

**BUSINESS IMPROVEMENT DISTRICT NO. 21  
MILWAUKEE DOWNTOWN  
YEAR TWELVE OPERATING PLAN**

**SEPTEMBER 17, 2008**

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## I. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute 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. See Appendix A.

On or about July 16, 1997, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Milwaukee Downtown Management District (the "District"). On October 14, 1997, the Common Council of the City of Milwaukee adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan. The purpose of the District is to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business activity. In this regard, the District is authorized to manage and maintain services which supplement those services currently provided by the City to owners and occupants in the District.

Pursuant to the BID statute, this Year Twelve Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its twelfth year of operation. This Plan has been developed by the District Board with technical assistance from the Department of City Development, the Department of Public Works and the Police Department.

## II. DISTRICT BOUNDARIES

When created in 1997, the District boundaries covered approximately 120 square blocks and encompassed the City's Downtown. The original District boundaries included North 4th Street and North 10th Street to the west; West St. Paul Avenue, the Menomonee River, and West Clybourn Street to the south; Lake Michigan to the east and Schlitz Park to the north. In this Year Twelve Operating Plan, the District incorporates certain expansion areas adjacent to its original boundaries, in response to petitions from property owners within these areas seeking to join the District. Original boundaries of the District as well as the proposed expansion areas are shown in Appendix B of this Operating Plan. A narrative listing of the properties originally included in the original District is set

forth in Appendix C. A narrative listing of the properties proposed to be added to the District is set forth in Appendix D.

### III. PROPOSED OPERATING PLAN

#### A. Plan Objectives

The objectives of the District are to increase pedestrian traffic Downtown and to better enable Downtown to compete for customers with suburban residential and commercial areas. The District proposes to achieve its objectives by, among other methods, supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of Downtown. The City will continue to provide its current level of maintenance and policing services. The City and the District have entered into the cooperation agreement on file in the District's office (the "Cooperation Agreement"). The District also seeks to achieve its objectives by marketing Downtown as a great place to live, work and play and by working with like-minded associates to attract and retain businesses.

#### B. Proposed Activities

The District offers Downtown owners and occupants additional safety personnel, enhanced sidewalk cleaning, supplemental public space maintenance and integrated marketing and promotional services to complement the base level of services currently being provided by the City. As a supplement to City services, the District retains and manages its own safety and maintenance staff and develops and implements its own marketing initiatives. The District has also hired an executive director, who reports to the Board, to implement and manage the day to day activities of the District and to supervise all District staff and independent contractors. The following are the activities proposed by the District for calendar year 2009. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. Public Service Ambassadors Program. The District will continue to sponsor a Public Service Ambassador Program to provide safety and goodwill services to Downtown, supplemental to

existing City police services. The aim of the program is to increase the public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may implement this program either by hiring staff directly or by hiring independent contractors to provide staff. In either case, a PSA director, who will report to the executive director, will be hired to manage this program, hire and supervise staff and maintain communications with police. Public Service Ambassadors ("PSAs"), including shift supervisors, will be retained to provide up to 50,000 on-duty hours. The District, in cooperation with the City Police Department, the Greater Milwaukee Convention and Visitor's Bureau, the Shops at Grand Avenue and other City departments and resources, will develop an intensive initial training program, as well as on-going in-service and field training, for PSAs. Training will focus on available City services, preventing and reporting crime, dealing with panhandlers and the homeless, applicable sanitation and building codes, radio communications, first aid and CPR, Milwaukee history and local attractions, general retailing (as sponsored by management for the Shops at Grand Avenue), communications skills and interactions with residents and visitors. For a portion of their training PSAs will be paired with police officers or experienced PSAs patrolling their beats. Training will be supplemented by a book of Operating Rules and Procedures serving as a guide for handling both common and unusual incidents.

Following their training, uniformed but unarmed PSAs will be assigned "beats" to patrol on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments and crime statistics and trends. Generally, PSAs will be deployed on beats to maximize the provision of security services during peak hours like weekday lunch hours, before and after business hours and for special events. During weekday shifts, "beats" will range from 10 to 16 blocks. During evenings and on weekends, PSAs will be deployed in a more concentrated area where people congregate. In addition to the previously described "beats", a beat may include The Shops of Grand Avenue Guest Services Center and/or any other indoor venue, so long as providing PSA services at such venue furthers the purposes outlined in this Operating Plan and any services unique to the indoor venue are provided on a revenue-neutral basis so that the District avoids incurring any costs disproportionately benefiting any

individual property owner. A schedule for deploying PSAs on their beats shall be developed by the District's executive director together with the PSA director and altered as appropriate for weather, redeployment for special events and for changing circumstances.

PSAs' primary responsibilities will be to assist and direct workers, shoppers and visitors and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with two-way radios to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department. One PSA supervisor/dispatcher shall be on duty whenever PSAs are on patrol. Using two-way radios and telephones, the PSA supervisor will maintain communications among PSAs, other Downtown security personnel and City police.

The City Police Department shall provide the District with the ability to monitor police calls for service. The District will permit any on-duty police officers assigned to the Downtown area to work out of the District office. The agreement between the District and the City Police Department regarding services to be provided is more fully described in the letter from Chief of Police Arthur L. Jones dated July 17, 1997 on file in the District's office.

The District will pursue partnerships with other service providers. These partnerships may include development of a policy for referring panhandlers and the homeless to appropriate resources and/or working with other Downtown security resources to share information and develop response strategies.

2. Clean Sweep Ambassadors Program. The District will continue to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning and public space maintenance, to implement special projects and, more generally, to introduce an active, positive force in Downtown.

The District may provide cleaning, maintenance, graffiti removal and landscaping services in any manner deemed reasonable by the District Board, including hiring staff directly or hiring independent contractors to provide staff. In any event, a CSA director will be selected, who will report to the District's executive director, to

manage this program, hire and supervise staff and serve as a liaison among City departments and property owners and businesses. During the summer months, a minimum of 12 full-time equivalent Clean Sweep Ambassadors ("CSAs") will report directly to the CSA director. Fewer CSAs may service the District during the winter months. Full-time CSA staff will be trained in maintenance, safety and informational services and furnished with identifiable uniforms. In addition, the District may retain other staff and/or independent contractors as it deems reasonable to perform the tasks necessary to implement the program.

The maintenance efforts of CSAs, other staff and independent contractors retained, paid and uniformed by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks and riverwalks, pick up litter and remove graffiti each day. Weather permitting, CSAs will mechanically sweep public sidewalks and riverwalks in a rotation consistent with the City's street sweeping schedule--with approximately one fifth of the District being swept each working day. From April through October, CSAs will also power wash and steam clean sidewalks and clean, maintain, water, plant and weed tree wells and planters. CSAs will be assigned "beats" depending on the public use of the area and the need for services. A schedule for deploying CSAs and their tasks, shall be developed by the District's executive director and the CSA director and altered as appropriate for restrictions imposed by weather and redeployment as necessary in the judgment of District staff.

In addition to their daily cleaning and maintenance duties, the District may deploy CSAs to accomplish special projects. These projects may range from the installation and removal of holiday lights to set up and clean up for special events.

In servicing all aspects of the CSA program, CSAs and other staff servicing this program will maintain a friendly and helpful presence Downtown. Working during busy hours in recognizable uniforms, they will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors. CSAs will remain in contact with the District office and its other resources using two-way radios or cellular telephones.



3. Business Recruitment and Retention; Marketing and Retail Initiatives. District staff will coordinate and/or contract to implement public relations programming to promote the cleaner, safer, friendlier Downtown being created through District efforts. Marketing and programming will aim to encourage increased use of Downtown, to attract businesses to locate and remain and expand in Downtown and to convince both constituents of the District and potential users that Downtown is a positive destination with unique qualities and amenities.

District staff will continue the District's marketing efforts commenced in previous years of operation, including utilizing the graphics package developed and materials purchased. District staff will organize an internal communications program to inform members about District activities and benefits. Internal communications may include a semi-annual newsletter, an annual report and various print and e-mail notices. District staff will maintain an umbrella-advertising theme, graphics package and media relations program. District staff will cross sell Downtown's assets with various seasonal promotions, including Trolley Loop and Grand Rapids high-speed ferry promotions, if available.

In addition, District staff will develop and/or contract for other marketing initiatives, attractions and/or events promoting Downtown. Among these marketing initiatives, the District will continue the comprehensive marketing campaign targeted at residents in the area including Milwaukee, Waukesha, Ozaukee, Washington, Racine and Kenosha Counties, and upgrade marketing to other target markets such as the Fox Valley and Northern Illinois. The campaign may include public relations and advertising on busboards, billboards, news coverage and in print, television and radio ads to reinforce positive impressions and to encourage businesses, residents and tourists to locate within and use Downtown. The District has purchased and will maintain traveling information kiosks and/or similar devices which may be staffed and deployed at various events (inside and outside of Downtown) to increase District visibility and outreach. The District will also retain a professional retail consultant and hire a retail marketing coordinator to focus on attracting and retaining synergistic retail businesses.

The District may undertake other marketing initiatives and programming reasonably estimated to attract and retain businesses, residents and tourists to Downtown as deemed appropriate by the District Board. Specifically, the District may cooperate and/or contract with other like-minded associates to solicit and collect data about Downtown businesses and the Downtown real estate market and to proactively identify and address property owner concerns. The District may also sponsor or co-sponsor special events such as Downtown Dining Week, Downtown Employee Appreciation Week and Kidz in the Park.

Finally, the District will continue its sponsorship of holiday lighting each November. Each year, the District will cause lighting purchased by the District in previous years and remaining in good condition to be reinstalled. In addition, the District may spend and/or solicit additional money as it deems necessary to purchase additional and/or replacement holiday lighting. For the winter of 2008-2009, the District will sponsor the tenth annual Holiday Lights Festival in Downtown. This festival will continue previous year's street lighting efforts, encourage private owner roofline lighting and implement intense lighting displays in select Downtown parks such as Pere Marquette Park, Ziedler Union Square and Cathedral Square.

The District may contract with Milwaukee Downtown, Inc. to coordinate and implement the marketing initiatives described above, as well as related activities. In connection with contracting with Milwaukee Downtown, Inc., the District intends to donate approximately \$785,000 to Milwaukee Downtown, Inc. to provide operating funds necessary to implement marketing initiatives and related activities.

C. Proposed Expenditures and Financing Method

The 2009 proposed annual operating budget for the District is \$3,317,390. \$2,888,598 will be the amount received from District assessments from properties currently within the District. Approximately \$41,592 will be received in assessments from properties to be added into the expanded District areas. \$387,200 is additional income that is anticipated to come from several sources, including voluntary contributions from tax-exempt properties. See Appendix D. Of these amounts, \$944,380 will finance the Public Service Ambassadors Program, \$946,613 will fund the Clean Sweep Ambassadors Program, \$979,203 will pay for public information,

marketing, promotions and business retention and recruitment efforts, including retail marketing efforts, and \$447,194 will be reserved for administrative expenses and a contingency (including, without limitation, the salaries of a full-time executive director and other District staff, legal fees, insurance costs and office expenses). In the event that the Board reasonably determines that amounts allocated to any particular program are not needed for that program, unneeded amounts for one program may be used for another program. In addition, any funds collected but unspent pursuant to previous years' operating plans and any unanticipated voluntary contributions or other income will be made available in 2009 (for any purpose set forth in this Operating Plan, including without limitation for public information, marketing, promotions and/or business retention and recruitment efforts). The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. Prior to approving any annual operating budget, the District will mail a public hearing notice and make available a copy of the proposed annual operating plan and budget to all owners of real property within the District. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation, and the notice, annual operating plan and budget will be posted on the District's website. The District Board will hold a public hearing and approve the annual operating plan and budget for the District for that year. If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. (This Year Twelve Operating Plan (including the addition of the expansion areas to the District) was unanimously approved by 15 Board members in attendance at the Board meeting of September 17, 2008.) Any capital improvements costing more than \$10,000 each or \$30,000 in the aggregate for any one year must be approved by a 2/3 majority of the entire District Board. For the purposes of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 2008 assessed valuation of all property subject to assessment within the original District boundaries was approximately \$2,035,405,800. The 2008 assessed valuation of the District's proposed expansion areas was approximately \$31,616,600. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 3/4 majority of the entire District Board and a majority of the Common Council of the City. Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board.

D. Organization of the District Board

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities, to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) 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 Board shall be structured and operate as follows:

1. Board size - 19 members.
2. Composition -
  - (a) Three members shall be representatives of each of the three largest (as measured by assessed valuation) multi-tenant

office buildings in the District. In 2009, U.S. Bank Center (777 and 811 East Wisconsin Avenue), 411 East Wisconsin Avenue and 100 East Wisconsin Avenue are the three largest office buildings.

- (b) Two members shall be representatives of the fourth through the ninth largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2009, Plaza East (330 East Kilbourn Avenue), 875 East Wisconsin Avenue, The Milwaukee Center (107 East Kilbourn Avenue), Cathedral Place (555 East Wells Street), Chase Tower (111 East Wisconsin Avenue) and Federal Plaza (330 West Wisconsin Avenue) are the fourth through the ninth largest multi-tenant office buildings.
- (c) Three members shall be representatives of any multi-tenant office buildings in the District.
- (d) Three members shall be representatives of owner-occupied or single tenant buildings in the District with assessed valuations in excess of \$5,000,000. One member from this category shall be a representative of The Northwestern Mutual Life Insurance Company.
- (e) One member will be a designee of The Shops of Grand Avenue or its successors and assigns.
- (f) Two members shall be owners or operators of street-level retail businesses located within the District (which businesses may include, without limitation, restaurants).
- (g) Two members shall be representatives of hotels located within the District. Such hotels shall not be owned or controlled by the same entity or individuals.
- (h) One member shall be a representative of a tax-exempt entity making a voluntary contribution to the District of not less than \$63,338 in the year 2009, which minimum contribution shall increase each year by the proportionate increase in the District operating budget for that year.

- (i) Two members shall be "at large" members who shall not represent any particular constituency but who shall be owners and/or occupants of real property located within the District used for commercial purposes.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site. (For example, the U.S. Bank Center, consisting of property located at 777 and 811 East Wisconsin Avenue, constitutes one site.) Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board shall also be a member of the board of directors of Westtown Association as long as the Westtown Association remains in existence, and one member of the Board shall also be a member of the board of directors of East Town Association as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

3. Term - Appointments to the Board shall generally be for a period of three years, except that the "at large" members designated under subparagraph 2(i) above shall be appointed for a period of two years. To the extent possible, the terms of members representing each of the categories set forth in subparagraph (2) above shall be staggered so that the terms of not more than 60% of the representatives of any one category shall expire simultaneously.
4. Compensation - None.
5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
6. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.

7. **Staffing and Office** - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2009, the Board shall employ, at minimum, a full-time executive director, a full-time administrative assistant, a retail marketing coordinator and at least two interns. The Board shall maintain an office for the District, which shall be centrally located in Downtown. The District's current office is located at 600 East Wells Street, but such office may be relocated as the District Board deems reasonable. All District staff, including PSAs and CSAs, may work out of the District office.
8. **Meetings** - The Board shall meet regularly, at least once every three months. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
9. **Executive Committee** - The Board shall elect from its members a chair, a vice-chair, a secretary, a treasurer and an assistant secretary who shall comprise an Executive Committee of the Board. At least one member of the Executive Committee shall be elected from the category of members set forth in subparagraphs (2)(a) or (b) above. Moreover, the member representing The Northwestern Mutual Life Insurance Company under subparagraph (2)(d) above shall be elected to some office on the Executive Committee. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board.
10. **Non-voting Members** - At the option of a majority of the members of the Board, representatives of the Greater Milwaukee Convention and Visitors Bureau, the Milwaukee Development Corporation, the Metropolitan Milwaukee Association of Commerce (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.

E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.

The District is a separate entity from Milwaukee Downtown, Inc., a private, not for profit corporation, exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that some or all of the members, officers and directors of each entity may be shared. Milwaukee Downtown, Inc. 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 Board. The Board may contract with Milwaukee Downtown, Inc. to provide marketing and promotional services to the District and donate operating funds to Milwaukee Downtown, Inc. to facilitate the provision of such services, all in accordance with this Operating Plan.

The District and Milwaukee Downtown, Inc. are also separate entities from Alliance for Downtown Parking and Transportation, Inc. (the "Alliance"), a private, not for profit corporation, notwithstanding the fact that the District Board appoints all members to the board of directors of the Alliance. The Alliance 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 Board. The Board may work in tandem with the Alliance and other Downtown commercial organizations to improve and mitigate adverse parking and transportation issues impacting Downtown Milwaukee and to promote positive parking and transportation options within the area, consistent with the purposes of this Operating Plan.

