
**BUSINESS IMPROVEMENT DISTRICT NO. 16
UPTOWN CROSSING BUSINESS DISTRICT
2009 PROPOSED OPERATING PLAN**

August 13, 2008

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**WEST NORTH AVENUE BUSINESS IMPROVEMENT DISTRICT
2009 OPERATING PLAN**

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created Sec. 66.608 of the Statutes 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, manage and promote the Districts and to establish an assessment method to fund these activities.”

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

Section 66.608 (3) (b), Wis. Stats., requires that a BID Board “shall annually consider and make changes to the Operating Plan . . . The Board shall then submit the Operating Plan to the local legislative body for approval.” The Board of BID No. 16 (Uptown Crossing Business District) submits this 2009 BID Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial July, 1995, BID Operating Plan. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wis. Stats., and the proposed changes for 2009. This plan does not repeat the background information, which is contained in the initial Operating Plan.

B. Physical Setting

No changes in the District planning or zoning have occurred since adoption of the initial Operating Plan.

II. DISTRICT BOUNDARIES

Boundaries of the District are: West North Avenue from Sherman Boulevard to North 60th Street and West Lisbon Avenue from North 45th Street to North 52nd Street. A listing of properties in the District is provided in Appendix A.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

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

- A. Improve the overall appearance and image of the street.
- B. Enhance safety and security by increasing the amount of street and pedestrian level lighting.
- C. Attract new businesses and increase private investment in the District.
- D. Create an environment which will attract new customers and increase economic viability in the area.

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

B. Proposed Activities

Principal activities to be undertaken by the BID during 2009 will include, but are not limited to:

- A. Monitoring the continued installation and implementation of streetscape improvements. Two Hundred Fifty Thousand Dollars (\$250,000) of major improvements, approved in 2002, are completed with ongoing maintenance activities comprising the greater portion of time and expenditure relative to the streetscape amenities added thus far. The most significant expense to date is the installation of “acorn” lamps on the overhead street lights and adding electric outlets to these poles for holiday lighting. The additional expense is part of a contract BID No. 16 has with the City of Milwaukee.
- B. Maintaining communication with the property owners and business operators in the District regarding the design and implementation of the project via quarterly newsletters to the District
- C. Monitoring the ongoing maintenance of streetscape improvements.

- D. Negotiating and entering into a landscape maintenance agreement to provide installation and ongoing maintenance of plants and street banners including four (4) seasonal changes.

- E. Via involvement with other community resources, investigate avenues to facilitate economic development, real estate acquisition and redevelopment opportunities, and activities including management of BID functions.

- F. Completing the installation of a new piece of public artwork in the West Triangle intersection of the Bid. This project was initiated in 2008 and is planned for completion in 2009. Public artwork will become a focus of BID decorations and public enjoyment.

C. Proposed Expenditures

PROJECT BUDGET 2009

<u>Expenses</u>	
Repairs and Maintenance	\$ 26,840
Grounds	\$ 34,500
Administrative/Promotions	\$ 29,884
Insurance/Accounting	<u>\$ 2,525</u>
Total Operating Expenses	\$ 93,749
Debt Expense* (paid to City of Milwaukee)	\$ 43,194
Exterior Art Project Installation	<u>\$ 7,500</u>
Total BID Expenses For 2009	\$144,443

* The streetscaping project was initiated in September 1996. In 2009, we will continue to finalize this major project which was nearly completed in 2008, which includes the changing out the cobra street lighting to match the pedestrian level lighting, adding holiday lighting and other street amenities (i.e. furniture, bus shelter, etc.). Project costs were initially approved for approximately \$500,000. This is a matching grant project with 50% paid by the BID and 50% paid by the City.

The District will also expend funds for maintenance of the streetscape project and the direct operation of the District. Some of these funds will be unspent funds carried over from pervious years' BID assessments.

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the District budget as necessary to match the funds actually available. Any funds unspent at the end of 2009 shall be carried over to 2010 and applied against future expenses.

D. Financing Method

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

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

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

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of 2008 the properties in the District had a total assessed value of \$26,435,100. This plan proposes to assess the taxable property in the District at the 2008 rate of \$5.50 per \$1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for each property included in the District.

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

The variables used to determine the regular BID assessments are:

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

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

B. Excluded and Exempt Property

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

- A. Sec. 66.608 (1) (f) lm: The District may contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the District.
- B. Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are identified as BID Exempt Properties in Appendix A, as revised each year.
- C. In accordance with the interpretation of the City Attorney regarding Sec. 66.608 (1) (b), Wis. States., property exempt from general real estate taxes have been excluded from the District. Privately owned tax exempt property, which is expected to benefit from District activities, may be asked to make a financial contribution on a voluntary basis.

