

BUSINESS IMPROVEMENT DISTRICT NO. 37

30th STREET INDUSTRIAL CORRIDOR

OPERATING PLAN
FOR 2026

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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). 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 Wisconsin Act 184, Section 1, legislative declaration.)

A Business Improvement District was approved by the City of Milwaukee in 2005 for the purposes of revitalizing and improving the 30th Street Industrial Corridor on Milwaukee’s northwest side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for 2026 of the 30th Street Industrial Corridor district (BID #37).

B. Physical Setting

BID #37 includes the industrial and commercial businesses located along the Canadian Pacific rail line on the North side of the City of Milwaukee.

II. DISTRICT BOUNDARIES

Boundaries of BID #37 are shown on the map in Appendix A of this plan. The boundaries were drawn to include industrial and commercial properties while excluding residential properties whenever possible. The northern boundary is Ruby Avenue and the southern boundary goes just south of Brown Street. The East and West boundaries vary throughout the district, but generally the western boundary is North 35th Street and the eastern boundary is North 27th Street. A listing of the properties included in the district is provided in the attachment.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of BID #37 is to support and advocate for the businesses within our district. Residing within the 30th Street Industrial Corridor, once one of the most impactful manufacturing corridors in the world, our goal is to create an area that will attract and retain profitable and innovative manufacturing and commercial businesses, thus creating quality jobs with family supporting wages for central city residents.

Additional plan objectives include:

- Improving the safety and security of the area
- Improving the image and environment of the area
- Providing technical assistance and economic development support to businesses
- Attracting new businesses to the area
- Encouraging entrepreneurship, workforce development and training
- Improving connections between businesses and residents
- Support housing development efforts to stabilize workforce

B. Proposed Activities—2026

Principal activities to be engaged in by the district during its 20th year of operation will include:

- Marketing to assist with business recruitment and retention; also to promote the area via gatherings, promotional materials, our website and social media
- Promotional efforts and events to increase BID #37 business visibility and connect local people with local jobs;
- Continue partnerships with the City of Milwaukee, MPD, neighborhood organizations, etc. to foster greater collaborative efforts for area businesses & neighborhoods; which includes other BIDs in the area;
- Continue building Corridor Coalition consisting of over 150 different agencies working in area – leveraging the strength in numbers;
- Continued enhancements such as graffiti removal, litter clean ups and addressing illegal dumping;
- Connect businesses to one another in order to provide support
- Grant program to improve area façades, foster community building, landscaping projects, etc to ultimately improve the appearance and condition of property in the district.

C. Proposed Expenditures

Infrastructure Improvements	
Streetscape Debt Service	\$12,467
Streetscape Maintenance	
Grant Programs	\$35,000
Façade & Landscape	
Safety & Security	
Economic / Community Development	
Aesthetic Enhancements	\$20,000
Graffiti Removal	
Litter Clean Ups	
Abatement of Illegal Dumping	
Art Project(s)	
Accounting/ Audit	\$8500
Business Assistance	\$15,557
Technical assistance to businesses	
Marketing	

Office & Management	\$75,000
Administrative services and office/ program expenses provided by the 30th Street Industrial Corridor Corporation	
TOTAL	\$166,524

A.

Projected Revenues

Assessments	\$166,524
Projected Carry Over Funds from 2022	0
TOTAL	\$166,524

Reserve Funds

Reserve Fund for Capital Improvements	\$200,000
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D. Financing Method

It is proposed to raise approximately \$166,086 through BID assessments (see Attachment). If any expenses exceed the assessments, it may be covered by the reserve fund. In addition, the BID may apply for grants for additional funding for projects. 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 the BID Board

The Mayor appoints members to the district board (“board”). The board’s primary responsibility is implementation of this Operating Plan. This requires 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 comprised 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 – The BID board shall include a minimum of five members.
 2. Composition – At least three members shall be owners or occupants of properties 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 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 ("bylaws") to govern the conduct of its meetings.
- F. Relationship to the 30th Street Industrial Corridor Corporation
The BID shall be a separate entity from the 30th Street Industrial Corridor Corporation (The Corridor), notwithstanding the fact that members, officers and directors of each may be shared. The Corridor 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 Corridor may, and it is intended, shall, contract with the BID to provided services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

THE GENERAL ASSESSMENT

The variables used to determine the regular annual General Assessments are:

1. Value of the property as of January 1, of the year the Assessment is calculated, as determined by the City Assessors' Office.