F. DISTRICT EXPANSION.

Owners of properties within the "proposed expansion areas" depicted on Appendix B have petitioned to join and become part of the District. Those owners desire to adopt and become subject to this Operating Plan on the terms set forth in this Subsection F.

An annual assessment of \$1.50 per \$1,000 of assessed value will be levied against each property within the expansion areas. All assessments collected from those properties shall be paid to the District for the purposes set forth in this Operating Plan. The owners within the expansion areas acknowledge, however, that, until their properties are redeveloped, any assessments levied by the District against their properties will be insufficient to pay for the cost of full services to be provided by the District under this Operating Plan. Accordingly, owners of properties within the expansion areas request the District to refrain from fully



incorporating their properties into the PSA, CSA and other programs described in this Operating Plan, pending redevelopment of their properties and reassessment (for higher assessed values for property tax purposes).

#### IV. METHOD OF ASSESSMENT

##### A. Annual Assessment Rate and Method

Except as set forth in Subsection III(F) above, the annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the current assessed value of each property for real property tax purposes as of the date the District held the public hearing regarding its Year Twelve Operating Plan (September 17, 2008). No owner of property within the District shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendices C and D identify each property included in the District and show the proposed BID assessment for each property for the twelfth year of operation. Such proposed assessments are based on the assessed value and classification estimated in 2008 pursuant to the foregoing formula.

In addition, any amounts due to the District from a property owner pursuant to a contract between the District and the property owner may, at the option of the District Board, become a special assessment or special charge against that property upon 30 days' prior written notice to the property owner.

##### B. Excluded and Exempt Property

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

1. Wisconsin Statutes section 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 Operating Plan because it is assumed that they will benefit from development in the District.

2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed use properties containing some residential use will be fully assessed by the District.
3. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be specially assessed by the District but will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year may be used in any manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

## V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

### A. Enhanced Safety and Cleanliness

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

### B. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

1. Perform its obligations and covenants under the Cooperation Agreement.
2. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.

3. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
4. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
5. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
6. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.
2. The Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this Year Twelve Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members approved whose terms have expired or who have resigned.

## VII. FUTURE YEAR OPERATING PLANS

### A. Changes

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

Wisconsin Statutes section 66.1109(3)(b) 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 proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District. Further, as set forth in Article III.C. above, a 2/3 majority of the entire District Board must approve increases in the District operating budget exceeding 4% of the prior year's budget and capital improvement expenditures of over \$10,000 in any one instance or of \$30,000 in the aggregate in any one year.

### B. Early Termination of the District

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to

more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% 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% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this

## APPENDIX A

### Wisconsin Statutes section 66.1109

**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 subsds. 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% 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% 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 owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% 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% 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% 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% 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.

or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

D. Automatic Termination Unless Affirmatively Extended.

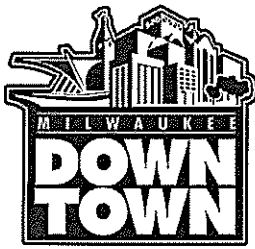
The District Board shall not incur obligations extending beyond fifteen years from the date on which the District was created. At the end of the fifteenth year of the District's existence, the District Board shall prepare an operating plan for the sixteenth year that contemplates termination of the District at the commencement of the sixteenth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4m).



APPENDIX B

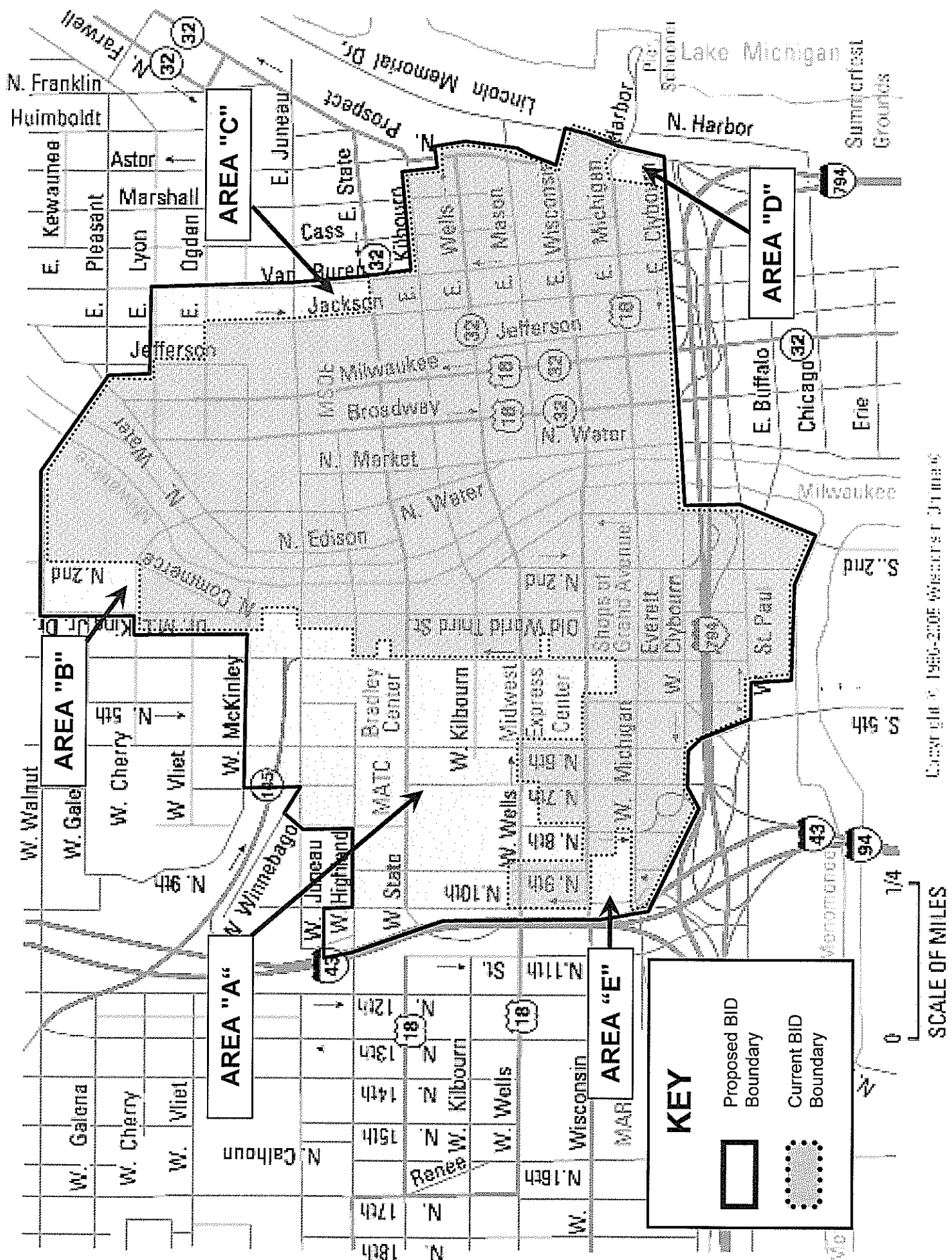
Map of District Boundaries (including Expansion Areas)



# MILWAUKEE DOWNTOWN

Milwaukee Downtown  
Business Improvement District #21  
600 East Wells Street  
Milwaukee, Wisconsin 53202  
414.220.4700  
Fax 414.220.4710  
[www.milwaueedowntown.com](http://www.milwaueedowntown.com)





**KEY**

- Proposed BID Boundary (indicated by a solid line)
- Current BID Boundary (indicated by a dashed line)

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APPENDIX C

Listing of Properties Included in the District

rem_taxkey	rem_status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st_zip	propclass	rem_curr_land	rem_curr Imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	bldg_sqft	obj
3921656112	4	Active	800 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	INSURANCE CO	720 E WISCONSIN AV	MILWAUKEE WI 53202	Special Mercantile	18100100	40998900	59099000	59099000	78,991.00	164546	451964
3921679000	X	Active	815 E MICHIGAN	US BANK NATIONAL BANK	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN 55406	Special Mercantile	52326000	1372900	66055000	66055000	8,829.00	65408	65161
3921695000	7	Active	913 E KILBOURN	CURT COMPANY	%THE EQUITY GROUP, INC	12690 WEST NORTH AVE	BROOKFIELD, WI 53005	Mercantile Apartment	210100	2113900	2324000	2324000	3,106.00	8400	33780
3921700000	2	Active	900 E WELLS	ESG PROPERTIES LLC		800 N MARSHALL ST	MILWAUKEE, WI 53202	Special Mercantile	201600	399400	601000	601000	803.00	5040	3232
3921704000	4	Active	903 E KILBOURN	CAPITAL 45 LLC		3287 N OAKLAND AV	MILWAUKEE, WI 53211	Mercantile Apartment	192100	2131900	2324000	2324000	3,106.00	0	33780
3921809112	5	Active	404 E LYON	USL LAND LLC	C/O MANDEL	301 E ERIE ST	MILWAUKEE, WI 53202	Local Commercial	538800	100	538900	538900	720.00	23428	0
3921818112	4	Active	1531 N WATER	USL LAND LLC	C/O MANDEL GROUP	301 E ERIE ST	MILWAUKEE, WI 53202	Local Commercial	2494100	900	2495000	2495000	3,335.00	202570	0
3921941130	1	Active	310 E KNAPP	MORRISTOWN PLAZA ASSOC LTD	ATTN: MALCOLM CHAIFETZ	100 QUARRY RD, STE B	HAMBURG, NJ 07419	Special Mercantile	707400	13678600	14385000	14386000	19,228.00	31438	57025
3921948000	1	Active	1303 N MILWAUKEE	BTS2 LLC		4771 N SANTA MONICA	MILWAUKEE WI 53211	Mercantile Apartment	61200	580100	641300	641300	857.00		
3921953000	9	Active	1241 N MILWAUKEE	ROBERT S STEMBERGER	NANCY GUEUX	301 E NEWBERRY BL	MILWAUKEE, WI 53211	Mercantile Apartment	43900	710000	753900	753900	1,008.00		
3921955000	X	Active	1227 N MILWAUKEE	TIMOTHY J OLSON		1737 N PALMER ST	MILWAUKEE WI 53212	Mercantile Apartment	40300	964400	1004700	1004700	1,343.00		
3922061100	4	Active	1433 N WATER	BROOKWATER LTD PARTNERSHIP		1999 CEDAR DR	GRAFTON WI 53024	Local Commercial	1538300	1069700	2608000	2608000	3,486.00	51277	71057 Obj
3922062100	X	Active	1421 N WATER	PECK FAMILY LTD LIAB CO		2200 S OCEAN LAND, #1502	FT LAUDERDALE, FL 33316	Local Commercial	701400	334600	1036000	1036000	1,386.00	23380	12536
3922077000	5	Active	1301 N EDISON	PARKING MANAGEMENT OF	WISCONSIN, INC	800 N 4TH ST	MILWAUKEE, WI 53203	Special Mercantile	1368500	0	1368500	1368500	1,829.00	45618	45618
3922096112	9	Active	1303 N BROADWAY	M & I MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE WI 53202	Special Mercantile	1062800	28200	1091000	1091000	1,458.00	70854	70854
3922127100	2	Active	1214 N WATER	M & I MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE WIS 53202	Special Mercantile	57900	1361700	2097000	2097000	2,803.00	77400	77400
3922131000	8	Active	1245 N WATER	PAGET ON WATER LLC		1019 N OLD WORLD THIRD ST	MILWAUKEE, WI 53203	Special Mercantile	57900	960100	1018000	1018000	1,361.00	4821	16324
3922132000	3	Active	1241 N WATER	DOUGLAS J WIED & SHIRLEY M	WIED, TRUSTEES DOUGLAS J &	10910 N PEBBLE LA	MEQUON WI 53092	Special Mercantile	28900	132100	161000	161000	216.00	2410	1998
3922133100	5	Active	1233 N WATER	PAGET ON WATER LLC		1019 N OLD WORLD THIRD ST	MILWAUKEE, WI 53203	Special Mercantile	115700	231300	347000	347000	464.00	9642	9642
3922136000	5	Active	1221 N WATER	WARD & KENNEDY CO		P O BOX 240045	MILWAUKEE WI 53224	Special Mercantile	101200	999800	1101000	1101000	1,472.00	8437	10535
3922137000	0	Active	1217 N WATER	THOMAS DEER	CONSTANCE P BECK	626 E STATE ST #1904	MILWAUKEE, WI 53202	Special Mercantile	43400	50500	93900	93900	126.00	3616	3616
3922138000	6	Active	1215 N WATER	THOMAS DEER	CONSTANCE P BECK	626 E STATE ST #1904	MILWAUKEE, WI 53202	Special Mercantile	26800	153200	180000	180000	241.00	2230	4420
3922139000	1	Active	1213 N WATER	FORTNEY FORTNEY & FORTNEY	LLC	308 THIRD ST SOUTH	LA CROSSE, WI 54601	Special Mercantile	28900	29100	328000	328000	438.00	2410	2510
3922140000	7	Active	1209 N WATER	FORTNEY FORTNEY & FORTNEY	LLC	308 N 3RD ST SOUTH	LA CROSSE, WI 54601	Special Mercantile	50400	655600	706000	706000	944.00	4200	12144
3922141000	2	Active	1207 N WATER	BARBARA L SHAFTON TRUSTEE	BARBARA L SHAFTON LIVING	5205 N IRONWOOD RD #201	GLENDALE, WI 53217	Special Mercantile	14400	239000	239000	239000	319.00	1200	3420
3922142000	8	Active	146 E JUNEAU	CHARLOTTE D VOLK TRUST U/A	D12-02-02	2944 S 39TH ST	MILWAUKEE, WI 53215	Special Mercantile	21600	210400	232000	232000	310.00	1800	1800
3922143000	3	Active	144 E JUNEAU	CHARLOTTE D VOLK TRUST	DTD 12/02/02	2944 S 39TH ST	MILWAUKEE, WI 53215	Special Mercantile	87100	308900	396000	396000	529.00	7259	3592
3922146100	6	Active	134 E JUNEAU	BENJAMIN D ROSSI, REBECCA	R ROSSI ET AL	PO BOX 108	CHICAGO, ILL 60690	Special Mercantile	225600	483400	709000	709000	948.00	28920	17112
3922149111	8	Active	1232 N EDISON	1232 NORTH EDISON LLC		1232 N EDISON ST	MILWAUKEE, WI 53202	Special Mercantile	816900	25000	841900	841900	1,125.00	27229	25932
3922150111	3	Active	1201 N EDISON	1201 NORTH EDISON LLC		1232 N EDISON ST	MILWAUKEE, WI 53202	Special Mercantile	3704800	25609200	29214000	29214000	39,047.00	105851	210552
3922301100	8	Active	250 E KILBOURN	MORTGAGE GUARANTY INSURANCE	CORPORATION	250 E KILBOURN AV	MILWAUKEE WI 53202	Special Mercantile	1464400	24435600	25900000	25900000	34,617.00	29229	214710 Obj
3922352000	X	Active	135 E KILBOURN	MARCUS W LLC		100 E WISCONSIN AV, STE 1900	MILWAUKEE, WI 53202	Special Mercantile	1336400	56161600	57498000	57498000	76,851.00	26738	378717
3922361000	9	Active	107 E KILBOURN	GLR MILW CENTER LLC	C/O TRANSWESTERN COMM SER	P O BOX 543185	DALLAS, TX 75354	Special Mercantile	956200	3488800	4443000	4443000	6,938.00	15936	30793
3922401000	5	Active	815 N WATER	HALES CORNERS DEV CORP	C/O ASSOCIATED BANK RE SERV	206 N WISCONSIN ST	DEPERE, WI 53115	Special Mercantile	103700	1178300	1282000	1282000	1,713.00	2693	11860
3922423000	5	Active	1010 N WATER	BEVERLY HILLS PROPERTIES I	MODERN PRODUCTS INC	1000 N WATER ST, SUITE 900	MILWAUKEE, WI 53202	Special Mercantile	2385800	20514200	22900000	22900000	30,608.00	59645	283450
3922424000	0	Active	1000 N WATER	AAP PROPERTIES LLC		1000 N WATER ST, SUITE #900	MILWAUKEE, WI 53203	Special Mercantile	1385100	3877900	5263000	5263000	7,034.00	34627	65635 Obj
3922431000	9	Active	740 N PLANKINTON	RIVER BANK PLAZA LLC		740 N PLANKINTON AV	MILWAUKEE, WI 53203	Special Mercantile	1401300	2269700	3671000	3671000	4,907.00	35032	94167
3922441000	3	Active	123 E WELLS	CITY HALL SQUARE LLC	C/O MARVIN F POER & CO	2211 YORK RD STE 222	MILWAUKEE, WI 53233	Special Mercantile	236900	206100	443000	443000	592.00	5923	8014 Obj
3922442000	9	Active	107 E WELLS	FAB LLC		735 W WISCONSIN AV #810	MILWAUKEE, WI 53218	Special Mercantile	80000	284000	364000	364000	487.00	2001	6000
3922511000	3	Active	767 N WATER	PACHEFSKY PROP LLC		6005 N 76TH ST	MILWAUKEE, WI 53210	Special Mercantile	80000	147000	227000	227000	303.00	2001	4000
3922512000	9	Active	765 N WATER	DAVID D VOIGHT		6122 W RICHMOND AVE	MILWAUKEE, WI 53210	Special Mercantile	72000	417000	489000	489000	654.00	1801	4617
3922513000	4	Active	761 N WATER	TAP PROPERTIES LLC		1030 N WATER ST	MILWAUKEE WI 53202	Special Mercantile	70000	277000	347000	347000	464.00	1751	3340
3922514000	X	Active	759 N WATER	DEAN N JENSEN		759 N WATER ST	MILWAUKEE, WI 53202	Special Mercantile	106600	942400	1049000	1049000	1,402.00	2666	7983
3922531000	2	Active	771 N WATER	WATER STREET ASSOCIATES LLC		411 E VERONA AV	VERONA WI 53593	Special Mercantile	997200	5100000	6097200	6097200	8,149.00	28655	13873
3922561100	2	Active	223 E JUNEAU	DOC MILWAUKEE LP		2222 SECOND ST	FT MYERS, FL 33901	Special Mercantile	392200	4685800	5078000	5078000	6,787.00	32686	60069
3922562100	8	Active	1101 N MARKET	SSG PROPERTIES LLC		1101 N MARKET ST # 275	MILWAUKEE WI 53202	Special Mercantile	204800	1124200	1329000	1329000	1,776.00	17068	12778
3922572100	2	Active	1114 N WATER	SSG PROPERTIES LLC		1114 N MARKET ST	MILWAUKEE WI 53202	Special Mercantile	15600	129400	145000	145000	194.00	1304	2811
3922870000	6	Active	270 E HIGHLAND	BLATZ CONDOMINIUM ASSOC	INC	225 E MASON ST #900	MILWAUKEE, WI 53202	Special Mercantile	8200	121800	130000	130000	174.00	682	1471
3922871000	1	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI 53202	Special Mercantile	3700	53900	57600	57600	77.00	306	660
3922872000	7	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI 53202	Special Mercantile	5300	19000	24300	24300	32.00	443	956
3922873000	2	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI 53202	Special Mercantile	11600	41000	52600	52600	70.00	966	2083
3922874000	8	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI 53202	Special Mercantile	8000	28700	36700	36700	49.00	665	1434
3922875000	3	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI 53202	Special Mercantile	2769300	64231700	67001000	67001000	89,662.00	79123	457480
3930402100	8	Active	330 E KILBOURN	FLANDERS WESTBOROUGH	DELAWARE INC	330 E KILBOURN AV #565	MILWAUKEE, WI 53202	Special Mercantile	149900	2788100	2938000	2938000	3,927.00	12492	37673
3930412000	6	Active	1020 N BROADWAY	HISTORIC HOLDINGS LLC	C/O GROHMANN INDUSTRIES	1020 N BROADWAY	MILWAUKEE, WI 53202	Special Mercantile	1774900	6918100	8693000	8693000	11,619.00	33662	122724
3930451000	9	Active	925 E WELLS	CUDAHY TOWER APTS LLC		925 E WELLS ST	MILWAUKEE WI 53202	Mercantile Apartment	3228800	4894200	8123000	8123000	10,857.00	71751	0
3930462000	9	Active	777 N CASS	NORTHWESTERN LIFE INS CO	N15NE	720 E WISCONSIN AVE	MILWAUKEE, WI 53202	Special Mercantile	28000	542000	570000	570000	762.00	467	5635
3930471100	4	Active	920 E MASON	BRUCE M PECKERMAN	JEANETTE C PECKERMAN	920 E MASON ST	MILWAUKEE WI 53202	Special Mercantile	159000	47000	206000	206000	275.00	7956	7956
3930532000	9	Active	906 E MASON	BRUCE M PECKERMAN	JEANETTE C PECKERMAN	920 E MASON ST	MILWAUKEE WI 53202	Special Mercantile	18800	559200	578000	578000	773.00	470	2300
3930541000	8	Active	741 N MILWAUKEE	BRIAN CHARLES ZARLETTI		2129 W GREEN TREE RD	MILWAUKEE, WI 53209	Special Mercantile	59500	687500	747000	747000	998.00	2379	9468
3930581000	6	Active	714 N MILWAUKEE	SAKE II LLC		4168 N BARTLETT AV	MILWAUKEE WI 53211	Special Mercantile	58300	509700	568000	568000	759.00	2330	6522
3930582000	1	Active	710 N MILWAUKEE	PLANET DEVELOPMENT LLC		710 N MILWAUKEE ST	MILWAUKEE, WI 53202	Special Mercantile	697700	39048300	39746000	39746000	53,124.00	17442	200000 Obj

