broadway	City of Milwaukee	Milwaukee, WI		53202	Comm	0	0	0	0	2,390	
134	#29	271-2721-000-X	1426 W. Atkinson Ave.	2822 W. Cuybourn St.	Kim Queen & Linda Queen	Milwaukee, WI		53208	Comm	6,200	81,300	87,500	12,375	15,440	\$473
135	#29	271-9997-000-9	1505 W. Atkinson Ave.	1505 W. Atkinson Ave.	Rosie Coggs aka Rosie Coggs	Milwaukee, WI		53206	Comm	1,900	25,500	27,400	3,835	2,844	\$233
136	#29	271-9998-000-4	1920 W. Atkinson Ave.	5549 N. Diversey Bl	H & K Partners LLC c/o Peter Helf	Milwaukee, WI		53217	Comm	13,800	3,200	17,000	5,500	0	\$193
137	#29	271-9999-000-X	1903 W. Capitol Dr.	250 E. Wisconsin Ave., Ste 1100	Hannel Resnick Atn. Thomas Kissinger	Milwaukee, WI		53202	Comm	14,800	90,000	104,600	5,858	1,459	\$541







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