If after applying the Mil Rate to the Final Business Assessable Value:

- a. The assessable value is below \$300, a Minimum assessable value of \$300 is applied.
- b. The assessable value is above \$5,000, a Maximum assessable value of \$5,000 is applied.

All other assessable values are subject to the original method of assessment as outlined above.

2. The Gross amount of the assessment.

The assessment methodology will work as follows:

Step 1. Add up the value of all property subject to BID-37 Assessment

Step 2. Divide the amount of the assessment by the total value of the property (see 1 above) to create a valuation factor or mil rate.

Step 3. Multiply the valuation factor times the assessed value of the property to determine each BID-37 Assessment on a property by property basis.

Step 4. After compliance with the provision of Article IV, herein, the amount of regular assessment and contingent assessment for each parcel shall be submitted to the City of Milwaukee which shall include it as a separate line item on the real estate tax bill for that parcel next issued. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all monies so collected to BID-37 Board for distribution in accordance with BID-37 Plan by the 15th day of the month following such collection. All BID-37 Assessments shall be held by the City in a segregated account until it is released to BID-37 Board as provided herein.

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.
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 BID #37 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 to 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 of the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.
- 7.

VI. 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 Operating Plan.

Section 66.1103 (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 2026 activities, and information on specific assessed values, budget amounts and assessment amounts are based on current 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).

Board Organization: at least 5, at least 3 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 year terms:

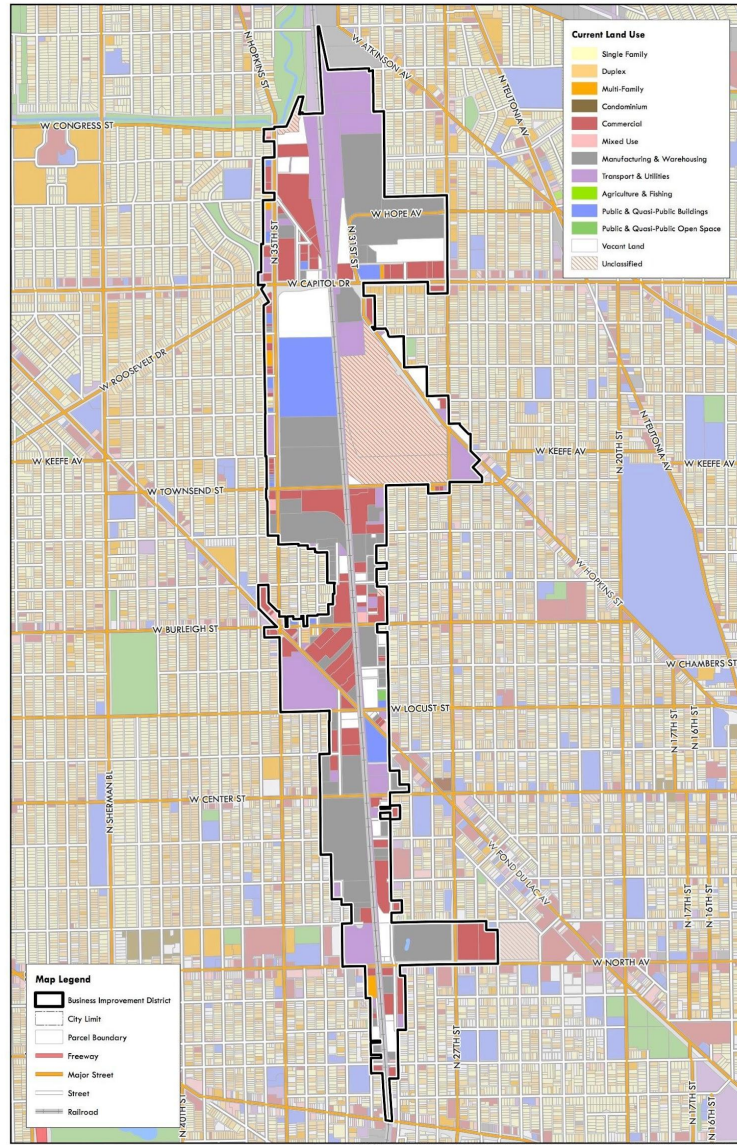
Board Member	Title	Tern Ends	BID Affiliation	Address
Kyle Stephens	Chair	5/30/2027	Owner	3945 N 31st
Que El-Amin	Vice Chair	1/06/2028	Owner	3100 W Center
Ted Matkom	Treasurer	Renewed	Owner	3412 W Fond du Lac Ave
Thomas Ryan	Member	6/07/2027	Owner	4201 N 27th
Brandon Ramey	Member	6/27/2028	Employee	4201 N 27th
Stacia Thompson	Member	7/22/2028	Employee	3436 W Fond Du Lac Ave