rem_taxkey	rem_c	status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st_zip	propclass	rem_curr_land	rem_curr_imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	blgd_sqft	obj
3960251000	3	Active	622 N CASS	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN 55405	Special Mercantile	5234900	7765100	13000000	13000000	17,376.00	52297	275036	
3960252100	5	Active	827 E WISCONSIN	875 EAST SPONSOR LLC	ET AL	20800 SWENSON DR, STE 175	WAUKESHA, WI 53186	Special Mercantile	6201600	57230400	63432000	63432000	84,782.00	61954	209000	Obj
3970102100	6	Active	401 N 3RD	CULLEN OAKLAND INC		PO BOX 112	ATLANTA, GA 30301	Special Mercantile	41300	114700	156000	156000	209.00	7500	7500	
3970106111	3	Active	341 W ST PAUL	MENOMONEE RP LLC		1233 N MAYFAIR RD, #117	MILWAUKEE, WI 53226	Special Mercantile	2713800	16786200	19500000	19500000	26,063.00	387684	941109	
3970108111	4	Active	333 N PLANKINTON	PRITZLAFF REDEVELOPMENT LLC		10535 W COLLEGE AV	FRANKLIN, WI 53132	Special Mercantile	453500	2548000	3001500	3001500	4,012.00	90700	302506	
3970141100	9	Active	223 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AV, STE 5	MILWAUKEE, WI 53203	Special Mercantile	103300	1662700	1766000	1766000	2,360.00	1878	18572	
3970152100	9	Active	300 W MICHIGAN	MIL-COURT I, LLC ET AL	MIL-COURT II, LLC	27200 AGOURA RD #201	CALABASAS, CA 91301	Special Mercantile	1332600	20567400	21900000	21900000	29,271.00	44457	112472	
3970173100	3	Active	225 W WISCONSIN	MAJESTIC MILW LOFT APT LLC	C/O GORMAN & CO INC	200 N MAIN ST	OREGON, WI 53575	Mercantile Apartment	540000	6035000	6575000	6575000	8,788.00	12734	149155	
3970181110	4	Active	301 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AV	MILWAUKEE WI 53203	Special Mercantile	429000	36000	465000	465000	622.00	10714	30927	
3970181112	0	Active	275 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE STE 5	MILWAUKEE WI 53203	Special Mercantile	139100	1164900	1304000	1304000	1,743.00	2529	15992	
3970185000	2	Active	301 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE WI 53203	Special Mercantile	779200	1859800	2649000	2649000	3,641.00	14167	40924	
3970192100	7	Active	360 W ST PAUL	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	732 N JACKSON ST, STE 890	MILWAUKEE WI 53202	Special Mercantile	2100	80600	82700	82700	111.00	378	866	
3970193100	2	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI 53202	Special Mercantile	23600	736400	760000	760000	1,016.00	4284	11097	
3970194100	8	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI 53202	Special Mercantile	24600	752400	777000	777000	1,039.00	4927	11719	
3970195100	3	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI 53202	Special Mercantile	27100	732900	760000	760000	1,016.00	4927	11330	
3970196100	9	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI 53202	Special Mercantile	24600	760000	760000	760000	1,016.00	4927	11680	
3970197100	4	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI 53202	Special Mercantile	24400	758600	783000	783000	1,047.00	4890	11254	
3970201000	8	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI 53203	Special Mercantile	514000	79000	593000	593000	793.00	9345	49262	
3970202000	3	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI 53203	Special Mercantile	267100	1641900	1909000	1909000	2,552.00	4856	25350	
3970203000	9	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI 53203	Special Mercantile	0	0	0	0	-	1465	41445	
3970204000	4	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI 53203	Special Mercantile	640000	6488000	7128000	7128000	9,527.00	11636	61145	
3970205000	X	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI 53203	Special Mercantile	619800	3140200	3760000	3760000	5,026.00	11269	59470	
3970206000	5	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTON	LLC	10535 W COLLEGE AV	FRANKLIN, WI 53132	Special Mercantile	514000	240000	754000	754000	1,008.00	9345	49465	
3970208100	2	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTON	LLC	10535 W COLLEGE AV	FRANKLIN, WI 53132	Special Mercantile	246800	853200	1100000	1100000	1,470.00	4487	29419	
3970212000	8	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTON	LLC	10535 W COLLEGE AV	FRANKLIN, WI 53132	Special Mercantile	141000	354000	495000	495000	662.00	2564	13131	
3970331000	5	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI 53203	Special Mercantile	158000	342000	500000	500000	668.00	7890	89639	
3970332000	0	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI 53203	Special Mercantile	262200	4587800	4850000	4850000	6,482.00	13098	73442	
3970333000	6	Active	101 W WISCONSIN	HISTORIC HOTEL MILWAUKEE LL	LLC C/O INVESTCORP,	280 PARK AV	NEW YORK, NY 10017	Special Mercantile	473900	13126100	13600000	13600000	18,178.00	23671	133188	
3970334000	1	Active	101 W WISCONSIN	AMERICAN SOCIETY FOR	QUALITY INC	600 N PLANKINTON AV	MILWAUKEE, WI 53203	Special Mercantile	379100	9782900	10162000	10162000	13,582.00	18937	106202	
3970335000	7	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI 53203	Special Mercantile	306400	5383600	5690000	5690000	7,605.00	15307	86023	
3970421000	4	Active	331 W WISCONSIN	BOSTCO LLC	C/O BONTON, ATTN: TAX DEPT	750 LAKESHORE PARKWAY	BIRMINGHAM, AL 35211	Special Mercantile	770800	2782200	3553000	3553000	4,749.00	19277	129798	
3970422000	X	Active	331 W WISCONSIN	BOSTCO LLC	C/O BONTON, ATTN: TAX DEPT	750 LAKESHORE PARKWAY	BIRMINGHAM, AL 35211	Special Mercantile	1041800	5600200	6642000	6642000	8,878.00	26054	170449	
3970423000	5	Active	331 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE WI 53203	Mercantile Apartment	262500	7251500	7514000	7514000	10,043.00	30009	196285	
3970531000	2	Active	176 W MICHIGAN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE	MILWAUKEE, WI 53203	Special Mercantile	4158000	1429000	5587000	5587000	7,467.00	75600	0	
3970541100	3	Active	275 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE STE 5	MILWAUKEE WI 53203	Special Mercantile	5222400	3884600	9107000	9107000	12,172.00	94953	108885	
3970542000	2	Active	629 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	7600	91600	99200	99200	133.00	944	2063	
3970543000	8	Active	631 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	10000	51900	61900	61900	83.00	1252	2737	
3970544000	3	Active	633 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	3600	37300	40900	40900	66.00	447	976	
3970545000	9	Active	635 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	9900	51100	61000	61000	82.00	1233	2695	
3970546000	4	Active	637 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	3700	56600	60300	60300	81.00	464	1015	
3970547000	X	Active	227 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	20800	120200	141000	141000	188.00	2600	5682	
3970548000	5	Active	225 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	16400	64700	81100	81100	108.00	2044	4468	
3970549000	0	Active	221 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	12700	68500	81200	81200	109.00	1588	3472	
3970550000	6	Active	223 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	4500	54900	59400	59400	79.00	565	1236	
3970551000	1	Active	219 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	12600	67800	80400	80400	107.00	1570	3432	
3970552000	7	Active	217 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI 53132	Special Mercantile	4800	55700	60500	60500	81.00	604	1320	
3970764130	8	Active	627 N 2ND	GRAND AVE CITY MALL LLC		627 N 2ND ST	MILWAUKEE, WI 53203	Special Mercantile	0	0	0	0	-	0	1614	
3970765200	8	Active	607 N 2ND	GRAND AVE CITY MALL LLC		607 N 2ND ST	MILWAUKEE, WI 53203	Special Mercantile	0	0	0	0	-	0	0	
3981202100	5	Active	635 N JAMES LOVELL	BADGER COACHES INC		5501 FEMRITE DR	MADISON WI 53718	Special Mercantile	240000	218000	458000	458000	612.00	12000	8750	
3981203000	4	Active	641 N JAMES LOVELL	SHAFTON FAMILY LTD	PARTNERSHIP	5205 N IRONWOOD RD #201	GLENDALE, WI 53217	Special Mercantile	54000	157000	211000	211000	282.00	4500	3000	
3981204000	X	Active	701 W WISCONSIN	SHAFTON FAMILY LTD	PARTNERSHIP	5205 N IRONWOOD RD #201	GLENDALE, WI 53217	Special Mercantile	202500	1083500	1286000	1286000	1,719.00	13500	27236	Obj