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

A. City Plans

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

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

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the West North Avenue Bid District #16 business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City has played a significant role in the creation of the BID and in the implementation of its Operating Plan. In particular, the City will continue to:

- A. Provide technical assistance to the proponents of the District through adoption of the Operating Plan and provide assistance as appropriate thereafter.
- B. Monitor and, when appropriate, apply for outside funds, which could be used in support of the District.

- C. Collect BID assessments, maintain the BID assessments in a segregated account, and disburse the BID assessments to the District.
- D. Receive annual audits as required per Sec. 66.608 (3) (c) of the BID law.
- E. On or before June 1st of each plan year, provide the Board, through the Tax Commissioner's Office, with the official City records on the assessed value of each tax key number within the District as of January 1st of each plan year for the purposes of calculating the BID assessments.
- F. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the District.

VI. BUSINESS IMPROVEMENT DISTRICT NO. 16 BOARD OF DIRECTORS

The Board's primary responsibility will be implementation of this Operating Plan. The current BID No. 16 Board of Directors is comprised as follows:

- Gordon Steimle
Neighborhood resident, Washington Heights location
- Jill Sanders-Trachte
Property owner, business owner, North Avenue location
- Christine McRoberts
Property owner, business owner, North Avenue location
- Chris Hau
Neighborhood resident, Architect Quorum Architects

- Lora Pryor
Branch Manager of US Bank, North Avenue location
- Nathaniel Lynn
Property owner, business owner, North Avenue location
- Sheldon Walker
Branch Manager Associated Bank, North Avenue location

VII. MILWAUKEE WEST NORTH AVENUE BUSINESS ASSOCIATION

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

VIII. FUTURE YEARS' OPERATING PLANS

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

Section 66.608 (3) (a) of the BID law requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development project, it focuses upon 2009 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2008 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such Operating Plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID law.

IX. AMENDMENT, SEVERABILITY, AND EXPANSION

The BID has been created under the authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Operating Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual review and approval of the Operating Plan and without necessity to undertake any other act. This is specifically authorized under Sec. 66.608 (3) (b), Wis. Stats.

BUSINESS IMPROVEMENT DISTRICT #16

Milwaukee, Wisconsin
2009 Operating Budget

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
4011 - Annual City Assessment													
5008-0001 Annual City Assessment	0	0	145,393	0	0	0	0	0	0	0	0	0	145,393
Total Rental Income	0	0	145,393	0	0	0	0	0	0	0	0	0	145,393
Sundry Income													
5011-0001 Interest Income	12	12	12	12	12	12	12	12	12	12	12	12	144
5209-0002 Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Sundry Income	12	12	12	12	12	12	12	12	12	12	12	12	144
TOTAL GROSS INCOME	\$12.00	\$12.00	\$145,405.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$145,537.00
OPERATING EXPENSES													
Repairs & Maintenance													
6519-0001 Dumpster Repair/Replacement	0	0	0	0	0	500	0	0	0	500	0	0	1,000
6521-0001 Electrical Service	0	0	250	0	0	250	0	0	250	0	0	250	1,000
6536-0001 General Maintenance	0	0	150	0	0	150	0	0	150	0	0	150	600
6559-0001 Weekly Maintenance	1,420	1,420	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	1,420	1,420	24,240
Total Repairs & Maintenance	1,420	1,420	2,720	2,320	2,320	3,220	2,320	2,320	2,720	2,820	1,420	1,420	26,840
Grounds													
6606-0001 Holiday Decorations	1,500	0	0	1,500	0	0	1,500	0	0	1,500	0	1,500	7,500
6607-0001 Landscape	0	0	3,000	3,000	2,000	2,000	2,000	2,000	4,500	2,000	2,000	2,000	24,500
6507-0001 Pavement & Walk Repair	0	0	1,250	0	0	0	0	0	1,250	0	0	0	2,500
Total Grounds	1,500	0	4,250	4,500	2,000	2,000	3,500	2,000	5,750	3,500	2,000	3,500	34,500
Administrative/Promotions													
6214-0000 Copies / Printing	15	15	15	15	15	15	15	15	15	15	15	15	180
6311-0000 Management Fee	800	800	800	800	800	800	800	800	800	800	800	800	9,600
6340-0000 Postage	15	15	15	15	15	15	15	15	15	15	15	15	180
6356-0000 Telephone	2	2	2	2	2	2	2	2	2	2	2	2	24
6315-0000 Association Fee	0	0	0	0	0	100	0	0	0	0	0	0	100
6320-0000 Special Events	0	0	0	0	0	5,000	0	0	0	0	0	0	5,000
6902-0001 Banners	0	2,000	500	500	2,000	500	500	2,000	500	500	2,000	0	11,000
6903-0001 Advertising/Promotions	850	50	50	850	50	50	850	50	850	50	50	50	3,800
Total Administrative/Promotions	1,682	2,882	1,382	2,182	2,882	6,482	2,182	2,882	1,382	2,182	2,882	882	29,884
Insurance / Accounting													
6210-0000 Accounting	0	0	0	0	0	1,250	0	0	0	0	0	0	1,250
6946-0001 Insurance	0	0	1,275	0	0	0	0	0	0	0	0	0	1,275
Total Insurance/Accounting	0	0	1,275	0	0	1,250	0	0	0	0	0	0	2,525
TOTAL OPERATING EXPENSES	\$4,602.00	\$4,302.00	\$9,621.00	\$9,002.00	\$7,202.00	\$12,952.00	\$8,002.00	\$7,202.00	\$9,852.00	\$8,502.00	\$6,302.00	\$6,202.00	\$93,749.00
NET OPERATING INCOME	(\$4,590.00)	(\$4,290.00)	\$135,778.00	(\$8,990.00)	(\$7,190.00)	(\$12,940.00)	(\$7,990.00)	(\$7,190.00)	(\$9,840.00)	(\$8,490.00)	(\$6,290.00)	(\$6,190.00)	(\$51,788.00)