Appendix B

Business Improvement District #37

BID NO. 37: 30TH STREET INDUSTRIAL CORRIDOR CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
Source: City of Milwaukee Information Technology Management Division,
Dept. of City Development Commercial Corridors Team



Appendix A State Statutes

66.1109 Business improvement districts.

- (1) In this section:
 - (a) "Board" means a business improvement district board appointed under sub. (3) (a).
 - (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
 - (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
 - (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
 - (e) "Municipality" means a city, village or town.
 - (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 2. The kind, number and location of all proposed expenditures within the business improvement district.
 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 5. A legal opinion that subds. 1. to 4. have been complied with.
 - (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
 - (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
 - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
 - (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
 - (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
- (3)
 - (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
 - (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
 - (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
 - (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owner of each parcel assessed against the business improvement district in the same proportion as the total collected special

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

- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
 - (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)
 - (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
 - (b) A municipality may terminate a business improvement district at any time.
 - (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 65.

Address	Owner	Total	BID Assessable Value	BID 37 Assessment
3021 W LOCUST ST	SPECIALIZERS CORP	\$900.00	\$900.00	\$300.00
3200 W SENATOR AV	LESZEK H WASILEWSKI	\$1,800.00	\$1,800.00	\$300.00
2636 N 30TH ST	MYLES JACKSON & FLORIAN	\$2,000.00	\$2,000.00	\$300.00
3295-R N 30TH ST	QUICKCOVERS LLC	\$2,400.00	\$2,400.00	\$300.00
3118 N 31ST ST	ROBERT KESSER	\$2,600.00	\$2,600.00	\$300.00
3271-3279 N 33RD ST	3200 LLC	\$4,600.00	\$4,600.00	\$300.00
3518-3520 W CAPITOL DR	DAPHNE WILLIAMS	\$4,900.00	\$4,900.00	\$300.00
2661-2669 N 30TH ST	M&R AUTOMOTIVE INC	\$5,300.00	\$5,300.00	\$300.00
3329 N 30TH ST	M & R LAND COMPANY LLC	\$6,700.00	\$6,700.00	\$300.00
3270 N 32ND ST	MUNOZ AUTO REPAIR LLC	\$6,900.00	\$6,900.00	\$300.00
2154 N 31ST ST	GARFIELD PARK LLC	\$8,400.00	\$8,400.00	\$300.00
3147-3153 N 31ST ST	LINCOLN'S DREAM LLC	\$8,600.00	\$8,600.00	\$300.00
2644 N 30TH ST	MARTIN THOMAS	\$9,300.00	\$9,300.00	\$300.00
1961 N 30TH ST	ADAMS INDUSTRIES INC	\$20,000.00	\$10,000.00	\$300.00
2121 N 30TH ST	ADALIA LLC	\$10,900.00	\$10,900.00	\$300.00
3057 N 30TH ST	LEWIS INVESTMENTS LLC	\$11,700.00	\$11,700.00	\$300.00
3048 N 34TH ST	SACHIN CHHEDA	\$13,300.00	\$13,300.00	\$300.00
3131 N 31ST ST	DRUMAIN WASHINGTON	\$13,500.00	\$13,500.00	\$300.00
3230 N 32ND ST	METAL PROCESSING COMPANY INC	\$13,800.00	\$13,800.00	\$300.00
3427 N 35TH ST	THOMAS E SANDERS	\$14,500.00	\$14,500.00	\$300.00
3020-3024 W CLARKE ST	GROUNDWORK MILWAUKEE, INC.	\$16,200.00	\$16,200.00	\$300.00
2848 N 32ND ST	NAKAYLA LLC	\$16,200.00	\$16,200.00	\$300.00