2,161,196,300.00 2,888,609.00

Prior year Assessment 2,852,110.00  
Increase 101.3%  
2,888,617.00

Multiplier 0.001336582

Mill Rate 1.33658

rem_taxkey	rem_status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st_zip	propclass	rem_curr_land	rem_curr_imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	blgd_sqft	obj
3920656000	6	Active	511 N BROADWAY		STONELAKE HISTORIC MILW LLC	MILWAUKEE, WI	53202 Special Mercantile	216000	108000	324000	324000	433.00	7200	7200	
3920657000	1	Active	503 N BROADWAY		UIHLEIN PROPERTIES, LLC	MILWAUKEE, WI	53202 Special Mercantile	216000	75000	291000	291000	389.00	7200	7200	
3920658000	7	Active	500 N WATER		BUTTON BLOCK LLC	MILWAUKEE, WI	53233 Special Mercantile	192000	2420000	2612000	2612000	3,491.00	9600	66913	
3920659000	2	Active	510 N WATER		BUTTON BLOCK LLC	MILWAUKEE, WI	53233 Special Mercantile	96000	48000	144000	144000	192.00	4800	4800	
3920660100	4	Active	514 N WATER		C-SYSTEMS INC	MILWAUKEE, WI	53211 Special Mercantile	48000	327000	375000	375000	501.00	2400	7200	
3920660200	0	Active	518 N WATER		GEORGE V ALEX	MILWAUKEE, WI	53220 Special Mercantile	96000	677000	773000	773000	1,033.00	4800	16592	
3920661000	3	Active	524 N WATER		BASE STATION LLC	MILWAUKEE, WI	53202 Special Mercantile	48000	445000	494000	494000	660.00	2400	8800	
3920662000	9	Active	530 N WATER		WOMENS HEALTH SERV WI INC	MILWAUKEE, WI	53202 Special Mercantile	96000	494000	590000	590000	789.00	4800	10000	
3920663000	4	Active	532 N WATER		HEZ MO PROPERTIES LLC	MILWAUKEE, WI	53218 Special Mercantile	96000	439000	535000	535000	715.00	4800	16800	
3920664000	X	Active	207 E MICHIGAN		STONELAKE HISTORIC	MILWAUKEE, WI	53202 Special Mercantile	384000	1455000	1839000	1839000	2,458.00	9600	42600	
3920665000	5	Active	229 E WISCONSIN		RAILWAY EXCHANGE BUILDING	MILWAUKEE, WI	53202 Special Mercantile	117600	1596400	1714000	1714000	2,291.00	3977	48000	
3920666000	7	Active	625 N BROADWAY		JOSEPH IANNELLI & GRACE HW & STONELAKE HISTORIC	MILWAUKEE, WI	53202 Special Mercantile	72000	231000	303000	303000	405.00	2400	3776	
3920670000	2	Active	611 N BROADWAY		TOON CITY II LLC	MILWAUKEE, WI	53202 Special Mercantile	864000	2127000	2991000	2991000	3,998.00	21600	79609	
3920672100	X	Active	610 N WATER		TOON CITY INC	MILWAUKEE, WI	53202 Special Mercantile	150000	465000	615000	615000	822.00	6000	18000	
3920674000	4	Active	622 N WATER		ELK VI LLC	MILWAUKEE, WI	53202 Special Mercantile	336000	1784000	2120000	2120000	2,834.00	8400	42000	
3920675000	X	Active	624 N WATER		ELK VI LLC	MILWAUKEE, WI	53227 Special Mercantile	96000	697000	793000	793000	1,060.00	2400	8300	Obj
3920676000	5	Active	628 N WATER		ELK VI LLC	MILWAUKEE, WI	53227 Special Mercantile	189600	646400	836000	836000	1,117.00	4740	14400	Obj
3920677110	4	Active	632 N WATER		TOON CITY INC	MILWAUKEE, WI	53202 Special Mercantile	244800	46200	291000	291000	389.00	6120	6120	
3920681100	9	Active	205 E WISCONSIN		WISCONSIN 205 LLC	MILWAUKEE, WI	53203 Special Mercantile	588000	2679000	3267000	3267000	4,367.00	8400	40670	Obj
3920683000	3	Active	225 E MASON		225 EAST MASON PROPERTY	MILWAUKEE, WI	53224 Special Mercantile	156200	2102800	2259000	2259000	3,019.00	3900	30848	
3920689113	4	Active	250 E WISCONSIN		EAST MILWAUKEE OPERATING	MILWAUKEE, WI	87501 Special Mercantile	2819300	15127700	17947000	17947000	23,988.00	40275	332148	Obj
3920690113	X	Active	200 E WISCONSIN		FIRST FINANCIAL FAIRFIELD	CHARLOTTE, NC	28202 Special Mercantile	1106900	9849000	10955000	10955000	14,642.00	15800	153201	
3920696100	0	Active	718 N WATER		100 E WISCONSIN AV JT VNTR	MILWAUKEE, WI	53202 Special Mercantile	839700	3680300	4520000	4520000	6,041.00	16800	0	
3920697000	X	Active	734 N WATER		COMPASS PROPERTIES	MILWAUKEE, WI	53202 Special Mercantile	479600	1606400	2086000	2086000	2,788.00	12000	96000	
3920700100	0	Active	769 N BROADWAY		MARSHALL & ILSLEY BANK	MILWAUKEE, WI	53202 Special Mercantile	350000	309000	669000	669000	894.00	14400	14080	
3920702000	5	Active	751 N BROADWAY		NEW 757 LLC	MILWAUKEE, WI	53202 Special Mercantile	384000	2823000	3207000	3207000	4,286.00	9600	67200	
3920703000	0	Active	226 E MASON		PENTA LLC	BROOKFIELD, WI	53045 Special Mercantile	31500	441500	473000	473000	632.00	1260	3282	
3920704000	6	Active	224 E MASON		PENTA LLC	BROOKFIELD, WI	53045 Special Mercantile	28500	318500	347000	347000	464.00	1140	2862	
3920705100	8	Active	216 E MASON		GRAY MAIDEN LLC	MILWAUKEE, WI	53205 Special Mercantile	96000	459000	555000	555000	742.00	2400	9410	Obj
3920707111	4	Active	778 N WATER		M & I MARSHALL & ILSLEY	MILWAUKEE, WI	53202 Special Mercantile	2544000	31149000	33693000	33693000	45,033.00	63600	492954	
3920714110	4	Active	777 N MILWAUKEE		MILWAUKEE ATHLETIC CLUB	MILWAUKEE, WI	53202 Special Mercantile	864000	788000	1652000	1652000	2,208.00	21600	64890	
3920715000	6	Active	767 N MILWAUKEE		COLBY ABBOT BLDG LLP	MILWAUKEE, WI	53211 Special Mercantile	288000	288000	576000	576000	770.00	7200	21600	
3920716000	1	Active	763 N MILWAUKEE		COLBY ABBOT BLDG LLP	MILWAUKEE, WI	53211 Special Mercantile	96000	112000	208000	208000	278.00	2400	3268	
3920717000	7	Active	753 N MILWAUKEE		COLBY ABBOT BLDG LLP	MILWAUKEE, WI	53211 Special Mercantile	480000	3314000	3794000	3794000	5,071.00	12000	52544	
3920718100	9	Active	758 N BROADWAY		MILWAUKEE ATHLETIC CLUB	MILWAUKEE, WI	53202 Special Mercantile	1149600	5750400	6900000	6900000	9,222.00	28740	186550	
3920723000	X	Active	792 N BROADWAY		HART DEVELOPMENT LLC	MILWAUKEE, WI	53202 Special Mercantile	288000	63000	351000	351000	469.00	7200	7200	
3920725000	0	Active	733 N MILWAUKEE		LEO LICHTER LIVING TRUST	MILWAUKEE, WI	53202 Special Mercantile	147100	112900	260000	260000	348.00	5880	5878	Obj
3920726000	6	Active	725 N MILWAUKEE		TOWNE REALTY INC	MILWAUKEE, WI	53217 Special Mercantile	178800	1208200	1387000	1387000	1,864.00	7200	15708	
3920728000	7	Active	324 E WISCONSIN		NJM HOLDING CORP	MILWAUKEE, WI	53203 Special Mercantile	5880000	720000	6600000	6600000	8,821.00	12000	117166	
3920729000	2	Active	312 E WISCONSIN		JOHNSON BANK	MILWAUKEE, WI	53217 Special Mercantile	854000	4091000	4955000	4955000	6,623.00	14400	68655	
3920733000	4	Active	329 E WISCONSIN		MBI PROPERTIES LLC	MILWAUKEE, WI	53202 Special Mercantile	170000	1537000	1707000	1707000	2,282.00	3400	17000	
3920734000	X	Active	327 E WISCONSIN		MBI PROPERTIES LLC	MILWAUKEE, WI	53202 Special Mercantile	152000	295000	447000	447000	597.00	3800	13846	
3920735000	5	Active	319 E WISCONSIN		MBI PROPERTIES LLC	MILWAUKEE, WI	53202 Special Mercantile	288000	461000	749000	749000	1,001.00	7200	28800	
3920736000	0	Active	629 N MILWAUKEE		MBI PROPERTIES LLC	MILWAUKEE, WI	53202 Special Mercantile	75000	185000	260000	260000	348.00	3000	9000	
3920737000	6	Active	627 N MILWAUKEE		FRANK J ANDREWS	MILWAUKEE, WI	53202 Special Mercantile	72000	125000	197000	197000	263.00	2400	6400	
3920738000	1	Active	625 N MILWAUKEE		MC GEOCH BUILDING LLC	MILWAUKEE, WI	53066 Special Mercantile	648000	1720000	2368000	2368000	3,165.00	16200	65106	
3920739000	7	Active	322 E MICHIGAN		600 NORTH BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	288000	1665000	1953000	1953000	2,610.00	7200	39423	
3920740000	2	Active	602 N BROADWAY		A & K REAL ESTATE	MILWAUKEE, WI	53204 Special Mercantile	288000	1908000	2196000	2196000	2,935.00	7200	25966	
3920741000	8	Active	608 N BROADWAY		A & K REAL ESTATE	MILWAUKEE, WI	53208 Special Mercantile	144000	331000	475000	475000	635.00	3600	13480	
3920742000	3	Active	612 N BROADWAY		SGG 618 BROADWAY LLC	MILWAUKEE, WI	53202 Special Mercantile	144000	330000	474000	474000	634.00	3600	13440	
3920743000	9	Active	618 N BROADWAY		MBI PROPERTIES LLC	MILWAUKEE, WI	53202 Special Mercantile	360000	169000	529000	529000	707.00	9000	30000	
3920745000	X	Active	301 E WISCONSIN		MICHAEL A IANNELLI & KAREN	MILWAUKEE, WI	53202 Special Mercantile	673900	241100	915000	915000	1,223.00	16200	51914	
3920746000	6	Active	322 E CLYBOURN		LORETTE RUSSENBERGER	ALAMO, TX	53212 Special Mercantile	206400	293600	500000	500000	668.00	10320	10320	
3920749000	1	Active	320 E CLYBOURN		430 V VLIET ST	MILWAUKEE, WI	53212 Special Mercantile	81600	729400	811000	811000	1,084.00	4080	11730	
3920783000	7	Active	433 E MICHIGAN		CHARLES V HEATH	MILWAUKEE, WI	53202 Special Mercantile	364800	1727200	2092000	2092000	2,795.00	18240	80525	
3920784000	2	Active	517 N JEFFERSON		CHARLES V HEATH	MILWAUKEE, WI	53202 Special Mercantile	35200	276800	632000	632000	845.00	17760	17760	
3920785000	8	Active	501 N JEFFERSON		PETERS & FRISCH INV CO INC	MILWAUKEE, WI	53202 Special Mercantile	144000	709000	853000	853000	1,140.00	7200	10760	
3920786000	3	Active	412 E CLYBOURN		MARIETTA SCHIELD	MILWAUKEE, WI	53202 Special Mercantile	48000	87000	135000	135000	180.00	2400	2400	
3920787000	9	Active	500 N MILWAUKEE		EXIT STRATEGY LLC	MILWAUKEE, WI	53202 Special Mercantile	288000	171000	459000	459000	613.00	14400	14400	
3920797111	5	Active	411 E WISCONSIN		NNN 411 EAST WIS 6 LLC	MILWAUKEE, NJ	07086 Special Mercantile	7069800	8989200	9696900	9696900	129,607.00	117840	654165	Obj
3920801100	X	Active	424 E WISCONSIN		PFISTER LLC	MILWAUKEE, WI	53202 Special Mercantile	2160000	4834000	4850000	4850000	64,824.00	43200	391430	Obj
3920803100	0	Active	400 E WISCONSIN		CURRY-PIERCE LTD PTNRSHIP	MILWAUKEE, WI	53203 Special Mercantile	295200	1874800	2170000	2170000	2,900.00	6560	24000	Obj
3920806000	0	Active	718 N MILWAUKEE		PALERMATHEN LLC	MILWAUKEE, WI	53202 Special Mercantile	120000	752000	872000	872000	1,165.00	4800	12000	
3920809000	7	Active	730 N MILWAUKEE		DELTA DEVELOPMENT LLC	MILWAUKEE, WI	53202 Special Mercantile	60000	23100	83100	83100	111.00	2400	6000	Obj
3920810000	2	Active	411 E MASON		HOTEL METRO LLC	MILWAUKEE, WI	53202 Special Mercantile	360000	5740000	6100000	6100000	8,153.00	14400	62343	Obj
3920811000	8	Active	419 E WELLS		DANIEL J HELFER	MINOCQUA, WI	54548 Special Mercantile	180000	770000	950000	950000	1,270.00	7200	7143	
3920812000	3														