BUSINESS IMPROVEMENT DISTRICT #16													
Milwaukee, Wisconsin													
2009 Operating Budget													
	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
Loan													
7011-0000 City Loan Repayment	0	0	43,194	0	0	0	0	0	0	0	0	0	43,194
Total Loan	0	0	43,194	0	0	0	0	0	0	0	0	0	43,194
Exterior Art Project													
7131-0001 Exterior Art Project	0	0	0	0	0	7,500	0	0	0	0	0	0	7,500
Total Loan	0	0	0	0	0	7,500	0	0	0	0	0	0	7,500
TOTAL EXPENSES	4,602	4,302	52,821	9,002	7,202	20,452	8,002	7,202	9,852	8,502	6,302	6,202	144,443
NET CASH FLOW	-4,590	-8,880	83,704	74,714	67,524	47,084	39,094	31,904	22,064	13,574	7,284	1,094	1,094
Anticipated cash balance 12/31/07 \$40,000													
Anticipated month end cash balance	35,410	31,120	123,704	114,714	107,524	87,084	79,094	71,904	62,064	53,574	47,284	41,094	41,094

APPENDIX A

2008

Sp	Charge Code	Tax Key	Chk Dgt	Status	Addr	Owner 1	Owner 2	Owner Mail Addr	City State	Zip	Prop Class	Land Val	Imprv Val	Total	Lot Sq Ft	Bldg Sq Ft	Obj	Bld Fee	Total Bld Fee
16		3280636000	6	Active	4428 W NORTH	CITY OF MILW		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	0	4415	0		\$	\$
16		3281208100	9	Active	4820 W LISBON	ALPHA WOMEN'S CENTER INC		4820 W LISBON AV	MILWAUKEE, WI	53210	Exempt	0	0	0	6324	1504		\$	\$
16		3282131000	7	Active	4923 W LISBON	CITY OF MILWAUKEE		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	0	0	0		\$	\$
16		3291301000	X	Active	5105 W LISBON	HOUSING AUTH CITY OF MILW		809 N BROADWAY, 3RD FL	MILWAUKEE, WI	53202	Exempt	0	0	0	41828	0		\$	\$
16		3470214000	7	Active	4530 W LISBON	CITY OF MILW		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	0	3600	3600		\$	\$
16		3470215000	2	Active	4522 W LISBON	CITY OF MILW		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	0	7200	0		\$	\$
16		3470217000	3	Active	4500 W GARFIELD	CITY OF MILW		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	0	2897	0		\$	\$
16		3470218000	9	Active	4510 W LISBON	CITY OF MILW		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	0	0	0		\$	\$
16		3280631000	9	Active	4404 W NORTH	DANIEL T DEVALK		4404 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	8100	24800	32900	8100	1569		\$ 5.50	\$ 180.95
16		3280634000	5	Active	4420 W NORTH	WENDY C VEHRING		1728 W LAWN AV	MILWAUKEE, WI	53209	Local Commercial	3600	111400	115000	3600	4170		\$ 5.50	\$ 632.50
16		3280635000	0	Active	4424 W NORTH	CHARLES BAGNIESKI		2940 E ALLISON, APT #7	CUDAHY WI	53110	Local Commercial	3600	157400	161000	3600	4546		\$ 5.50	\$ 885.50
16		3281210000	8	Active	4828 W LISBON	RONALD I PACHEFSKY	CHERYL F MENDELOFF	9287 N WAVERLY DR	MILWAUKEE WI	53217	Local Commercial	22500	157500	180000	12846	8676		\$ 5.50	\$ 990.00
16		3281211000	3	Active	4842 W LISBON	RUSSEL GREATHOUSE		4842 W LISBON AV	MILWAUKEE, WI	53210	Local Commercial	5100	119900	125000	2925	3284		\$ 5.50	\$ 687.50
16		3281228000	6	Active	4700 W NORTH	HATZLACHAH LLC		P.O. BOX 1225	MILWAUKEE, WI	53201	Local Commercial	14400	198600	213000	7200	14440		\$ 5.50	\$ 1,171.50
16		3281229000	1	Active	4708 W NORTH	EDGAR JILES		98D1 W BEECHWOOD AV	MILWAUKEE, WI	53224	Local Commercial	7200	178800	186000	3800	5700		\$ 5.50	\$ 1,023.00
16		3281230000	7	Active	4716 W LISBON	AGAPE LOVE DELIVERANCE	CHURCH	P O BOX 240841	MILWAUKEE, WI	53224	Local Commercial	14200	335800	350000	7122	8530		\$ 5.50	\$ 1,925.00
16		3281231100	6	Active	4720 W LISBON	UPTOWN CROSSING LLC	C/O BUD VASTONE	4720 W LISBON AV	MILWAUKEE, WI	53210	Local Commercial	24800	125200	150000	12382	3693		\$ 5.50	\$ 825.00