3010 W MEINECKE AV	RUTH PRUS	\$16,400.00	\$16,400.00	\$300.00
3015-3047 W CHAMBERS	RONALD MUELLER	\$17,700.00	\$17,700.00	\$300.00
2879 N 30TH ST	THE SPECIALIZERS CORP	\$18,800.00	\$18,800.00	\$300.00
3030 W AUER AV	BARBARA GREENBERG	\$19,400.00	\$19,400.00	\$300.00
3026 W PEMBERTON AV	GROUNDWORK MILWAUKEE, INC.	\$19,800.00	\$19,800.00	\$300.00
3156 N 31ST ST	LINCOLN'S DREAM LLC	\$20,200.00	\$20,200.00	\$300.00
3351 N 30TH ST	M & R LAND COMPANY LLC	\$21,000.00	\$21,000.00	\$300.00
2124 N 31ST ST	JOHN EGERSON	\$44,200.00	\$22,542.00	\$300.00
2947-2957 N 30TH ST	RONALD R MUELER SR	\$24,000.00	\$24,000.00	\$300.00
3909 N 35TH ST	FRED LEWIS	\$24,700.00	\$24,700.00	\$300.00
3005 N 30TH ST	LEWIS INVESTMENTS LLC	\$26,300.00	\$26,300.00	\$300.00
3011 N 30TH ST	LEWIS INVESTMENTS LLC	\$27,000.00	\$27,000.00	\$300.00
3225 W BURLEIGH ST	TOWER INVESTMENTS LLC	\$27,500.00	\$27,500.00	\$300.00
3167 N 30TH ST	ESTATE LIQUIDATORS INC	\$28,800.00	\$28,800.00	\$300.00
3426 W BURLEIGH ST	DENISE WAHEED	\$29,000.00	\$29,000.00	\$300.00
3627 N 27TH ST	SHEILA NGUYEN	\$31,200.00	\$31,200.00	\$300.00
3019 N 30TH ST	FOUR SEASONS RESOURCES LLC	\$32,500.00	\$32,500.00	\$300.00
2876 N 32ND ST	KLEIN LAND COMPANY	\$33,100.00	\$33,100.00	\$300.00
2129-2161 N 30TH ST	ADALIA LLC	\$33,500.00	\$33,500.00	\$300.00
3157 W BURLEIGH ST	H GALLATIN INC	\$34,900.00	\$34,900.00	\$300.00
3955 N 35TH ST	SEEDS OF THE FUTURE LLC	\$37,500.00	\$37,500.00	\$300.00
2000 N 31ST ST	ISSAC STEELE	\$38,000.00	\$38,000.00	\$300.00
3342 W FOND DU LAC AV	TRIPLETT HOLDINGS LLC	\$76,100.00	\$38,050.00	\$300.00
3813 N 35TH ST	LUIS MERCADO	\$38,900.00	\$38,900.00	\$300.00
3528 W FOND DU LAC AV	EDWARDS LEGACY LLC	\$78,000.00	\$39,000.00	\$300.00
2744 W HOPKINS ST	SHEILA NGUYEN	\$39,300.00	\$39,300.00	\$300.00
3341 W HOPKINS ST	CAPITAL EXCLUSIVE LLC	\$40,100.00	\$40,100.00	\$300.00
3417 N 35TH ST	RONALD K HULBERT	\$40,800.00	\$40,800.00	\$300.00
4125-4165 N 35TH ST	HOPKINS DEVELOPMENT GROUP	\$42,500.00	\$42,500.00	\$300.00
3517 W TOWNSEND ST	MADDIE W TURNER JR	\$80,900.00	\$43,686.00	\$300.00
3040-3042 W FOND DU LAC	WLW LLC	\$48,300.00	\$48,300.00	\$300.00
3305 N 30TH ST	ELITE INVESTMENTS AND HOLDINGS L	\$50,000.00	\$50,000.00	\$300.00
3520-3526 W FOND DU LAC	SHERMAN PARK COMMUNITY ASSN	\$52,000.00	\$52,000.00	\$300.00
2130 N 31ST ST	SCOTTYS CONSTRUCTION &	\$52,200.00	\$52,200.00	\$300.00
3042 W LOCUST ST	THE JERREL AND EARNESTINE JONES F	\$52,300.00	\$52,300.00	\$300.00
2100 N 30TH ST	E & A RECYCLING LLC	\$56,600.00	\$56,600.00	\$300.00
3235 N 32ND ST	MARIA AYALA	\$59,500.00	\$59,500.00	\$300.00
3126 N 31ST ST	ROBERT KESSER	\$59,600.00	\$59,600.00	\$300.00
2965 N 30TH ST	RONALD MUELLER	\$60,400.00	\$60,400.00	\$300.00
2549 N 30TH ST	MC KINLEY DISMANTLING INC	\$60,800.00	\$60,800.00	\$300.00
2001-2003 N 30TH ST	BEST LIQUOR LLC	\$143,000.00	\$61,490.00	\$300.00
3205 W BURLEIGH ST	ELB 3364 LLC	\$62,200.00	\$62,200.00	\$300.00
3315 N 30TH ST	ELITE INVESTMENTS	\$62,400.00	\$62,400.00	\$300.00
3408-3410 W FOND DU LAC	NADIR O MUSTAFA	\$76,300.00	\$62,566.00	\$300.00
3232 W FOND DU LAC AV	SCRAP AMERICA LLC	\$62,900.00	\$62,900.00	\$300.00
2028 N 31ST ST	PEGGY WARE	\$66,800.00	\$66,800.00	\$300.00
2979 N 30TH ST	CHARLES A CHANDLER	\$67,200.00	\$67,200.00	\$300.00
3257 N 32ND ST	METAL PROCESSING CO INC	\$68,500.00	\$68,500.00	\$300.00
3207-3213 W SENATOR AV	MATTHEW H QUIRK	\$68,900.00	\$68,900.00	\$300.00
3330 W FOND DU LAC AV	ELB 3364 LLC	\$68,900.00	\$68,900.00	\$300.00