rem_taxkey	rem_r_status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st_zip	propclass	rem_curr_land	rem_curr Imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	bidg_sqft	obj
3920821000	2	Active	776 N MILWAUKEE	GREGORY POULOS	1724 BLUESTEM LN	GLENVIEW, IL	60025 Special Mercantile	239000	465000	704000	704000	941.00	6000	10716	
3920823110	7	Active	782 N MILWAUKEE	KENNEDY II ASSOCIATES	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	576000	2494000	3070000	3070000	4,103.00	14400	68991	Obj
3920829110	X	Active	770 N JEFFERSON	WASHINGTON SQUARE ASSN III	722 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	1219200	6100800	7320000	7320000	9,784.00	30480	277439	Obj
3920833110	1	Active	788 N JEFFERSON	788 BUILDING LTD PARTNERSHIP	C/O SIGMA PROPERTY MGMT CO	MILWAUKEE, WI	53202 Special Mercantile	609600	7636400	8246000	8246000	11,021.00	15240	160432	Obj
3920835110	2	Active	741 N JACKSON	WASHINGTON SQUARE ASSOC I	LTD PARTNERSHIP	MILWAUKEE, WI	53202 Special Mercantile	1905000	329000	2234000	2234000	2,986.00	38100	38100	
3920838100	1	Active	731 N JACKSON	JACKSON STREET REAL ESTATE	LLC C/O HOFFMAN MGMT CO	BROOKFIELD, WI	53005 Special Mercantile	914400	6346600	7261000	7261000	9,705.00	15240	108214	Obj
3920839000	0	Active	526 E WISCONSIN	PALMOLIVE BLDG CO LTD PTPSH	732 N JACKSON ST SUITE 300	MILWAUKEE, WI	53202 Special Mercantile	504000	1562000	2066000	2066000	2,761.00	7200	18000	
3920840100	2	Active	522 E WISCONSIN	MUTUAL S & L ASSN	4949 W BROWN DEER RD	MILWAUKEE, WI	53223 Special Mercantile	402000	191000	593000	593000	793.00	8040	8040	
3920841100	8	Active	510 E WISCONSIN	MUTUAL S & L ASSN	4949 W BROWN DEER RD	MILWAUKEE, WI	53223 Special Mercantile	562800	782200	1345000	1345000	1,798.00	8040	16370	
3920842110	0	Active	706 N JEFFERSON	THE MILWAUKEE CLUB	706 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	624000	333000	957000	957000	1,279.00	9600	18483	Obj
3920844100	4	Active	720 N JEFFERSON	MUTUAL S & L ASSN	4949 W BROWN DEER RD	MILWAUKEE, WI	53223 Special Mercantile	253900	2600	256500	256500	343.00	4800	4800	
3920846100	6	Active	507 E MICHIGAN	JOHNSON CONTROLS INC	P O BOX 591	MILWAUKEE, WI	53210 Special Mercantile	5486400	16763600	22250000	22250000	29,739.00	91440	444549	
3920866113	5	Active	615 E MICHIGAN	LEWIS CENTER LLC	710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	2800900	6679100	9480000	9480000	12,671.00	89200	92026	
3920908111	7	Active	617 E WISCONSIN	NORTHWESTERN MUTUAL	720 E WISCONSIN AVE, N 15 NE	MILWAUKEE, WI	53202 Special Mercantile	6400800	7378200	13779000	13779000	18,417.00	91440	149760	
3920919111	7	Active	727 N VAN BUREN	VAN BUREN BUILDING COMPANY,	732 N JACKSON ST, #300	MILWAUKEE, WI	53202 Special Mercantile	1080000	10008000	11088000	11088000	14,820.00	21600	142748	Obj
3920924000	2	Active	600 E WISCONSIN	EAST WIS AVE OWNERS ASSN LLC	1665 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	504000	1024000	1528000	1528000	2,042.00	7200	19272	
3920930100	1	Active	732 N JACKSON	JACKSON BUILDING COMPANY	732 N JACKSON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	825000	2895000	3720000	3720000	4,972.00	16500	80950	
3920934000	7	Active	771 N VAN BUREN	THOMAS J KUESEL	PO BOX 510675	MILWAUKEE, WI	53203 Special Mercantile	96000	232000	328000	328000	438.00	2400	4040	
3920935000	2	Active	765 N VAN BUREN	THOMAS J KUESEL	PO BOX 510675	MILWAUKEE, WI	53203 Special Mercantile	192000	473000	665000	665000	889.00	4800	9396	
3920936000	8	Active	624 E MASON	MITCHELL INC DBA MITCHELL	720 E WISCONSIN AV	MILWAUKEE, WI	53202 Special Mercantile	576000	3661000	4237000	4237000	5,663.00	14400	41705	
3920937100	X	Active	610 E MASON	MITCHELL INC DBA MITCHELL	720 E WISCONSIN AV	MILWAUKEE, WI	53202 Mercantile Apartment	106300	888200	994500	994500	1,329.00			
3920938100	5	Active	604 E MASON	JLEW INVESTMENTS LLC	600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	249000	955000	1204000	1204000	1,609.00	6225	17560	
3920939000	4	Active	762 N JACKSON	JLEW INVESTMENTS LLC	600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	116100	70900	187000	187000	250.00	3870	3870	
3920943100	2	Active	790 N JACKSON	EXECUTIVE CLUB LIMITED	732 N JACKSON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	598400	266600	865000	865000	1,156.00	14950	45089	
3921178100	2	Active	1005 N EDISON	ROJAHN & MALANEY CO	P O BOX 410	MILWAUKEE, WI	53201 Special Mercantile	559200	19800	579000	579000	774.00	18540	18784	
3921179100	8	Active	100 E STATE	ROJAHN & MALANEY CO	P O BOX 410	MILWAUKEE, WI	53201 Special Mercantile	176300	54700	231000	231000	309.00	5875	5875	
3921183100	X	Active	113 E JUNEAU	ZILBER FAMILY PARTNERSHIP	%PHILIP SIEGEL	MILWAUKEE, WI	53203 Special Mercantile	107700	243300	351000	351000	469.00	3590	3590	
3921186110	3	Active	1147 N EDISON	ZILBER FAMILY PTN LLP	710 N PLANKINTON AV #1200	MILWAUKEE, WI	53203 Special Mercantile	150000	78000	228000	228000	305.00	5000	5000	
3921187110	9	Active	1128 N EDISON	1144 EDISON LLC	1422 N 4TH ST	MILWAUKEE, WI	53212 Special Mercantile	335000	1474000	1809000	1809000	2,418.00	27920	23925	Obj
3921189100	2	Active	145 E JUNEAU	D & D REALTY ON WATER LLC	8900 W BRADLEY RD	MILWAUKEE, WI	53224 Special Mercantile	31900	3500	35400	35400	47.00	2124	0	
3921192000	2	Active	1139 N WATER	D & D REALTY ON WATER LLC	8900 W BRADLEY RD	MILWAUKEE, WI	53224 Special Mercantile	13000	269000	282000	282000	377.00	1080	2448	
3921194100	X	Active	1135 N WATER	D & D REALTY ON WATER LLC	8900 W BRADLEY RD	MILWAUKEE, WI	53224 Special Mercantile	72400	926600	999000	999000	1,335.00	6037	5560	
3921196000	4	Active	1129 N WATER	WATER STREET INVESTMENTS	10316 SAVANNAH CT	MEQUON, WI	53092 Special Mercantile	31800	551200	583000	583000	779.00	2653	4302	
3921197000	X	Active	1127 N WATER	MARLENE W GOLDBERG	1127 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	32400	338600	371000	371000	496.00	2700	2194	
3921200000	4	Active	1119 N WATER	WATER STREET DESIGN	544 E OGDEN AV, STE 700-383	MILWAUKEE, WI	53202 Special Mercantile	97200	2593800	2691000	2691000	3,597.00	8100	30304	
3921202000	5	Active	1115 N WATER	HARVEY PRESTON GROUP LLC	1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	64800	117200	182000	182000	243.00	5400	5400	
3921204000	6	Active	1113 N WATER	PRETZEL BOYS INC	1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	32400	105600	138000	138000	184.00	2700	2700	
3921206000	7	Active	1109 N WATER	PRETZEL BOYS INC	1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	32400	268600	301000	301000	402.00	2700	2240	
3921208000	8	Active	1101 N WATER	ROBERT C SCHMIDT JR	1422 N 4TH ST	MILWAUKEE, WI	53212 Special Mercantile	97200	1604800	1702000	1702000	2,275.00	8100	27679	Obj
3921209100	X	Active	1122 N EDISON	EDISON STREET PARTNERS	1422 N 4TH ST	MILWAUKEE, WI	53212 Special Mercantile	188500	762500	951000	951000	1,271.00	15712	13382	Obj
3921304210	X	Active	252 E HIGHLAND	GG 252 HIGHLAND LLC	700 N WATER ST #400	MILWAUKEE, WI	53202 Special Mercantile	176900	2178100	2355000	2355000	3,148.00	14744	54104	Obj
3921333111	X	Active	330 E WELLS	FLANDERS WESTBOROUGH	330 E KILBOURN AV #565	MILWAUKEE, WI	53202 Special Mercantile	1876800	7085200	8962000	8962000	11,978.00	46920	198073	
3921335000	9	Active	828 N BROADWAY	828 NORTH BROADWAY LLC	P.O. BOX 11094	MILWAUKEE, WI	53211 Special Mercantile	288000	1667000	1955000	1955000	2,613.00	7200	43632	Obj
3921361000	0	Active	311 E JUNEAU	HISTORIC HOLDINGS LLC	1020 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	192500	249500	442000	442000	591.00	15792	15180	
3921388100	4	Active	839 N JEFFERSON	839 N JEFFERSON ST PTNRSHIP	839 N JEFFERSON ST SUITE 503	MILWAUKEE, WI	53202 Special Mercantile	480000	6275000	6755000	6755000	9,029.00	12000	54260	Obj
3921389000	3	Active	831 N JEFFERSON	833 N JEFFERSON ST	C/O KARL KOPP	MILWAUKEE, WI	53202 Special Mercantile	192000	278000	470000	470000	628.00	4800	9240	
3921390100	5	Active	825 N JEFFERSON	NORTHTRIDGE COMPANY	825 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	456000	4404000	4860000	4860000	6,496.00	11400	57000	Obj
3921391210	4	Active	811 N JEFFERSON	CATHEDRAL SQUARE LIMITED	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	261600	807400	1069000	1069000	1,429.00	6540	13265	
3921391220	1	Active	418 E WELLS	CATHEDRAL SQUARE LIMITED	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	338400	948600	1287000	1287000	1,720.00	8400	16640	
3921394000	0	Active	826 N MILWAUKEE	ST JAMES ESTATES LLC	P O BOX 252	MARION, WI	54950 Mercantile Apartment	288000	1162300	1450300	1450300	1,938.00			
3921395000	6	Active	401 E KILBOURN	D & K MANAGEMENT LLC	312 E WISCONSIN AV, STE 320	MILWAUKEE, WI	53202 Special Mercantile	576000	4249000	4825000	4825000	6,449.00	14400	46607	
3921410111	8	Active	1029 N JACKSON	JBC 59 LLC, TAH 59 LLC	614 W BROWN DEER, #300	MILWAUKEE, WI	53217 Mercantile Apartment	2392000	38543000	40935000	40935000	54,713.00	168910	535904	
3921463100	1	Active	626 E KILBOURN	YANKEE HILL HSG PTNRSH LP	P O BOX 45530	MADISON, WI	53744 Mercantile Apartment	804000	18313000	19117000	19117000	25,561.00	77925	230281	
3921508111	6	Active	716 E CLYBOURN	US BANK NATIONAL ASSN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	5215300	3528700	8744000	8744000	11,687.00	104306	298332	
3921529110	7	Active	777 E WISCONSIN	US BANK NATIONAL ASSN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	10814000	169186000	180000000	180000000	240,580.00	108140	1077607	
3921546000	6	Active	720 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	720 E WISCONSIN AVE	MILWAUKEE, WIS	53202 Special Mercantile	9144000	17856000	27000000	27000000	36,088.00	91440	322007	
3921558000	1	Active	711 E KILBOURN	TERRACE ROW LLC	1840 N FARWELL AV, STE 203	MILWAUKEE, WI	53202 Mercantile Apartment	357300	1442700	1800000	1800000	2,406.00	14290	14290	Obj
3921559000	7	Active	835 N CASS	JBC 37 LLC, JMH 37 LLC &	1007 N. CASS STREET	MILWAUKEE, WI	53202 Mercantile Apartment	135000	1718000	1853000	1853000	2,477.00	7620	26296	
3921560000	2	Active	829 N CASS	829 CASS LLC	614 W BROWN DEER RD #300	BAYSIDE, WI	53217 Mercantile Apartment	115500	1092500	1208000	1208000	1,615.00	6820	19300	
3921561000	8	Active	827 N CASS	THERAPIES EAST PROPERTIES	827 N CASS ST	MILWAUKEE, WI	53202 Special Mercantile	105000	523000	628000	628000	839.00	4200	5358	
3921562000	3	Active	819 N CASS	S & D RIEDEL LLC	1633 N PROSPECT AV #15A	MILWAUKEE, WI	53202 Special Mercantile	90000	508000	598000	598000	789.00	3600	3250	
3921563000	9	Active	815 N CASS	MARGADETTE M DEMET	1610 N PROSPECT AVE #302	MILWAUKEE, WI	53202 Special Mercantile	105000	424000	529000	529000	707.00	4200	5710	</



rem_taxkey	rem_status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st_zip	propclass	rem_curr_land	rem_curr_imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	bidg_sqft	obj
3610184112	4	Active	1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	19029000	10971000	30000000	30000000	40,097.00	634300	551048	Obj
3610279100	7	Active	319 W CHERRY	MILWAUKEE PLATING COMPANY	1434 N 4TH ST	MILWAUKEE, WI	53212 Local Commercial	90000	17100	107100	107100	143.00	15000	0	
3610317100	2	Active	1345 N MARTIN L KING JR	BREWERY WORKERS CREDIT UNION	1351 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Special Mercantile	311900	251100	563000	563000	752.00	22275	5138	
3610326000	5	Active	1333 N MARTIN L KING JR	ADRIAN L BROOKS	1335 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial	52500	268000	268000	268000	358.00	3750	5178	
3610327000	0	Active	1331 N MARTIN L KING JR	MATHEW WEGLARZ	1724 N MARTIN LUTHER KING DR	MILWAUKEE, WI	53212 Local Commercial	55700	238300	294000	294000	393.00	3975	5286	
3610328111	8	Active	1301 N MARTIN L KING JR	MB ACQUISITION LLC	2769 NORTH SUMMIT AVE	MILWAUKEE, WI	53211 Manufacturing	502200	2250100	2752300	2752300	3,679.00			
3610409100	2	Active	300 W JUNEAU	SYDNEY HIH DEVELOPMENT LLC	270 E HIGHLAND AVE	MILWAUKEE, WI	53202 Special Mercantile	263100	361900	625000	625000	835.00	7891	25369	
3610415100	5	Active	1141 N OLD WORLD THIRD	BLACK CORAL HOLDINGS LLC	705 SUNNYSLOPE RD	ELM GROVE, WI	53122 Special Mercantile	787800	0	787800	787800	1,053.00	15150	15150	
3610421000	1	Active	1137 N OLD WORLD THIRD	RUSSELL DAVIS	1137 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	34200	317800	352000	352000	470.00	2850	5909	
3610425000	3	Active	1129 N OLD WORLD THIRD	RFP PARKING LLC	1129 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	90000	171000	261000	261000	349.00	7500	7500	
3610426000	9	Active	1125 N OLD WORLD THIRD	CARMELINO CAPATI JR &	1105 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	54000	377000	431000	431000	576.00	4500	9105	Obj
3610427000	4	Active	1121 N OLD WORLD THIRD	FRED USINGER INC	1030 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	63000	17000	80000	80000	107.00	3000	3000	
3610429000	5	Active	1117 N OLD WORLD THIRD	FRED USINGER, INC	1030 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	78800	36200	115000	115000	154.00	3750	3750	
3610430000	0	Active	1113 N OLD WORLD THIRD	HIGHLAND BEACH SURFERS INC	10700 RESEARCH DR #1	MILWAUKEE, WI	53226 Special Mercantile	45000	63000	108000	108000	144.00	3750	1038	
3610431000	6	Active	1109 N OLD WORLD THIRD	CHARLES E OR AILEEN ALBERT	8919 JACKSON PARK BL	MILWAUKEE, WI	53226 Special Mercantile	45000	315000	360000	360000	481.00	3750	6750	
3610432000	1	Active	1105 N OLD WORLD THIRD	CARMELINO R CAPATI &	1105 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	45000	198000	243000	243000	325.00	3750	3550	
3610437000	9	Active	1103 N OLD WORLD THIRD	OLD WORLD DEV LLC	117 N JEFFERSON ST, STE 200	MILWAUKEE, WI	53202 Special Mercantile	59400	981600	1041000	1041000	1,391.00	4950	15000	
3610438000	4	Active	316 W HIGHLAND	FRED USINGER, INC	1030 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	30600	134000	134000	134000	179.00	2550	2550	
3610515100	9	Active	1048 N 4TH	THE MILWAUKEE TURNERS	1034 N 4TH ST	MILWAUKEE, WI	53203 Special Mercantile	300000	584000	884000	884000	1,182.00	15000	15000	
3610519100	0	Active	1037 N OLD WORLD THIRD	G VICTOR MADER	1037 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	270000	1341000	1611000	1611000	2,153.00	22500	11946	
3610521000	5	Active	1033 N OLD WORLD THIRD	1033 OLD WORLD 3RD LLC	1683 N VAN BUREN ST	MILWAUKEE, WI	53202 Special Mercantile	53100	1171900	1225000	1225000	1,637.00	4425	17464	
3610522000	0	Active	1029 N OLD WORLD THIRD	TOM AND PATTY LLC	1029 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	36900	552100	589000	589000	787.00	3075	7134	
3610523000	6	Active	1023 N OLD WORLD THIRD	1023 OLD WORLD ENTERPRISE	6216 BARKER RD, STE 200	EDEN PRAIRIE, MN	55346 Special Mercantile	69900	702100	772000	772000	1,032.00	5824	9360	
3610524000	1	Active	1021 N OLD WORLD THIRD	RICHARD WAGNER	1021 N OLD WORLD 3RD ST	MILWAUKEE, WI	53203 Special Mercantile	35200	215800	251000	251000	335.00	2936	5576	
3610527000	8	Active	1015 N OLD WORLD THIRD	BUCK BRADLEY LLC	1019 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	75600	1443400	1519000	1519000	2,030.00	6300	15301	
3610528000	3	Active	1013 N OLD WORLD THIRD	THOMAS P EHR REVOCABLE	11931 W BLUE MOUND RD	WAUWATOSA, WI	53226 Special Mercantile	36000	187000	223000	223000	298.00	3000	3920	
3610529000	9	Active	1009 N OLD WORLD THIRD	LENRAK LLC	1019 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	36000	305000	341000	341000	456.00	3000	7000	
3610530000	4	Active	1005 N OLD WORLD THIRD	CHARLOTTE M BOUCHARD	1005 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Special Mercantile	23800	271200	295000	295000	394.00	1980	3600	
3610531110	3	Active	332 W STATE	THE JOURNAL COMPANY	P.O. BOX 661	MILWAUKEE, WI	53201 Special Mercantile	950000	11000	961000	961000	1,284.00	25000	25000	
3610534000	6	Active	324 W STATE	BRIAN E O'LEARY	326 W STATE ST	MILWAUKEE, WI	53203 Special Mercantile	30000	86000	116000	116000	165.00	2500	1976	
3610535000	1	Active	322 W STATE	SANDRA STONE RUFFALO	322 W STATE ST #201	MILWAUKEE, WI	53203 Special Mercantile	30000	671000	701000	701000	937.00	2500	7470	
3610536000	7	Active	316 W STATE	JOHN HINKEL BUILDING LLC	W63 N674 WASHINGTON AV	CEDARBURG, WI	53012 Special Mercantile	28800	36500	65300	65300	87.00	2400	2400	
3610537000	2	Active	1001 N OLD WORLD THIRD	JOHN HINKEL BUILDING LLC	W63 N674 WASHINGTON AV	CEDARBURG, WI	53012 Special Mercantile	29100	877900	907000	907000	1,212.00	2420	6666	
3610538000	8	Active	1003 N OLD WORLD THIRD	ROBERT A BOUCHARD &	2789 MAYFAIR CT	MILWAUKEE, WI	53222 Special Mercantile	26400	241600	268000	268000	358.00	2200	1800	
3610539110	7	Active	1044 N OLD WORLD THIRD	HIGHLAND BEACH SURFER INC	10700 RESEARCH DR #1	MILWAUKEE, WI	53226 Special Mercantile	465900	2041100	2507000	2507000	3,351.00	15531	76904	
3610540111	0	Active	1030 N OLD WORLD THIRD	FRED USINGER INC	1030 N OLD WORLD THIRD ST	MILWAUKEE, WI	53203 Manufacturing	2034300	855100	2889400	2889400	3,862.00			
3610559111	4	Active	333 W STATE	JOURNAL/SENTINEL INC	P O BOX 661	MILWAUKEE, WI	53201 Manufacturing	5898800	6677100	12575900	12575900	16,809.00			
3610571100	4	Active	330 W KILBOURN	THE JOURNAL COMPANY	P O BOX 661	MILWAUKEE, WI	53201 Special Mercantile	264000	1016000	1280000	1280000	1,711.00	6600	6466	
3610603116	3	Active	333 W KILBOURN	NOBLE I MILWAUKEE, LLC	3424 PEACHTREE RD, N.E.	ATLANTA, GA	30326 Special Mercantile	2949600	40950400	43900000	43900000	58,676.00	73740	356540	Obj
3610616111	3	Active	340 W WELLS	THE ISAACS FAMILY LIMITED	330 W WELLS ST	MILWAUKEE, WI	53203 Special Mercantile	1168400	5978600	7147000	7147000	9,553.00	29210	232960	
3610618115	7	Active	302 W WELLS	NOBLE I MILWAUKEE, LLC	3424 PEACHTREE RD, N. E.	ATLANTA, GA	30326 Special Mercantile	626100	0	626100	626100	837.00	15652	15652	
3610619000	8	Active	836 N OLD WORLD THIRD	ANANT CHONGVATANABANDIT	2905 W BRIARWOOD DR	FRANKLIN, WI	53132 Special Mercantile	112500	176500	289000	289000	386.00	3750	3606	
3610620000	3	Active	830 N OLD WORLD THIRD	AMARAWAN PHOUJNGPHOL	9648 N COLUMBIA DR	MEQUON, WI	53092 Special Mercantile	300000	1038000	1338000	1338000	1,788.00	7500	15252	
3610621100	5	Active	822 N OLD WORLD THIRD	AMARAWAN PHOUJNGPHOL	9648 N COLUMBIA DR	MEQUON, WI	53092 Special Mercantile	450000	12000	462000	462000	618.00	11250	11250	
3610622000	4	Active	823 N 2ND	CHALET AT THE RIVER LLC	823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	600000	5252000	5852000	5852000	7,822.00	15000	150000	
3610624000	5	Active	808 N OLD WORLD THIRD	SIXTH PROPERTY LLC	413 N 2ND ST, #100	MILWAUKEE, WI	53203 Special Mercantile	750000	2396000	3146000	3146000	4,205.00	18750	111894	Obj
3610625000	0	Active	206 W WELLS	LOTS OF LUCK LLC	823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	600000	58000	658000	658000	879.00	15000	15000	
3610627100	8	Active	111 W KILBOURN	KILBOURN BRIDGE ASSOCIATES	826 N PLANINTON AV STE 400	MILWAUKEE, WI	53203 Special Mercantile	278500	1246500	1525000	1525000	2,038.00	9283	12594	Obj
3610629000	2	Active	840 N PLANKINTON	QAZEX INVESTMENTS LLC	844 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	390000	1085000	1475000	1475000	1,971.00	7800	13106	
3610630000	8	Active	834 N PLANKINTON	ROBERT E JOHN	3247 N MARIETTA	MILWAUKEE, WI	53211 Special Mercantile	120000	459000	579000	579000	774.00	4800	18560	
3610631000	3	Active	830 N PLANKINTON	ROBERT E JOHN	3247 NORTH MARIETTA AVENUE	MILWAUKEE, WI	53211 Special Mercantile	61000	147000	208000	208000	278.00	2440	3976	
3610632000	9	Active	826 N PLANKINTON	BARTELS LIMITED PARTNERSHIP	826 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	122000	1340000	1462000	1462000	1,954.00	4880	24000	
3610633000	4	Active	814 N PLANKINTON	BARTELS LTD PTN	826 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	186000	1148000	1334000	1334000	1,783.00	7440	24000	
3610634000	X	Active	810 N PLANKINTON	PLANKINTON PROFESSIONAL	5614 SCHAUER RD	STURGEON BAY, WI	54235 Special Mercantile	63000	317000	380000	380000	508.00	2520	12550	
3610635000	5	Active	808 N PLANKINTON	ROBERT E JOHN	3247 NORTH MARIETTA AVE	MILWAUKEE, WI	53211 Special Mercantile	64000	350000	414000	414000	553.00	2560	12800	Obj
3610642111	5	Active	710 N PLANKINTON	TOWNE REALTY INC	710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	1700400	8080600	9781000	9781000	13,073.00	29707	121612	Obj
3610647000	0	Active	725 N PLANKINTON	MOSTREET LLC	710 N PLANKINTON AV, #340	MILWAUKEE, WI	53203 Special Mercantile	205500	525000	730500	730500	702.00	3425	26350	
3610648000	6	Active	152 W WISCONSIN	MOSTREET LLC	710 N PLANKINTON AV, #340	MILWAUKEE, WI	53203 Special Mercantile	673700	2226300	2900000	2900000	3,876.00	16843	108334	
3610649100	8	Active	174 W WISCONSIN	HCP DBG MILWAUKEE	350 W HUBBARD ST # 400	CHICAGO IL	60610 Special Mercantile	720000	9280000	10000000	10000000	13,366.00	18000	107754	
3610652100	4	Active	215 W WELLS	PROGENY CAPITAL PARTNERS LLC	11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	645700	8000	653700	653700	874.00	16143	16143	
3610652200	0	Active	749 N 2ND	PROGENY CAPITAL PARTNERS LLC	11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	263900	0	263900	263900	353.00	6598	6598	
3610653000	3	Active	746 N OLD WORLD THIRD	PROGENY CAPITAL PARTNERS LLC	11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	456000	5600	456600	456600	609.00	11250	11250	
3610655100	0	Active	735 N 2ND	PROGENY CAPITAL PARTNERS LLC	11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	290800	0	290800	290800	389.00	7269	7269	
3610657000															