16		3281233000	3	Active	4734 W LISBON	STEPHEN BIALK		1823 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	8900	198100	207000	4465	8032		\$ 5.50	\$ 1,138.50
16		3281282000	0	Active	4534 W NORTH	SANDRA A JONES		3300 W FLORIST AV	MILWAUKEE, WI	53209	Local Commercial	10000	82700	92700	4961	2814		\$ 5.50	\$ 509.85
16		3281505100	8	Active	4900 W NORTH	LUC LE	BILL NGUYEN	4900 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	28400	627600	656000	16203	27648		\$ 5.50	\$ 3,608.00
16		3281910110	7	Active	5006 W LISBON	WILHELM COMMERCIAL HOLDING LLC		5006 W LISBON AVE	MILWAUKEE WI	53210	Local Commercial	67800	245200	313000	38720	29985		\$ 5.50	\$ 2,998.50
16		3281911100	5	Active	2432 N 51ST	WILHELM COMMERCIAL	HOLDING LLC	5006 W LISBON AVE	MILWAUKEE WI	53210	Local Commercial	8700	3900	12600	4087	0		\$ 5.50	\$ 69.30
16		3282121000	2	Active	4830 W NORTH	JHH ENTERPRISES LLC		3602 N MURRAY AV	MILWAUKEE, WI	53211	Local Commercial	5200	240800	246000	5160	5712		\$ 5.50	\$ 1,353.00
16		3290026000	7	Active	5038 W NORTH	KLAPPER & CO INC		5040 W NORTH AV	MILWAUKEE WI	53208	Local Commercial	8300	144700	153000	4758	6412		\$ 5.50	\$ 841.50
16		3290125110	9	Active	5814 W NORTH	RIECO INC		PO 2710	ROANOK VA	24001	Local Commercial	71400	530600	602000	28560	7819		\$ 5.50	\$ 3,311.00
16		3290149000	6	Active	5916 W NORTH	HOP TRUNG TRAN		8336 S BENJAMON DR	OAK CREEK, WI	53154	Local Commercial	12000	181000	193000	4800	4428		\$ 5.50	\$ 1,061.50
16		3290150000	1	Active	5920 W NORTH	HILBERT COMPANY LLC		W239 N7762 MAJESTIC PL	SUSSEX, WI	53089	Local Commercial	24000	906200	930200	9600	13326	Obj	\$ 5.50	\$ 5,116.10
16		3290212000	8	Active	5700 W NORTH	DIROT PROPERTIES TWO LLC		P.O. BOX 170454	MILWAUKEE, WI	53217	Local Commercial	22200	650800	673000	8880	12099		\$ 5.50	\$ 3,701.50
16		3290225000	9	Active	5600 W NORTH	L J NEUMAN & SHARON E LAVIN		5600 W NORTH AV	MILWAUKEE WI	53208	Local Commercial	18000	303000	320000	7200	9030		\$ 5.50	\$ 1,760.00
16		3290248000	4	Active	5522 W NORTH	H DUCK INC		1031 S 76TH ST	WEST ALLIS, WI	53214	Local Commercial	26400	276600	303000	10550	6876		\$ 5.50	\$ 1,666.50
16		3290249110	3	Active	5516 W NORTH	BASEM AL-SALHI	HASAN I SNOUBAR	5825 W NATIONAL AV	MILWAUKEE, WI	53214	Local Commercial	45600	450400	496000	18240	37286		\$ 5.50	\$ 2,728.00
16		3290542000	2	Active	5114 W LISBON	ADVANCED PROPERTIES & FAMILY DOLLAR STORS OF WI	INVESTMENTS LLC	907 N 25TH ST	MILWAUKEE, WI	53223	Local Commercial	6200	42600	48800	3554	1087		\$ 5.50	\$ 268.40
16		3290911100	4	Active	5428 W NORTH	FAMILY DOLLAR STORS OF WI		PO BOX 1017	CHARLOTTE NC	28201	Local Commercial	72000	527500	599500	28800	7808	Obj	\$ 5.50	\$ 3,297.25
16		3291012000	9	Active	5710 W NORTH	5714 REAL EST HOLDINGS LLC		5714 W NORTH AV	MILWAUKEE, WI	53210	Local Commercial	24000	467000	491000	9600	4953		\$ 5.50	\$ 2,700.50
16		3291882000	X	Active	5104 W LISBON	WILHELM COMMERCIAL	HOLDINGS LLC	5006 W LISBON AV	MILWAUKEE, WI	53210	Local Commercial	12000	800	12800	6662	0		\$ 5.50	\$ 70.40
16		3299991100	4	Active	5722 W NORTH	R.A. EVANS LLC		W3136 JANE ST	GREEN LAKE, WI	54941	Local Commercial	25200	165800	191000	10080	6174		\$ 5.50	\$ 1,050.50
16		3460115000	1	Active	5725 W NORTH	JGS HOLDINGS LLC		5401 N 76TH ST, STE 204	MILWAUKEE, WI	53218	Local Commercial	10300	215700	226000	5034	4238		\$ 5.50	\$ 1,243.00
16		3460126100	8	Active	5803 W NORTH	PAUL R ORWAL		5803 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	26800	202200	229000	10710	4145		\$ 5.50	\$ 1,259.50