3100 W BURLEIGH ST	CHARLES E THORN	\$78,900.00	\$69,432.00	\$300.00
3416-3418 W FOND DULAC AV	ISAAC SAWYER	\$94,800.00	\$71,100.00	\$300.00
3243 N 32ND ST	MUNOZ AUTO REPAIR LLC	\$72,100.00	\$72,100.00	\$300.00
3170 N 31ST ST	ANIBAL GONZALEZ JR	\$74,000.00	\$74,000.00	\$300.00
3076 N 34TH ST	GOSPEL MOB LLC	\$163,400.00	\$75,164.00	\$300.00
3411 W HOPKINS ST	HOPKINS DEVELOPMENT GROUP	\$75,800.00	\$75,800.00	\$300.00
3101 W TOWNSEND ST	KARRT LLC	\$78,000.00	\$78,000.00	\$300.00
3412 W FOND DULAC AV	NORTHSIDE NEIGHBORHOOD	\$78,100.00	\$78,100.00	\$300.00
3428-3432 W BURLEIGH	DENISE WAHEED	\$231,800.00	\$78,812.00	\$300.00
2545 N 30TH ST	MC KINLEY DISMANTLING INC	\$79,000.00	\$79,000.00	\$300.00
2671 N 30TH ST	M&R AUTOMOTIVE INC	\$79,600.00	\$79,600.00	\$300.00
2711 W TOWNSEND ST	LINCOLN'S DREAM LLC	\$81,500.00	\$81,500.00	\$300.00
3433 N 35TH ST	FRED LEWIS	\$81,900.00	\$81,900.00	\$300.00
3140 W FOND DULAC AV	3140 DEVELOPMENT LLC	\$82,400.00	\$82,400.00	\$300.00
3801 N 35TH ST	LUIS MERCADO	\$84,100.00	\$84,100.00	\$300.00
3020-3026 W FOND DULAC AV	MUNEZ ENTERPRISE LLC	\$85,200.00	\$85,200.00	\$300.00
3445 N 35TH ST	RALPH C GEIER	\$87,500.00	\$87,500.00	\$300.00
3453 N 35TH ST	RALPH GEIER	\$88,100.00	\$88,100.00	\$300.00
3231 N 30TH ST	MICHAEL L GHOLSTON	\$88,200.00	\$88,200.00	\$300.00
3110 W FOND DULAC AV	RICHARD G KOS	\$92,400.00	\$92,400.00	\$300.00
3295 W TOWNSEND ST	3295 W TOWNSEND ST LLC	\$93,000.00	\$93,000.00	\$300.00
3048-R N 34TH ST	SACHIN CHHEDA	\$93,600.00	\$93,600.00	\$300.00
2679 N 30TH ST	TAJNA COLLINS	\$104,100.00	\$104,100.00	\$300.00
2116 N 31ST ST	PORFIRIO GOMEZ	\$106,600.00	\$106,600.00	\$300.00
3343 N 35TH ST	3GRIFFINS LLC	\$106,800.00	\$106,800.00	\$300.00
3364 W HOPKINS ST	NAKAYLA LLC	\$107,400.00	\$107,400.00	\$300.00
1952 N 31ST ST	OMAR M BARKHADLE	\$108,400.00	\$108,400.00	\$300.00
3901 N 35TH ST	R JAY GRUENWALD	\$109,600.00	\$109,600.00	\$300.00
4170 N 35TH ST	LANDGRAF PROPERTIES LLC	\$110,000.00	\$110,000.00	\$300.00
3030 W FOND DULAC AV	BROTHERS INC	\$110,000.00	\$110,000.00	\$300.00
3204 N 32ND ST	HOME REHAB LENDING LLC	\$112,600.00	\$112,600.00	\$300.00
3913 N 35TH ST	LONDEN BRIDGE LLC	\$114,300.00	\$114,300.00	\$304.04
3319-3329 N 35TH ST	AHMAD PROPERTIES, LLC	\$119,400.00	\$119,400.00	\$317.60
2424 N 30TH ST	THE HASKINS LIVING TRUST	\$119,700.00	\$119,700.00	\$318.40
3129 N 31ST ST	DRUMAIN WASHINGTON	\$119,800.00	\$119,800.00	\$318.67
3336 W CAPITOL DR	3336 W CAPITAL DRIVE LLC	\$122,100.00	\$122,100.00	\$324.79
3206-3232 W BURLEIGH	3150 BURLEIGH 2 LLC	\$123,700.00	\$123,700.00	\$329.04
2881 N 32ND ST	WHITAKER TRUCKING CO INC	\$123,900.00	\$123,900.00	\$329.57