rem_taxkey	rem_status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st_zip	propclass	rem_curr_land	rem_curr Imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	blgd_sqft	obj	
3610703000	4	Active	801 W WISCONSIN	TOWNE PETERSON LLC		MILWAUKEE, WI	53203 Special Mercantile	330900	97100	428000	428000	572.00	22057	22057		
3610707110	X	Active	735 W WISCONSIN	TOWNE PETERSON LLC		MILWAUKEE, WI	53203 Special Mercantile	1008000	3292000	4300000	4300000	5,747.00	63000	111109	Obj	
3610709100	3	Active	625 N JAMES LOVELL	TOWNE PETERSON LLC		MILWAUKEE, WI	53203 Special Mercantile	87300	38700	126000	126000	168.00	7275	7275		
3610711000	8	Active	712 W MICHIGAN	LIBERTY HOLDING CO LTD		MEQUON, WI	53092 Special Mercantile	67500	873500	941000	941000	1,258.00	7500	29869		
3610712000	3	Active	700 W MICHIGAN	LIBERTY HOLDING CO LTD		MEQUON, WI	53092 Special Mercantile	135000	911000	1046000	1046000	1,398.00	15000	27802		
3610713111	0	Active	633 W WISCONSIN	THE CLARK BUILDING	JOINT VENTURE	MILWAUKEE WI	53203 Special Mercantile	1428000	11013000	12441000	12441000	16,628.00	71400	424295	Obj	
3610714111	6	Active	611 W WISCONSIN	DOWNTOWN VENTURES LLP		MADISON, WI	53703 Special Mercantile	839100	13660900	14500000	14500000	19,380.00	41955	172509	Obj	
3610719112	1	Active	509 W WISCONSIN	MILW CITY CENTER LLC		MILWAUKEE WI	53202 Special Mercantile	5231200	46768800	52000000	52000000	69,502.00	130780	491759	Obj	
3610739120	1	Active	615 N 4TH	BOSTCO LLC		MILWAUKEE, WI	53203 Special Mercantile	1440000	1526000	2966000	2966000	3,964.00	48000	280872		
3610750100	7	Active	211 W WISCONSIN	ZAHARA WISCONSIN AVE LLC	ZAIDA WISCONSIN AVE LLC	CHICAGO, IL	60602 Special Mercantile	1320000	18988000	20308000	20308000	27,143.00	24000	105078	Obj	
3610764300	6	Active	635 N PLANKINTON	GRAND AVE NEW CITY MALL LLC		MILWAUKEE, WI	53203 Special Mercantile	0	0	0	0	-	0	3900		
3610776114	9	Active	105 W MICHIGAN	105111 LLC	C/O TOWNE REALTY	MILWAUKEE, WI	53203 Special Mercantile	3759600	11898400	15658000	15658000	20,928.00	93989	357660	Obj	
3610781000	X	Active	555 N PLANKINTON	IVORY RETAIL OFFICE	INVESTORS LLC	MILWAUKEE, WI	53203 Special Mercantile	600000	2358000	2958000	2958000	3,954.00	40000	152463		
3610785100	8	Active	503 N PLANKINTON	E THOMAS COLLINS TRUST	RICHARD HULINA TRUST, JMK	CHICAGO, IL	60611 Special Mercantile	600000	269000	869000	869000	1,161.00	40000	40000		
3610799110	1	Active	401 W MICHIGAN	ISTAR CTL LP	C/O ISTAR FINANCIAL, INC	P O BOX 4900	SCOTTSDALE AZ	85261 Special Mercantile	1920000	9330000	11250000	11250000	15,037.00	64000	236218	Obj
3610814122	5	Active	501 W MICHIGAN	TIME INSURANCE COMPANY	NKA FORTES INSURANCE CO	P O BOX 3121	MILWAUKEE, WI	53201 Special Mercantile	2873700	26744300	29618000	29618000	39,587.00	127718	370180	Obj
3610822110	5	Active	633 W MICHIGAN	DONALD R DREISKE	C/O ROBERT FRITZSHALL	P O BOX 3121	MILWAUKEE, WI	53203 Special Mercantile	963700	3036300	4000000	4000000	5,346.00	80311	96022	
3610825120	9	Active	525 N 6TH	S & R PROPERTY LLC		MILWAUKEE, WI	53203 Special Mercantile	238000	1144000	1382000	1382000	1,847.00	29752	19779		
3610834210	7	Active	545 N JAMES LOVELL	LIBERTY HOLDING CO LTD		MEQUON, WI	53092 Special Mercantile	33800	79200	113000	113000	151.00	5625	5625		
3610835000	2	Active	555 N JAMES LOVELL	THE SCHETTLE JOINT REVOCABLE	TRUST D2-8-96	NEW BERLIN WI	53151 Special Mercantile	30000	366000	396000	396000	629.00	5000	5046		
3610840111	1	Active	803 W MICHIGAN	TOWN REALTY INC		MILWAUKEE, WI	53203 Special Mercantile	482100	3767900	4250000	4250000	5,680.00	60260	132334	Obj	
3610849100	5	Active	531 N 8TH	TOWN REALTY INC		MILWAUKEE, WI	53203 Special Mercantile	76800	11900	88700	88700	119.00	9600	9600		
3610850110	8	Active	521 N 8TH	TOWNE REALTY INC		MILWAUKEE, WI	53203 Special Mercantile	73200	445800	519000	519000	694.00	9146	7200	Obj	
3610876100	2	Active	404 W ST PAUL	CULLEN OAKLAND INC		ATLANTA, GA	30301 Special Mercantile	165000	595000	760000	760000	1,016.00	30000	30000	Obj	
3610877000	1	Active	422 N 5TH	CAFFEINE FACTORY LLC		MILWAUKEE, WI	53203 Manufacturing	69200	293800	363000	363000	485.00	7500	15000		
3610878100	3	Active	420 W ST PAUL	ACE INDUSTRIAL PROPERTIES	INC	CUDAHY, WI	53110 Special Mercantile	111400	2552600	2664000	2664000	3,561.00	22500	124245		
3610886000	0	Active	423 N 3RD	DF INVESTMENT II	KENNETH F DETHLOFF, GEN PTRNR	MILWAUKEE, WI	53203 Manufacturing	86500	511800	598300	598300	800.00	7500	10692		
3610889100	3	Active	411 N 3RD	D F INVESTMENTS		MILWAUKEE, WI	53203 Special Mercantile	33700	174300	208000	208000	278.00	7500	10692		
3610901100	7	Active	400 N 3RD	CULLEN OAKLAND INC		MILWAUKEE, WI	53203 Special Mercantile	82500	257500	340000	340000	454.00	15000	15000		
3611713100	3	Active	601 W WELLS	CPC REALTY LLC		ATLANTA GA	30301 Special Mercantile	735000	3724000	4459000	4459000	5,960.00	36750	158916		
3611715000	8	Active	738 N JAMES LOVELL	SHADED DOG VENTURES LLC		NASHVILLE, TN	37212 Special Mercantile	40000	258000	298000	298000	398.00	2000	2612		
3611716000	3	Active	746 N JAMES LOVELL	STEVEN M LECHTER &	MITCHELL H LECHTER	MILWAUKEE WI	53218 Special Mercantile	35000	133000	168000	168000	225.00	1750	1986		
3611717000	9	Active	728 N JAMES LOVELL	METROPOLITAN-LOVELL	STREET LLC NKA	W233 N2847 ROUNDY CIRCLE W	53072 Special Mercantile	300000	640000	940000	940000	1,256.00	15000	45000		
3611718100	0	Active	723 N 6TH	CPC REALTY LLC		NASHVILLE, TN	37212 Special Mercantile	24000	147000	387000	387000	517.00	12000	12000		
3611721000	0	Active	626 W WISCONSIN	THE CENTRAL MARKET PLACE CO	C/O ROBERT A TEPER	MILWAUKEE, WI	53202 Mercantile Apartment	326200	71800	398000	398000	532.00	16312	16312		
3611722000	6	Active	612 W WISCONSIN	WISCONSIN AVENUE PROPERTY	LLC	MILWAUKEE, WI	53203 Mercantile Apartment	85200	2023800	2110000	2110000	2,820.00	0	0		
3611729110	8	Active	700 W WISCONSIN	PARTNERSHIP TO DEVELOP	WESTOWN INC	MILWAUKEE, WI	53202 Mercantile Apartment	470500	11649500	12120000	12120000	16,199.00	0	0	Obj	
3611801110	9	Active	1104 N OLD WORLD THIRD	RFP OFFICE LLC		MILWAUKEE, WI	53203 Special Mercantile	585600	8975400	9561000	9561000	12,779.00	19519	105328		
3611802100	7	Active	1124 N OLD WORLD THIRD	RFP PARKING LLC		MILWAUKEE, WI	53203 Special Mercantile	1933300	0	1933300	1933300	2,684.00	48344	36186		
3611841110	7	Active	1610 N 2ND	1610 N 2ND STREET LLC	C/O BREWERY WORKS INC	MILWAUKEE, WI	53212 Special Mercantile	1164700	8904300	10069000	10069000	13,458.00	83191	92039	Obj	
3611842000	9	Active	111 W PLEASANT	SCHLITZ PARK ASSOCIATES I	LIMITED PARTNERSHIP	MILWAUKEE, WI	53212 Special Mercantile	446300	1289700	1736000	1736000	2,320.00	31879	45479		
3611844000	X	Active	101 W PLEASANT	SCHLITZ PARK ASSOCIATES II	LIMITED PARTNERSHIP	MILWAUKEE, WI	53212 Special Mercantile	517800	1267200	1785000	1785000	2,386.00	36986	51181		
3611852110	7	Active	1542 N 2ND	SCHLITZ PARK ASSOCIATES II	ATTN SAM DENNY	MILWAUKEE, WI	53212 Special Mercantile	95800	154200	250000	250000	334.00	13690	32904		
3611891000	6	Active	1401 N MARTIN L KING JR	PARK EAST ENTERPRISE LOFTS I		OREGON, WI	53575 Mercantile Apartment	782000	4365000	5147000	5147000	6,879.00	48000	104647		
3611901000	9	Active	730 N PLANKINTON	MOSTREET III LLC		MILWAUKEE, WI	53203 Special Mercantile	16200	291800	308000	308000	412.00	405	3375		
3611954000	8	Active	215 W PLEASANT	SCHLITZ PARK ASSOC II LTD	PARTNERSHIP	MILWAUKEE, WI	53212 Special Mercantile	102000	1086000	1086000	1,452.00	109335	40670			
3611961000	6	Active	201 W PLEASANT	THE BREWERY WORKS INC		MILWAUKEE, WI	53212 Special Mercantile	620400	221000	841400	841400	1,125.00	73862	0		
3611962000	1	Active	1500 N 2ND	SCHLITZ PARK ASSOCIATES I	LTD PARTNERSHIP	MILWAUKEE, WI	53212 Special Mercantile	488600	51000	539600	539600	721.00	43627	0		
3611963000	7	Active	101 E PLEASANT	SCHLITZ PARK ASSOC LTD	PTN C/O THE BREWERY WORKS	MILWAUKEE, WI	53212 Special Mercantile	1618400	230900	1848400	1848400	2,471.00	165146	0		
3611991100	6	Active	1420 N MARTIN L KING JR	COMMERCE POWER LLC	C/O THE BREWERY WORKS INC	MILWAUKEE, WI	53212 Special Mercantile	3581600	59352400	61934000	61934000	82,780.00	119385	280000	Obj	
3611992000	5	Active	201 W CHERRY	RIVERBEND PLACE LLC		MILWAUKEE, WI	53212 Special Mercantile	719000	2000	721000	721000	964.00	47934	22782		
3611993000	0	Active	1330 N MARTIN L KING JR	BREWERY WORKS INC		MILWAUKEE, WI	53212 Special Mercantile	1857700	24586300	26444000	26444000	35,345.00	61924	189063		
3611994100	2	Active	1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC		MILWAUKEE, WI	53212 Special Mercantile	356600	243400	600000	600000	802.00	35659	169484		
3612001000	4	Active	235 W GALENA	BREWERY WORKS INC	C/O SAM DENNY	MILWAUKEE, WI	53212 Special Mercantile	286900	63100	350000	350000	468.00	35868	126761		
3612002000	X	Active	205 W GALENA	BREWERY WORKS INC	C/O SAM DENNY	MILWAUKEE, WI	53202 Special Mercantile	1123100	74900	1198000	1198000	1,601.00	37437	0		
3620472000	7	Active	1220 N OLD WORLD THIRD	MILW BLOCK 10 PROP LLC		MILWAUKEE, WI	53203 Special Mercantile	1714600	2664400	4379000	4379000	5,853.00	118250	46398		
3910101000	0	Active	900 W WISCONSIN	WISCONSIN CLUB		MILWAUKEE WIS	53233 Special Mercantile	13100	204800	217900	217900	291.00	525	8716		
3910761000	X	Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	MILWAUKEE WI	53202 Special Mercantile	1300	28000	29300	29300	39.00	51	437		
3910762000	5	Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	MILWAUKEE WI	53202 Special Mercantile	1900	14000	15900	15900	21.00	75	626		
3910763000	0	Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O JOHN A VASSALLO	MILWAUKEE, WI	53203 Special Mercantile	390100	256900	647000	647000	865.00	15604	9155		
3920001111	6	Active	751 N PLANKINTON	MOSTREET II, LLC		MILWAUKEE, WI	53212 Special Mercantile	594300	3892700	4487000	4487000	5,997.00	14682	79188	Obj	
3920001121	3	Active	135 W WELLS	GERMANIA LTD LIABILITY CO.		MILWAUKEE, WI	53203 Special Mercantile	797000	1000	798000	798000	1,067.00	22771	22771		
3920202000	7	Active	843 N PLANKINTON	THANKS A-Lot LLC	REVOC LIVING TRUST D 4-25-07	MILWAUKEE, WI	53203 Special Mercantile	137200	688800	826000	826000	1,104.00	3431	15230		
3920203000	2	Active	840 N OLD WORLD THIRD	EARL & JOANNE CHARLTON	C/O MARVIN F POER & CO	MILWAUKEE, IL	60523 Special Mercantile	652200	5869800	6522000	6522000	8,717.00	16306	123920		
3920302000	0	Active	104 E MASON	CITY HALL SQUARE LLC	C/O MIDWEST PROP TAX ASSOC	COLUMBUS, OH	43240 Special Mercantile									