16		3460141000	3	Active	5923 W NORTH	HANI S MATLOUB AND BRENDA S KEREN PROPERTIES 4 LLC	MATLOUB REVOCABLE LIVING	N9 W29432 THAMES RD	WAUKESHA WI	53188	Local Commercial	14900	45500	60400	5950	600		\$ 5.50	\$ 332.20
16		3460142100	5	Active	5901 W NORTH	KEREN PROPERTIES 4 LLC		5135 N HOLLYWOOD	MILWAUKEE, WI	53217	Local Commercial	9900	67300	77200	3950	713		\$ 5.50	\$ 424.60
16		3460142200	1	Active	5909 W NORTH	KEREN PROPERTIES 4 LLC		5135 N HOLLYWOOD AV	WHITEFISH BAY, WI	53217	Local Commercial	5000	67000	72000	2000	780		\$ 5.50	\$ 396.00
16		3460166000	X	Active	5919 W NORTH	KEREN PROPERTIES 4 LLC		5135 N HOLLYWOOD AV	MILWAUKEE, WI	53217	Local Commercial	15000	212000	227000	6000	4320		\$ 5.50	\$ 1,248.50
16		3460501000	X	Active	2255 N 54TH	PAULETTE A BLAKE		5317 W CALUMET RD	MILWAUKEE, WI	53223	Local Commercial	9600	55400	65000	4800	1930		\$ 5.50	\$ 357.50
16		3460523000	X	Active	5419 W NORTH	LOREN MICHAELS PROP, LLC		P.O. BOX 242281	MILWAUKEE, WI	53224	Local Commercial	9600	103800	113400	4800	3418		\$ 5.50	\$ 623.70
16		3461401000	4	Active	5501 W NORTH	ROBERT C & EDITH I PRESCHER	REVOCABLE TRUST D11-19-98	12011 W MEINECKE AV	MILWAUKEE WI	53226	Local Commercial	12000	284000	296000	4800	4818		\$ 5.50	\$ 1,028.00
16		3461402000	X	Active	5507 W NORTH	KLAUSE HARTTER	JUERGEN HARTTER	5507 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	12000	111000	123000	4800	2346		\$ 5.50	\$ 676.50
16		3461403000	5	Active	5511 W NORTH	KLAUSE HARTTER	JUERGEN HARTTER	5511 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	12000	182000	194000	4800	3968		\$ 5.50	\$ 1,067.00
16		3461404000	0	Active	5517 W NORTH	JEANETTE MALONE		POB 06079	MILWAUKEE, WI	53206	Local Commercial	12000	352000	364000	4800	7016	Obj	\$ 5.50	\$ 2,002.00
16		3461405000	6	Active	5523 W NORTH	CATHERINE L PRETCHOLD		5523 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	12000	206000	218000	4800	4492		\$ 5.50	\$ 1,189.00
16		3461406000	1	Active	5527 W NORTH	LINCOLN FONG	MIRANDA FONG	13900 W ROBIN TRAIL	NEW BERLIN, WI	53151	Local Commercial	12000	288000	280000	4800	4960		\$ 5.50	\$ 1,540.00
16		3461423000	4	Active	5601 W NORTH	MIDWEST AMERICAN PROP LLC		5601 W NORTH AVE	MILWAUKEE, WI	53208	Local Commercial	12000	202000	214000	4800	3982		\$ 5.50	\$ 1,177.00
16		3461424000	X	Active	5609 W NORTH	VICTORIYA SHTEYNBUK	YURIY SHTEYNBUK	5609 W NORTH AV	MILWAUKEE WI	53208	Local Commercial	12000	134000	146000	4800	4260		\$ 5.50	\$ 803.00
16		3461425000	5	Active	5611 W NORTH	RONALD W BARCHUS		2803 W BURNHAM ST	MILWAUKEE, WI	53215	Local Commercial	24000	241000	265000	9600	5240		\$ 5.50	\$ 1,457.50
16		3461426000	0	Active	5623 W NORTH	PELICARIC GOJO	PELICARIC LORI	5625 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	12000	84700	96700	4800	2000		\$ 5.50	\$ 531.85
16		3461427000	6	Active	5629 W NORTH	5629 LLC		5629 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	12000	125000	137000	4800	2370		\$ 5.50	\$ 753.50
16		3461444000	9	Active	5701 W NORTH	JACK RABON	KATHRYN RABON	5701 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	8600	106400	115000	4200	2380		\$ 5.50	\$ 632.90
16		3461445000	4	Active	5707 W NORTH	DONALD S CONSTANTINEAU	CELIA E CONSTANTINEAU	1401 W ARMOUR AV	MILWAUKEE, WI	53221	Local Commercial	11100	301900	313000	5400	4820		\$ 5.50	\$ 1,721.50
16		3461446000	X	Active	5713 W NORTH	DONALD S CONSTANTINEAU	CELIA E CONSTANTINEAU	1401 W ARMOUR AV	MILWAUKEE, WI	53221	Local Commercial	9500	232500	242000	4614	4262		\$ 5.50	\$ 1,