3120-3148 N 31ST ST	RAYMOND HARVEY	\$124,600.00	\$124,600.00	\$331.44
3200 W AUER AV	3200 LLC	\$127,600.00	\$127,600.00	\$339.42
3025-3033 N 30TH ST	ADULLAM OUTREACH INC	\$128,300.00	\$128,300.00	\$341.28
3328 W BURLEIGH ST	MC WILLIE LEWIS & RENA HW	\$171,400.00	\$128,550.00	\$341.94
3525 N 35TH ST	3420 MILWAUKEE LLC	\$128,900.00	\$128,900.00	\$342.87
3401-3403 N 35TH ST	HOUSE OF PRAYER RESTORATION MBO	\$132,500.00	\$132,500.00	\$352.45
2431 N 30TH ST	BADGERLAND RE HOLDINGS LLC	\$133,200.00	\$133,200.00	\$354.31
4335 N 35TH ST	GRADIE C HUBBARD	\$134,800.00	\$134,800.00	\$358.57
3232 N 31ST ST	BARBARA GREENBERG	\$140,000.00	\$140,000.00	\$372.40
2328-2364 N 27TH ST	WISCONSIN COMMUNITY SERVICES INC	\$144,200.00	\$144,200.00	\$383.57
3000-3010 W CLARKE ST	CLARKE MANUFACTURING INC	\$144,500.00	\$144,500.00	\$384.37
3013 W NORTH AV	GURPIAR SINGH	\$146,600.00	\$146,600.00	\$389.96
3861-3863 N 35TH ST	LADEKA HOLDINGS LLC	\$146,800.00	\$146,800.00	\$390.49
1945 N 30TH ST	ADAMS INDUSTRIES INC	\$149,300.00	\$149,300.00	\$397.14
3295 N 30TH ST	SSP INTERNATIONAL INC	\$150,600.00	\$150,600.00	\$400.60
4349-4351 N 35TH ST	LISA JEFFERSON	\$189,700.00	\$151,760.00	\$403.68
2721 W TOWNSEND ST	LINCOLN'S DREAM LLC	\$152,000.00	\$152,000.00	\$404.32
3521-3525 W BURLEIGH	EMMANUEL OLUYINKA ADEDOKUN	\$152,800.00	\$152,800.00	\$406.45
3220 N 32ND ST	METAL PROCESSING COMPANY INC	\$156,000.00	\$156,000.00	\$414.96
3945 N 35TH ST	MOHAMMED ARIF GHAFAR	\$158,200.00	\$158,200.00	\$420.81
4160 N 35TH ST	JAMES NEWSON	\$160,500.00	\$160,500.00	\$426.93
3296 N 31ST ST	QUICKCOVERS LLC	\$163,800.00	\$163,800.00	\$435.71
2206 N 30TH ST	ADALIA LLC	\$166,400.00	\$166,400.00	\$442.62
3040-3056 W MEINECKE	ALLIED MORTGAGE & SERVICES	\$167,700.00	\$167,700.00	\$446.08
3100-R W MEINECKE AV	ALLIED MORTGAGE & SERVICES	\$171,300.00	\$171,300.00	\$455.66
4030 N 34TH ST	GLOBAL OPPOTUNITIES PROGRAMS IN	\$176,900.00	\$176,900.00	\$470.55
3350 W HOPKINS ST	NAKAYLA LLC	\$185,300.00	\$185,300.00	\$492.90
3343 N 30TH ST	SANDRA L SCHWEBE	\$186,200.00	\$186,200.00	\$495.29
3221-3235 N 31ST ST	MONICA CORONA	\$191,100.00	\$191,100.00	\$508.33
3524-3526 W CAPITOL D	DAPHNE WILLIAMS	\$253,200.00	\$192,432.00	\$511.87
4104 N 34TH ST	QUICK SERVE MANAGEMENT LLC	\$194,200.00	\$194,200.00	\$516.57
2819-2835 N 32ND ST	MTRC, LLC	\$201,300.00	\$201,300.00	\$535.46
3100-3112 W MEINECKE	ALLIED MORTGAGE & SERVICES	\$205,400.00	\$205,400.00	\$546.36
3735 N 35TH ST	MAYFIELD PROPERTIES 1 LLC	\$207,600.00	\$207,600.00	\$552.22
3351-3363 N 35TH ST	KOOL PETROLEUMS INC	\$249,400.00	\$209,496.00	\$557.26
3267 N 32ND ST	3200 LLC	\$220,900.00	\$220,900.00	\$587.59