rem_taxkey	rem_c status	addr	rem_owner1	rem_owner2	rem_owner_mail_addr	rem_owner_city_st:zip	propclass	rem_curr_land	rem_curr Imprv	rem_curr_total	Value for BID 21	Assessment	lot_sqft	bdg_sqft	obj
3920821000	2	Active	776 N MILWAUKEE	GREGORY POULOS	1724 BLUESTEM LN	GLENVIEW, IL	60025 Special Mercantile	239000	465000	704000	704000	941.00	6000	10716	
3920823110	7	Active	782 N MILWAUKEE	KENNEDY H ASSOCIATES	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	576000	2494000	3070000	3070000	4,103.00	14400	69891	Obj
3920829110	X	Active	770 N JEFFERSON	WASHINGTON SQUARE ASSN III	722 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	1219200	6100800	7320000	7320000	9,784.00	30480	277439	Obj
3920833110	1	Active	788 N JEFFERSON	788 BUILDING LTD PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	609500	7636400	8246000	8246000	11,021.00	15240	160432	Obj
3920835110	2	Active	741 N JACKSON	WASHINGTON SQUARE ASSOC I	732 N JACKSON ST SUITE 300	MILWAUKEE, WI	53202 Special Mercantile	1905000	329000	2234000	2234000	2,886.00	38100	38100	
3920838100	1	Active	731 N JACKSON	JACKSON STREET REAL_ESTATE	150 N SUNNYSLOPE #200	MILWAUKEE, WI	53005 Special Mercantile	914400	6346600	7261000	7261000	9,705.00	15240	108214	Obj
3920839000	0	Active	526 E WISCONSIN	PALMOLIVE BLDG CO LTD PTSHIP	732 N JACKSON ST SUITE 300	MILWAUKEE, WI	53202 Special Mercantile	504000	1562000	2066000	2066000	2,761.00	7200	18000	
3920840100	2	Active	522 E WISCONSIN	MUTUAL S & L ASSN	4949 W BROWN DEER RD	MILWAUKEE, WI	53223 Special Mercantile	402000	191000	593000	593000	793.00	8040	8040	
3920841100	8	Active	510 E WISCONSIN	MUTUAL S & L ASSN	4949 W BROWN DEER RD	MILWAUKEE, WI	53223 Special Mercantile	562800	782200	1345000	1345000	1,798.00	8040	16370	
3920842110	0	Active	706 N JEFFERSON	THE MILWAUKEE CLUB	706 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	624000	333000	957000	957000	1,279.00	9600	18483	Obj
3920844100	4	Active	720 N JEFFERSON	MUTUAL S & L ASSN	4949 W BROWN DEER RD	MILWAUKEE, WI	53223 Special Mercantile	253900	2600	256500	256500	343.00	4800	4800	
3920848100	6	Active	507 E MICHIGAN	JOHNSON CONTROLS INC	P O BOX 591	MILWAUKEE, WI	53210 Special Mercantile	5486400	16763600	22250000	22250000	29,739.00	91440	444549	
3920886113	5	Active	615 E MICHIGAN	LEWIS CENTER LLC	710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	2800900	6679100	9480000	9480000	12,671.00	89200	92026	
3920908111	7	Active	617 E WISCONSIN	NORTHWESTERN MUTUAL	720 E WISCONSIN AVE, N 15 NE	MILWAUKEE, WI	53202 Special Mercantile	6400800	7378200	13779000	13779000	18,417.00	91440	149760	
3920919111	7	Active	727 N VAN BUREN	VAN BUREN BUILDING COMPANY,	732 N JACKSON ST, #300	MILWAUKEE, WI	53202 Special Mercantile	1080000	1008000	11088000	11088000	14,820.00	21600	142748	Obj
3920924000	2	Active	600 E WISCONSIN	EAST WIS AVE OWNERS ASSN LLC	1665 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	504000	1024000	1528000	1528000	2,042.00	7200	19272	
3920930100	1	Active	732 N JACKSON	JACKSON BUILDING COMPANY	732 N JACKSON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	825000	2995000	3720000	3720000	4,972.00	16500	80950	
3920934000	7	Active	771 N VAN BUREN	THOMAS J KUESEL	PO BOX 510675	MILWAUKEE, WI	53203 Special Mercantile	96000	232000	328000	328000	438.00	2400	4040	
3920935000	2	Active	765 N VAN BUREN	THOMAS J KUESEL	PO BOX 510675	MILWAUKEE, WI	53203 Special Mercantile	192000	473000	665000	665000	889.00	4800	9396	
3920936000	8	Active	624 E MASON	MITCHELL INC D/BA MITCHELL	720 E WISCONSIN AV	MILWAUKEE, WI	53202 Special Mercantile	576000	3661000	4237000	4237000	5,663.00	14400	41705	
3920937100	X	Active	610 E MASON	MITCHELL INC DBA MITCHELL	720 E WISCONSIN AV	MILWAUKEE, WI	53202 Mercantile Apartment	106300	888200	994500	994500	1,329.00			
3920938100	5	Active	604 E MASON	JLEW INVESTMENTS LLC	600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	249000	955000	1204000	1204000	1,609.00	6225	17560	
3920939000	4	Active	762 N JACKSON	JLEW INVESTMENTS LLC	600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	70900	187000	187000	187000	260.00	3870	3870	
3920943100	2	Active	790 N JACKSON	EXECUTIVE CLUB LIMITED	732 N JACKSON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	598400	266600	865000	865000	1,166.00	14960	45089	
3921178100	2	Active	1005 N EDISON	ROJAHN & MALANEY CO	P O BOX 410	MILWAUKEE, WI	53201 Special Mercantile	559200	19800	579000	579000	774.00	18640	18784	
3921179100	8	Active	100 E STATE	ROJAHN & MALANEY CO	P O BOX 410	MILWAUKEE, WI	53201 Special Mercantile	176300	54700	231000	231000	309.00	5875	5875	
3921183100	X	Active	113 E JUNEAU	ZILBER FAMILY PARTNERSHIP	710 N PLANKINTON AV #1200	MILWAUKEE, WI	53203 Special Mercantile	107700	243300	351000	351000	469.00	3590	5000	
3921186110	3	Active	1147 N EDISON	ZILBER FAMILY PTN LLP	710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	150000	78000	228000	228000	305.00	5000	5000	
3921187110	9	Active	1128 N EDISON	1144 EDISON LLC	1422 N 4TH ST	MILWAUKEE, WI	53212 Special Mercantile	335000	1474000	1809000	1809000	2,418.00	27920	23925	Obj
3921189100	2	Active	145 E JUNEAU	D & D REALTY ON WATER LLC	8900 W BRADLEY RD	MILWAUKEE, WI	53224 Special Mercantile	31900	3500	35400	35400	47.00	2124	0	
3921192000	2	Active	1139 N WATER	D & D REALTY ON WATER LLC	8900 W BRADLEY RD	MILWAUKEE, WI	53224 Special Mercantile	13000	269000	282000	282000	377.00	1080	2448	
3921194100	X	Active	1135 N WATER	D & D REALTY ON WATER LLC	8900 W BRADLEY RD	MILWAUKEE, WI	53224 Special Mercantile	72400	926600	999000	999000	1,335.00	6037	5560	
3921196000	4	Active	1129 N WATER	WATER STREET INVESTMENTS	10316 SAVANNAH CT	MILWAUKEE, WI	53092 Special Mercantile	31800	551200	583000	583000	779.00	2653	4302	
3921197000	X	Active	1127 N WATER	MARLENE W GOLDBERG	1127 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	32400	338600	371000	371000	496.00	2700	2194	
3921200000	4	Active	1119 N WATER	WATER STREET DESIGN	544 E OGDEN AV, STE 700-383	MILWAUKEE, WI	53202 Special Mercantile	97200	2593800	2691000	2691000	3,597.00	8100	30304	
3921202000	5	Active	1115 N WATER	HARVEY PRESTON GROUP LLC	1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	64800	117200	182000	182000	243.00	5400	5400	
3921204000	6	Active	1113 N WATER	PRETZEL BOYS INC	1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	32400	105600	138000	138000	184.00	2700	2700	
3921206000	7	Active	1109 N WATER	PRETZEL BOYS INC	1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	32400	268600	301000	301000	402.00	2700	2240	
3921208000	8	Active	1101 N WATER	ROBERT C SCHMIDT JR	1422 N 4TH ST	MILWAUKEE, WI	53212 Special Mercantile	97200	1604800	1702000	1702000	2,276.00	8100	27679	Obj
3921209100	X	Active	1122 N EDISON	EDISON STREET PARTNERS	1422 N 4TH ST	MILWAUKEE, WI	53212 Special Mercantile	188500	762500	951000	951000	1,271.00	15712	13382	Obj
3921304210	X	Active	252 E HIGHLAND	GG 252 HIGHLAND LLC	700 N WATER ST #400	MILWAUKEE, WI	53202 Special Mercantile	176900	2178100	2355000	2355000	3,148.00	14744	54104	Obj
3921333111	X	Active	330 E WELLS	FLANDERS WESTBOROUGH	330 E KILBOURN AV #565	MILWAUKEE, WI	53202 Special Mercantile	1876800	7085200	8962000	8962000	11,978.00	46920	198703	
3921335000	9	Active	828 N BROADWAY	828 NORTH BROADWAY LLC	P.O. BOX 11094	MILWAUKEE, WI	53211 Special Mercantile	288000	1667000	1955000	1955000	2,613.00	7200	43632	Obj
3921361000	0	Active	311 E JUNEAU	HISTORIC HOLDINGS LLC	1020 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	192500	249500	442000	442000	591.00	15792	15180	
3921388100	4	Active	839 N JEFFERSON	839 N JEFFERSON ST PTRNSHP	839 N JEFFERSON ST SUITE 503	MILWAUKEE, WI	53202 Special Mercantile	480000	6275000	6755000	6755000	9,029.00	12000	54260	Obj
3921389000	3	Active	831 N JEFFERSON	833 N JEFFERSON LLC	833 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	192000	278000	470000	470000	628.00	4800	9240	
3921390100	5	Active	825 N JEFFERSON	NORTHTRIDGE COMPANY	825 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	456000	4404000	4860000	4860000	6,496.00	11400	57000	Obj
3921391210	4	Active	811 N JEFFERSON	CATHEDRAL SQUARE LIMITED	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	281600	807400	1069000	1069000	1,429.00	6540	13265	
3921391220	1	Active	418 E WELLS	CATHEDRAL SQUARE LIMITED	732 N JACKSON ST STE 300	MILWAUKEE, WI	53202 Special Mercantile	338400	948600	1287000	1287000	1,720.00	8400	16640	
3921394000	0	Active	826 N MILWAUKEE	ST JAMES ESTATES LLC	P O BOX 252	MARION, WI	54950 Mercantile Apartment	288000	1162300	1450300	1450300	1,938.00			
3921395000	6	Active	401 E KILBOURN	D & K MANAGEMENT LLC	312 E WISCONSIN AV, STE 320	MILWAUKEE, WI	53202 Special Mercantile	576000	4249000	4825000	4825000	6,449.00	14400	46607	
3921410111	8	Active	1029 N JACKSON	JBC 59 LLC, TAH 59 LLC	614 W BROWN DEER, #300	MILWAUKEE, WI	53217 Mercantile Apartment	2392000	38543000	40935000	40935000	54,713.00	168910	535904	
3921463100	1	Active	626 E KILBOURN	YANKEE HILL HSG PTNRS LP	P O BOX 45530	MADISON, WI	53744 Mercantile Apartment	804000	18313000	19117000	19117000	25,661.00	77925	230281	
3921509111	6	Active	716 E CLYBOURN	US BANK NATIONAL ASSN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	5215300	3528700	8744000	8744000	11,687.00	104306	298332	
3921529110	7	Active	777 E WISCONSIN	US BANK NATIONAL ASSN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	10814000	169186000	180000000	180000000	240,580.00	108140	1077607	
3921546000	6	Active	720 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	720 E WISCONSIN AVE	MILWAUKEE, WI	53202 Special Mercantile	9144000	17856000	27000000	27000000	36,088.00	91440	322007	
3921558000	1	Active	711 E KILBOURN	TERRACE ROW LLC	1840 N FARWELL AV, STE 203	MILWAUKEE, WI	53202 Mercantile Apartment	357300	1442700	1800000	1800000	2,406.00	14290	14290	Obj
3921559000	7	Active	835 N CASS	JBC 37 LLC, JMH 37 LLC &	1007 N. CASS STREET	MILWAUKEE, WI	53202 Mercantile Apartment	136000	1718000	1853000	1853000	2,477.00	7620	26296	
3921560000	2	Active	829 N CASS	829 CASS LLC	614 W BROWN DEER RD #300	BAYSIDE, WI	53217 Mercantile Apartment	115500	1092500	1208000	1208000	1,616.00	6820	19300	
3921561000	8	Active	827 N CASS	THERAPIES EAST PROPERTIES	827 N CASS ST	MILWAUKEE, WI	53202 Special Mercantile	105000	523000	628000	628000	839.00	4200	5358	
3921562000	3	Active	819 N CASS	S & D RIEDEL LLC	1633 N PROSPECT AV #15A	MILWAUKEE, WI	53202 Special Mercantile	90000	508000	598000	598000	789.00	3600	3250	
3921563000	9	Active	815 N CASS	MARGADETTE M DEMET	1610 N PROSPECT AVE #302	MILWAUKEE, WI	53202 Special Mercantile	105000	424000	529000	529000	707.			