16	3470209100	6	Active	4525 W NORTH	CFSC PROPERTIES LLC		4535 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	21600	356400	378000	10800	6060	\$ 5.50	\$ 2,079.00
16	3470213000	1	Active	4538 W LISBON	RALPH E NEELY		4538 W LISBON AV	MILWAUKEE, WI	53208	Local Commercial	7700	58700	66400	7680	2345	\$ 5.50	\$ 365.20
16	3470216000	8	Active	4518 W LISBON	VICTORIA C OCHI	CHRIS C OCHI	2755 N 59TH ST	MILWAUKEE, WI	53210	Local Commercial	7200	84400	91600	7200	3216	\$ 5.50	\$ 503.80
16	3470301000	X	Active	4733 W NORTH	NII CAPITAL LLC		4733 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	5200	105900	111000	4164	6374	\$ 5.50	\$ 610.50
16	3470302000	5	Active	4729 W NORTH	METRO VISTA DEV GROUP LLC		P.O. BOX 080199	MILWAUKEE, WI	53208	Local Commercial	3800	163400	167000	2888	4233	\$ 5.50	\$ 918.50
16	3470303000	0	Active	4719 W NORTH	METRO VISTA DEV GROUP LLC		P.O. BOX 080199	MILWAUKEE, WI	53208	Local Commercial	8300	391700	400000	6666	14346	\$ 5.50	\$ 2,200.00
16	3470304000	6	Active	4701 W LISBON	METRO VISTA DEV GROUP LLC		P.O. BOX 080199	MILWAUKEE, WI	53208	Local Commercial	17500	590500	608000	13988	17300	\$ 5.50	\$ 3,344.00
16	3470321000	9	Active	2238 N 48TH	METRO VISTA DEVELOPMENT	GROUP LLC	P.O. BOX 080199	MILWAUKEE, WI	53208	Local Commercial	5700	9700	15400	4554	0	\$ 5.50	\$ 84.70
16	3470709000	8	Active	4415 W NORTH	K.B.T.C.S., INC		P.O. BOX 170181	MILWAUKEE, WI	53217	Local Commercial	2400	134600	137000	2400	4800	\$ 5.50	\$ 753.50
16	3470710000	3	Active	4419 W NORTH	KEITH B TERRY		P O BOX 170181	MILWAUKEE WI	53217	Local Commercial	5000	122000	127000	4970	4150	\$ 5.50	\$ 698.50
16	3470711000	9	Active	4425 W NORTH	MICHAEL S WISNIEWSKI		1821 E IRVING PL	MILWAUKEE WI	53202	Local Commercial	6800	195200	204000	8773	11520	\$ 5.50	\$ 1,122.00
16	3470911000	6	Active	4321 W NORTH	COMMUNITY BAPTIST CHURCH		4321 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	4900	0	4900	4905	0	\$ 5.50	\$ 26.95
16	3470912000	1	Active	2246 N 44TH	NORTH AVENUE INVESTMENTS LLC		13820 W KEEFE AVE	BROOKFIELD, WI	53005	Local Commercial	5900	68000	73800	5895	5850	\$ 5.50	\$ 405.45
16	3470913000	7	Active	4319 W NORTH	NORTH AVENUE INVESTMENTS LLC		13820 W KEEFE AVE	BROOKFIELD, WI	53005	Local Commercial	5400	58300	63700	5400	5400	\$ 5.50	\$ 350.35
16	3471001100	3	Active	4801 W NORTH	S PRICE REAL ESTATE HOLDINGS LLC		4801 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	33800	747200	781000	22564	18030	\$ 5.50	\$ 4,295.60
16	3471019000	5	Active	4815 W NORTH	JAMES E SMTH		4815 W NORTH AVE	MILWAUKEE, WI	53208	Local Commercial	4600	121400	126000	3052	3600	\$ 5.50	\$ 693.00
16	3471020000	0	Active	4823 W NORTH	S PRICE REAL ESTATE HOLDINGS		4801 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	9200	327800	337000	6104	10876	\$ 5.50	\$ 1,853.50
16	3471042000	0	Active	4919 W NORTH	CHRISTINE MCROBERTS		4919 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	7200	139800	147000	4800	3616	\$ 5.50	\$ 808.50
16	3471044000	1	Active	5019 W NORTH	NEIL E & BEVERLY J PETERSON	TRUSTEES OF NEIL EDWARD &	14320 INDIAN RIDGE DR	BROOKFIELD, WI	53005	Local Commercial	8300	157700	166000	5566	4487	\$ 5.50	\$ 913.00
16	3471212000	4	Pending Add	4625 W NORTH	LISBON COMMUNITY DEV LLC	C/O PLAYMAKERS CAPITOL INC	5325 W FOND DU LAC AVE	MILWAUKEE, WI	53216	Local Commercial	0	0	0	17480	5316	\$ 5.50	\$ -
16	3471221000	9	Active	4407 W NORTH	NEW COVENANT CHURCH		2331 N 39TH ST	MILWAUKEE, WI	53210	Local Commercial	7200	182800	190000	14456	16800	\$ 5.50	\$ 1,045.00
16	3479992000	1	Active	5027 W NORTH	HIMOUNT INVESTMENTS LLC	ATTN: JOSH MORBY	5027 W NORTH AV	MILWAUKEE, WI	53208	Local Commercial	7200	290800	298000	14456	16800	\$ 5.50	\$ 1,639.00