3421N35TH ST	NEW HAVEN MISSIONARY BAPTIST	\$222,600.00	\$222,600.00	\$592.12
3374 W HOPKINS ST	TRADITIONAL INVESTMENTS	\$226,300.00	\$226,300.00	\$601.96
3501-3515 W BURLEIGH ST	J & S INVESTMENTS AND	\$228,800.00	\$228,800.00	\$608.61
4060 N 34TH ST	ANGELA MACK	\$228,900.00	\$228,900.00	\$608.87
3277-3285 N 32ND ST	D TO 2 RENTALS LLC	\$231,400.00	\$231,400.00	\$615.52
3258 W FOND DU LAC AV	STEGGEMAN INVESTMENTS LLC	\$232,400.00	\$232,400.00	\$618.18
4041-4051 N 27TH ST	PHOENIX CITATION LLC	\$250,400.00	\$250,400.00	\$666.06
4130 N 35TH ST	SKYLARK INVESTMENTS LLC	\$262,000.00	\$262,000.00	\$696.92
3041 W NORTH AV	URBAN HOLDINGS LLC	\$262,600.00	\$262,600.00	\$698.52
4065 N 35TH ST	MENDOTA PROPERTIES LLC	\$263,900.00	\$263,900.00	\$701.97
2769-2777 N 32ND ST	KENNETH E MATER REV TRT	\$288,000.00	\$288,000.00	\$766.08
2930-2936 W CAPITOL DR	5615 CORPORATION	\$290,200.00	\$290,200.00	\$771.93
3501 W CAPITOL DR	RAMAHI 3501 LLC	\$296,300.00	\$296,300.00	\$788.16
2728 W CAPITOL DR	A&B LAUNDRY INVESTMENTS LLC	\$314,900.00	\$314,900.00	\$837.63
4221 N 35TH ST	JUDITH JACKSON	\$318,200.00	\$318,200.00	\$846.41
4247 N 35TH ST	FAMILY REAL ESTATE INC	\$318,700.00	\$318,700.00	\$847.74
3380 N 35TH ST	MSAJAN I LLC	\$322,200.00	\$322,200.00	\$857.05
3354 N 35TH ST	3354 HOLDING LLC	\$332,500.00	\$332,500.00	\$884.45
3411 W BURLEIGH ST	3440 WEST FOND DU LAC REAL ESTATE	\$361,400.00	\$361,400.00	\$961.32
3500 W CAPITOL DR	DOUGH MAKERS LLC	\$392,300.00	\$392,300.00	\$1,043.52
2784 N 32ND ST	CORRIDOR COMMERCIAL OWNER LLC	\$404,200.00	\$404,200.00	\$1,075.17
3002 W BURLEIGH ST	BG REMODELING & PROP MGMT LLC	\$438,100.00	\$438,100.00	\$1,165.35
2221 N 30TH ST	2221 NORTH 30TH STREET LLC	\$468,500.00	\$468,500.00	\$1,246.21
3299 N 31ST ST	M & R LAND COMPANY LLC	\$489,300.00	\$489,300.00	\$1,301.54
3218 W FOND DU LAC AV	SCRAP AMERICA LLC	\$501,900.00	\$501,900.00	\$1,335.05
2828-2836 N 32ND ST	NAKAYLA LLC	\$523,800.00	\$523,800.00	\$1,393.31
3651 N 27TH ST	SHEILA NGUYEN	\$540,800.00	\$540,800.00	\$1,438.53