16	3479993100	3	Active	5033 W NORTH	JOHN H KOSTECKI		2150 N 56TH ST	MILWAUKEE, WI	53208	Local Commercial	12100	139900	152000	8040	3352	\$ 5.50	\$ 836.00
16	3280633000	X	Active	4414 W NORTH	KEITH B TERRY		P O BOX 170181	MILWAUKEE, WI	53217	Mercantile Apartment	6000	172600	178600	6000	2828	\$ 5.50	\$ 462.00
16	3281257000	4	Active	2309 N 46TH	LUCILLE E MUSTA		2309 N 46TH ST	MILWAUKEE WI	53210	Mercantile Apartment	8000	92300	100300			\$ 5.50	\$ 551.65
16	3471043000	6	Active	5008 W NORTH	RICHARD V & MARY JEAN	ZANONI TRUSTEES OF THE	625 E RAVENSWOOD HILL CR	BROOKFIELD WI	53045	Mercantile Apartment	10000	148800	158800			\$ 5.50	\$ 873.40
16	3281258000	X	Active	2303 N 46TH	LUCILLE E MUSTA		2303 N 46TH ST	MILWAUKEE, WI	53210	Residential	5800	82100	87700			\$ -	\$ -
16	3281908100	9	Active	2428 N 50TH	ROBERTA LAMB		8615 N SERVITE DR	MILWAUKEE, WI	53223	Residential	6000	131600	137600			\$ -	\$ -
16	3461603000	2	Active	5115 W NORTH	ASKIA HANEY		5115 W NORTH AV	MILWAUKEE, WI	53208	Residential	15800	177100	192900			\$ -	\$ -
16	3470211000	0	Active	2238 N 46TH	GREG S ALLES	KEVIN M KNIGHT	2238 N 46TH ST	MILWAUKEE, WI	53208	Residential	5900	110100	116000			\$ -	\$ -
16	3470212000	6	Active	2230 N 46TH	MARK A WAMSER		W301 S1456 BRANDYBROOK	WALUKESHA, WI	53188	Residential	6600	89400	96000			\$ -	\$ -
16	3471021000	6	Active	2257 N 49TH	THEODIE D FREEMON SR	IRMAZENE M FREEMON	2257 N 49TH ST	MILWAUKEE, WI	53208	Residential	5500	106600	112100			\$ -	\$ -
16	3471041000	5	Active	2252 N HIMOUNT	CHARLES A BAURES &	MARY MONICA LEONARD	W315 S1191 GLACIER PASS	DELAFIELD, WI	53018	Residential	21300	114700	136000			\$ -	\$ -
16	3281207000	1	Active	4806 W LISBON	AMJAD TUFAL		175 BUNKER HILL DR	BROOKFIELD, WI	53005	Special Mercantile	24900	132100	157000	14228	1375	\$ 5.50	\$ 863.50
16	3281507000	2	Active	4926 W NORTH	FRANK HEILBRONNER	SINCLAIR INVESTMENTS LLC	12980 W GRANGE AV	NEW BERLIN, WI	53151	Special Mercantile	85000	192000	277000	14169	8637	\$ 5.50	\$ 1,523.50
16	3282101100	X	Active	4930 W LISBON	NORTH SIDE PETROLEUM INC		4950 W LISBON AVE	MILWAUKEE WI	53210	Special Mercantile	181800	884200	1066000	21390	3880 Obj	\$ 5.50	\$ 5,863.00
16	3289992110	X	Active	4500 W NORTH	WALGREEN NEW BERLIN #01336	TAX DEPARTMENT MS#3101	300 WILMONT RD	DEERFIELD IL	60015	Special Mercantile	29000	1314000	1343000	29025	10880	\$ 5.50	\$ 7,386.50
16	3290010000	X	Active	5304 W NORTH	RICHARD XIONG		390 ARLINGTON AV	ST PAUL, MN	55101	Special Mercantile	42700	423300	466000	21343	21364	\$ 5.50	\$ 2,563.00
16	3290019110	2	Active	5220 W NORTH	FIRSTAR BANK MILWAUKEE NA	C/O MB BEITLER	777 E WISCONSIN AV, STE 3175	MILWAUKEE WI	53202	Special Mercantile	122300	553200	675500	34956	12177	\$ 5.50	\$ 3,715.25
16	3290027000	2	Active	5020 W NORTH	MORTIMER LEVITT FOUNDATION	INC.	100 QUARRY RD, STE 2	HAMBURG, NJ	07419	Special Mercantile	57400	1955600	2013000	32777	12724	\$ 5.50	\$ 11,071.50
16	3280148000	0	Active	5900 W NORTH	FIRST FINANCIAL SAVINGS ASSN	C/O LORI ROZEK, TAX ADMIN	1305 MAIN ST	STEVENS POINT, V	54481	Special Mercantile	71400	503600	575000	14280	10232	\$ 5.50	\$ 3,162.50
16	3290224000	3	Active	5612 W NORTH	BORDER PATROL WISCONSIN INC	ATTN TACO BELL #2381	147 S BUTLER ST, STE 2	MADISON, WI	53703	Special Mercantile	81000	211000	292000	21600	2004	\$ 5.50	\$ 1,606.00
16	3470323121	9	Active	4623 W LISBON	FIRST MIL BANK	C/O ASSOCIATED BANK RE DIV	206 N WISCONSIN ST	DEPERE, WI	54115	Special Mercantile	153700	173300	327000	51220	1768	\$ 5.50	\$ 1,798.50
16	3470336000	0	Active	4527 W LISBON	ABDIKADER H ASKAR		4527 W LISBON AV	MILWAUKEE, WI	53208	Special Mercantile	29700	266300	298000	2973	446	\$ 5.50	\$ 1,639.00
16	3471210000	4	Pending Add	4625 W NORTH	LISBON COMMUNITY DEV LLC	C/O PLAYMAKERS CAPITOL INC	5325 W FOND DU LAC AVE	MILWAUKEE, WI	53216	Local Commercial	0	0	0	17480	5316	\$ 5.50	\$ -

ANNUAL REPORT

Uptown Crossing Business Improvement District #16 August 2008

The property owners and merchants within Business Improvement District #16, Uptown Crossing, are involved with the following activities in the area bounded by West North Avenue from Sherman Boulevard to North 60th Street and West Lisbon Avenue from 45th Street to North 52nd Street.

The procurement, promotion and encouragement of new businesses in the area such as Samara Studio, Brilliant Dancer, Mekong Café, Taste of Art and King Star Chinese Restaurant, all of which have recently opened within the District.

The continuing dissemination of a quarterly newsletter, informing member merchants of activities and events occurring within the District.

Maintenance of previously installed streetscape improvements including street and sidewalk maintenance, light pole banners, landscaping amenities, specially painted pedestrian crossings and holiday decorations, all intended to make the District a more attractive area within which to locate a business or to conduct business.

The creation of a web page for the District (www.UptownCrossing.com), allowing members and the general public easy and convenient access to information concerning property and people in the Uptown Crossing business community.

Act as an input mechanism to City of Milwaukee Departments relative to the location and creation of new businesses entering the area.

With the assistance of the Alderpersons' offices, investigating the possibility and practicality of creating an overlay district to better control what is occurring in the District from the standpoint of such things as property improvements, building construction and other changes to the physical makeup of the area.

By forming a relationship with a student intern, design and explore the possibility of fabricating and placing one or more informational street kiosks in the District to advertise, guide and promote retail and commercial activity in the area.

In addition to the above specific activities, the BID continues to act as a solidifying influence for property owners within its boundaries, providing to them an organization that attempts to maintain the commercial viability of the area and to promote it as a desirable area within which to do business.