3500-3518 W FOND DU LAC AV	HAK JAE KIM	\$744,800.00	\$566,048.00	\$1,505.69
3150-3154 W BURLEIGH ST	3150 BURLEIGH LLC	\$580,400.00	\$580,400.00	\$1,543.86
3381 N 35TH ST	KOOL PETROLEUMS INC	\$647,400.00	\$647,400.00	\$1,722.08
2725 W CAPITOL DR	KDW LLC	\$652,200.00	\$652,200.00	\$1,734.85
3115 W FOND DU LAC AV	PEARLS ONE LLC	\$706,300.00	\$706,300.00	\$1,878.76
2910 W CAPITOL DR	BRODERSEN CAPITOL PROPERTY	\$850,000.00	\$850,000.00	\$2,261.00
3033 W BURLEIGH ST	QUICKCOVERS LLC	\$877,300.00	\$877,300.00	\$2,333.62
3931 N 35TH ST	WIS POSTAL HOLDINGS LLC	\$922,900.00	\$922,900.00	\$2,454.91
3038-3056 W HOPKINS ST	BML HOLDINGS LLC	\$948,200.00	\$948,200.00	\$2,522.21
2710 W CAPITOL DR	MCDONALDS CORP	\$1,031,600.00	\$1,031,600.00	\$2,744.06
3282 N 35TH ST	UNITED REALTY LLC	\$1,092,200.00	\$1,092,200.00	\$2,905.25
3326 W CAPITOL DR	NATIONAL RETAIL PROPERTIES, LP	\$1,121,800.00	\$1,121,800.00	\$2,983.99
3945 N 31ST ST	GOOD OPPORTUNITY FUND 1 LLC	\$1,340,600.00	\$1,340,600.00	\$3,566.00
3600 N 35TH ST	HB 3600 LLC	\$1,700,800.00	\$1,700,800.00	\$4,524.13
2748 N 32ND ST	COMMUNITY WITHIN THE CORRIDOR, LP	\$1,755,000.00	\$1,755,000.00	\$4,668.30
3100 W CONCORDIA AV	QUICKCOVERS LLC	\$1,770,300.00	\$1,770,300.00	\$4,709.00
2758 N 33RD ST	COMMUNITY WITHIN THE CORRIDOR, LP	\$1,896,800.00	\$1,820,928.00	\$4,843.67
2600 N 32ND ST	MASTER LOCK	\$2,135,400.00	\$2,135,400.00	\$5,000.00
3536 W FOND DU LAC AV	SHERMAN PHOENIX FOUNDATION INC	\$2,547,100.00	\$2,547,100.00	\$5,000.00
2700 W NORTH AV	STEELY DAN (WI) LLC	\$2,687,300.00	\$2,687,300.00	\$5,000.00
3410 W HOPKINS ST	HOPKINS DEVELOPMENT GROUP	\$2,825,800.00	\$2,825,800.00	\$5,000.00
3420 N 35TH ST	3420 MILWAUKEE LLC	\$3,479,200.00	\$3,479,200.00	\$5,000.00
4201 N 27TH ST	4201 PROPERTY LLC	\$3,554,000.00	\$3,554,000.00	\$5,000.00
4265 N 30TH ST	CENTURY CITY INDUSTRIAL DRS LLC	\$4,819,300.00	\$4,819,300.00	\$5,000.00
4143 N 27TH ST	CENTURY CITY INDUSTRIAL LLC	\$6,000,700.00	\$6,000,700.00	\$5,000.00
3420 W CAPITOL DR	SSGT II 3420 W CAPITOL DR LLC	\$7,105,600.00	\$7,105,600.00	\$5,000.00
				\$166,524.11