APPENDIX D

Listing of Properties to be Added into the Expanded District

Listing of Properties to be Added to BID 21 Expansion Areas  
and Proposed 2008 BID 21 Assessments

AREA A

TAXKEY	Address Range	Street	Owner	Address	Land	Improvements	Total	Proposed 2008 BID 21 Assessments
3922381111	1111	N 4TH	ST BRADLEY CENTER CORP	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
391070310000	1010	N 5TH	ST BRADLEY CENTER CORP	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
361040610000	1030	N 6TH	ST BRADLEY CENTER CORP	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
361040621000	1128	N 5TH	ST BRADLEY CENTER SPORTS &	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
392237100000	1001	N 4TH	ST BRADLEY CENTER SPORTS &	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
36104061114	1133	N 5TH	ST BRADLEY CENTER SPORTS &	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
361044700000	427	W JUNEAU	AV BRADLEY CENTER SPORTS &	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
361044910000	429	W JUNEAU	AV BRADLEY CENTER SPORTS &	1001 N 4TH ST	\$ -	\$ -	\$ -	\$ -
3611688111	841	N JAMES LOVELL	AV CITY OF MILW MAC ARTHUR SQ	841 N BROADWAY	\$ -	\$ -	\$ -	\$ -
3610728110	401	W WISCONSIN	ST CITY OF MILWAUKEE	809 N BROADWAY	\$ -	\$ -	\$ -	\$ -
3610386002	1263	N OLD WORLD THIRD	ST CITY OF MILWAUKEE	809 N BROADWAY	\$ -	\$ -	\$ -	\$ -
3611685100	701	W STATE	ST CITY OF MILWAUKEE	809 N BROADWAY	\$ -	\$ -	\$ -	\$ -
3611725140	711	W WELLS	ST CITY OF MILWAUKEE	809 N BROADWAY	\$ -	\$ -	\$ -	\$ -
3610687000	734	N 4TH	ST MENTAL HEALTH ASSOCIATION	734 N 4TH ST	\$ -	\$ -	\$ -	\$ -
3611680112	1015	N 6TH	ST MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3611683111	1101	N 6TH	ST MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
361044210000	401	W JUNEAU	AV MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3611637100	701	W JUNEAU	AV MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3611630100	709	W JUNEAU	AV MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3611640110	739	W JUNEAU	AV MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3611677113	700	W STATE	ST MILWAUKEE AREA TECHNICAL	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3910741000	800	N 10TH	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3910407111	803	N 10TH	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3910113111	939	N 10TH	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3910258111	1004	N 10TH	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3910103110	801	N 9TH	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3610370100	420	W JUNEAU	AV MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3610353100	516	W JUNEAU	AV MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3620101100	623	W MC KINLEY	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3610389100	1245	N OLD WORLD THIRD	ST Block 10 Properties, LLC	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3611683000	623	W STATE	ST MILWAUKEE COUNTY	623 W STATE ST	\$ -	\$ -	\$ -	\$ -
3611689100	821	W STATE	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3910259210	1004	W STATE	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3611701114	710	W WELLS	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3611554100	721	W WINNEBAGO	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3611536100	740	W WINNEBAGO	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3611384100	1000	N 4TH	ST MILWAUKEE TURNERS	901 N 9TH ST	\$ -	\$ -	\$ -	\$ -
3610520000	1030	N 4TH	ST MILWAUKEE TURNERS	1034 N 4TH ST	\$ 300,000.00	\$ 608,000.00	\$ 908,000.00	\$ 1,364.00
3922391000	324	W HIGHLAND	AV REDEVELOPMENT AUTHORITY OF	150 N SUNNYSLOPE 3220	\$ -	\$ -	\$ -	\$ -
3610411114	202	W JUNEAU	AV Block 10 Properties, LLC	150 N SUNNYSLOPE 3220	\$ 1,152,800.00	\$ 76,800.00	\$ 1,229,600.00	\$ 1,845.00
3611710110	801	N 6TH	ST STATE OF WIS BUILDING COMM	PO BOX 7869	\$ -	\$ -	\$ -	\$ -
3910113120	939	N 10TH	ST STATE OF WIS H-WAY COMM	819 N 6TH ST	\$ -	\$ -	\$ -	\$ -
3910259100	1004	W STATE	ST STATE OF WISCONSIN	1004 W STATE ST	\$ -	\$ -	\$ -	\$ -
3610409100	300	W JUNEAU	AV SYDNEY HRH DEVELOPMENT LLC	1317 TOWN SQUARE RD	\$ 263,100.00	\$ 381,900.00	\$ 625,000.00	\$ 838.00
3910258211	1027	N 9TH	ST TRINITY EV LUTHERAN CONG	1740 MT ELLIOTT AVE	\$ -	\$ -	\$ -	\$ -
3611657000	1046	N 9TH	ST VOCATIONAL TECHNICAL & ADULT	1046 N 9TH ST	\$ 236,500.00	\$ 882,500.00	\$ 1,119,000.00	\$ 1,679.00
3610446100	1137	N 4TH	AV WALTER M HEIMEL & FRANCEEN	700 W STATE ST	\$ -	\$ -	\$ -	\$ -
3610459000	505	W JUNEAU	AV WALTER M HEIMEL & FRANCEEN	505 WEST JUNEAU AVE	\$ 120,000.00	\$ 112,000.00	\$ 232,000.00	\$ 348.00
3922461000	405	W KILBOURN	AV WISCONSIN CENTER DISTRICT	500 W KILBOURN AVE	\$ -	\$ -	\$ -	\$ -
3922471000	412	W KILBOURN	AV WISCONSIN CENTER DISTRICT	500 W KILBOURN AVE	\$ -	\$ -	\$ -	\$ -
3922451000	400	W WISCONSIN	AV WISCONSIN CENTER DISTRICT	400 W WISCONSIN AV	\$ -	\$ -	\$ -	\$ -
							2008 Total	\$ 4,114,500.00

AREA B

TAXKEY	Address Range	Street	Owner	Address	Land	Improvements	Total	Proposed 2008 BID 21 Assessments
3611954000	215	W PLEASANT	ST SCHLITZ PARK ASSOC II LTD	1558 N RIVERCENTER DR #204	\$ 984,000.00	\$ 102,000.00	\$ 1,086,000.00	\$ 1,628.00
3612001000	210	W CHERRY	ST THE BREWERY WORKS INC	1558 N RIVERCENTER DR #204	\$ 958,000.00	\$ 243,400.00	\$ 1,201,400.00	\$ 800.00
3612002000	205	W GALEBO	REDEVELOPMENT AUTHORITY OF	1558 N RIVERCENTER DR #204	\$ 286,900.00	\$ 63,100.00	\$ 350,000.00	\$ 525.00
3612003000			DR WI PRESERVATION FUND INC	841 N BROADWAY	\$ -	\$ -	\$ -	\$ -
3611681100	1616	N MARTIN L KING JR		1000 N WATER ST #2100	\$ -	\$ -	\$ -	\$ -
							2008 Total	\$ 2,036,000.00

Listing of Properties to be Added to BID 21 Expansion Areas  
and Proposed 2008 BID 21 Assessments

AREA C

TAXKEY	Address Range	Street	Owner	Address	Land	Improvements	Total
3800301100	606	E JUNEAU	AV DIANE BUILDING CORPORATION	100 E WISCONSIN AV #1900	\$ 463,700.00	\$ 2,181,300.00	\$ 2,645,000.00
3601281000	605	E LYON	ST EAST POINTE MARKETPLACE	301 E ERIE ST	\$ 1,897,700.00	\$ 6,383,300.00	\$ 8,281,000.00
3600911000	1237	N VAN BUREN	ST JEROME M COHEN	629 N ASTOR ST	\$ 656,100.00	\$ 1,882,900.00	\$ 2,539,000.00
3921925113	1360	N JACKSON	ST JEWISH FAMILY SERVICES INC	PO BOX 510680	-	-	-
3921438110	1028	N JACKSON	ST JUNEAU VILLAGE SHOPPING	318 E SILVER SPRING DR	\$ 1,275,700.00	\$ 6,079,300.00	\$ 7,355,000.00
3601472000	624	E OGDEN	AV OGDEN 632 LLC	118 E PLEASANT ST #251	\$ 127,700.00	\$ 1,352,300.00	\$ 1,480,000.00
3601471000	600	E OGDEN	AV RIVERCREST II LLC	135 W WELLS ST, STE 828	\$ 271,500.00	\$ 2,883,500.00	\$ 3,155,000.00
				2008 Total			\$ 25,466,000.00

AREA D

TAXKEY	Address Range	Street	Owner	Address	Land	Improvements	Total
3921676121	909	E MICHIGAN	ST MILWAUKEE COUNTY	901 N 9TH ST	\$ -	\$ -	\$ -
				2008 Total			\$ -

AREA E

TAXKEY	Address Range	Street	Owner	Address	Land	Improvements	Total
3510704000	609	N 8TH	CITY OF MILWAUKEE	6225 W VUJET ST	\$ -	\$ -	\$ -
3510705000	826	W MICHIGAN	ST CITY OF MILWAUKEE	W277 S4747 SANVLESVILLE RD	\$ -	\$ -	\$ -
3610700000	833	W WISCONSIN	ST AT&T COMMUNICATIONS OF	633 W WISCONSIN AV	\$ -	\$ -	\$ -
3960109000	935	W WISCONSIN	AV ST JAMES EPISCOPAL CHURCH	628 N 10TH ST	\$ -	\$ -	\$ -
3960110112	915	W WISCONSIN	AV MARQUETTE UNIVERSITY	P.O. BOX 1881	\$ -	\$ -	\$ -
				2008 Total			\$ -

2008 Total \$ 31,616,800.00

2008 Total \$ 23,223,300.00

2008 Total \$ 47,428.00

APPENDIX E  
Proposed 2009 Budget (Subject to Change)

**BUSINESS IMPROVEMENT DISTRICT #21**  
**CLEAN\*SAFE\*FRIENDLY**  
**2009 BUDGET**

INCOME

2009 BID #21 Assessments (Original Area)	\$2,888,598
2009 BID #21 Assessments (Expansion Area)	\$ 41,592
Additional Income	<u>\$ 387,200</u>

**TOTAL INCOME** **\$3,317,390**

EXPENSES

Clean Sweep Ambassador Program

Sidewalk Cleaning	\$ 593,113
Landscaping	\$ 342,000
Graffiti Removal	<u>\$ 11,500</u>

\$ 946,613 (28.5% of total)

Public Service Ambassador Program \$ 944,380 (28.5% of total)

Administrative \$ 447,194 (13.5% of total)

Public Information/Marketing/Business  
Retention/Recruitment \$ 979,203 (29.5% of total)

**TOTAL EXPENSES** **\$3,317,390**

APPENDIX F

Cooperation Agreement between District Board and City



## COOPERATION AGREEMENT

This COOPERATION AGREEMENT (the "Agreement") is made as of the 4th day of November, 1997, by and between the BOARD (the "Board") of BUSINESS IMPROVEMENT DISTRICT NO. 21, a business improvement district created pursuant to Wisconsin Statutes section 66.608 (the "District"), and the CITY OF MILWAUKEE, a municipal corporation (the "City").

### RECITALS

The Board and the City acknowledge the following:

- A. On October 14, 1997, the Common Council of the City adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the Board in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan.
- B. The owners and occupants of the District have supported the creation of the District and members have accepted appointments to the Board in reliance on the City's representation that, throughout the existence of the District, the City will maintain that level of services being provided by the City to the owners and occupants of the District as of the date hereof and that the City will not reduce its services to the District as a result of the services provided by the Board to the District.
- C. It is not the intent of the City to reduce that level of services being provided by the City to the owners and occupants of the District as of the date hereof. Further, the City desires to assure the owners and occupants of the District and, specifically, members of the Board, that it shall continue to furnish to owners and occupants of the District services of the same class and to the same extent as are furnished from time to time without cost or charge to other commercial and residential dwellings and inhabitants in the City.

## AGREEMENTS

In consideration of the Recitals and mutual covenants contained herein, the Board and the City agree as follows:

1. Obligations of the City Department of Public Works ("DPW").

(a) Throughout the existence of the District, the City shall cause DPW to continue to furnish or cause to be furnished to owners and occupants of the District services of the same class and to the same extent as are furnished from time to time without cost or charge to other commercial and residential dwellings and inhabitants in the City out of the City portion of real and personal property taxes. The City acknowledges that it will strive to maintain the current level of maintenance services being provided by DPW, including, without limitation:

(i) Street sweeping of all streets in the District on a five-day cycle between the months of May and September, on an "as often as possible" basis in April and on an "as possible" basis between the months of October and March;

(ii) Maintenance of approximately 200 street trash receptacles within the District, of which approximately 120 will be emptied twice each week, with the remainder emptied weekly;

(iii) Pruning of trees in planters and tree wells within the District as necessary and tree replacement as necessary for street trees planted in tree lawns and tree wells;

(iv) Consider providing sufficient flowers and other plantings for planters and tree wells within the District at the beginning of each growing season; at minimum, DPW shall make such flowers and plantings available to the District for purchase at the City's cost;

(v) Street lighting maintenance for streets within the District as needed; and

(vi) Street repair and maintenance for streets within the District as needed.

(b) Within 30 days of execution of this Agreement and in accordance with Article III.B.2 of the Initial Operating Plan, DPW shall donate to the District, for the District's exclusive use and at no cost to the District, a pick-up truck with a watering tank. Following its donation to the District, the pick-up truck shall be maintained and insured by the District.

2. Obligations of City Police Department ("MPD").

(a) Throughout the existence of the District, the City shall continue to furnish or cause to be furnished to owners and occupants of the District, fire and police protection services of the same class and to the same extent as are furnished from time to time without cost or charge to other commercial or residential dwellings and inhabitants in the City out of the City portion of real and personal property taxes.

(b) In addition, commencing on the date of this Agreement, MPD shall, at no cost to the District, cooperate with the District in implementing Article III.B.1 of the Initial Operating Plan.

(c) As set forth in Article III.B.1 of the Initial Operating Plan, MPD shall provide the District with the ability to monitor police calls for service.

3. City Donations and Contributions to the District. In addition to those obligations described in paragraphs 1 and 2 above (including, without limitation, the donation of the pick-up truck with a watering tank by DPW to the District), the City shall contribute the following goods and services to the District, all at no cost to the District:

(a) As set forth in Article V.B.2 of the Initial Operating Plan, the City and its various departments, including, without limitation, DPW, MPD and the Department of City Development, shall provide technical assistance to the District in the adoption of any District operating plans and provide such other assistance as may be appropriate.

(b) In accordance with Article IV.B.3 of the Initial Operating Plan, the City shall pay to the District in calendar year 1998 a voluntary contribution of \$35,000 to be matched by approximately \$115,000 from the District and to be used for holiday lighting. Such voluntary contribution shall be in lieu of an assessment due to the District for property owned and/or occupied by the City within the District, which property is exempt from real estate taxes but

will be benefited by the activities of the District. Each subsequent year of the District's existence, the City shall reconsider making a similar voluntary contribution to the District and may include any agreed upon voluntary contribution in the City's annual budget for that year.

(c) As the terms of members of the Board expire, the Mayor shall appoint successor members to the Board in accordance with Article III.D. of the Initial Operating Plan or any successor provision.

4. Standard of Performance. The City shall perform, or cause performance of, all of its obligations and covenants set forth in this Agreement, in compliance with any and all applicable federal, state and local laws, statutes, codes and ordinances. The City also shall perform or cause performance of all of its obligations and covenants set forth in this Agreement in a good and workmanlike manner at the same level of quality as the City is providing services to the owners and occupants of the District as of the date of this Agreement. The City expressly covenants that it shall not reduce any or all of the services currently provided to properties located within the District because of any of the activities and/or services provided by the District under any applicable operating plan.

5. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

6. Severability. The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.

7. No Waiver. No waiver of any party of any breach hereunder shall be deemed a waiver of any other or subsequent breach.

8. Amendment. This Agreement may not be altered, amended, changed, waived or modified in any respect, unless the same shall be in writing signed by or on behalf of both of the parties hereto.

Attest:

Robert F. Shell  
Attorney

BOARD OF BUSINESS  
IMPROVEMENT DISTRICT NO. 21, a  
business improvement district created  
pursuant to Wisconsin Statutes section  
66.608

BY Thomas Bernacchi  
Thomas Bernacchi, Chair

BY Andrew Tilmont  
Andrew Tilmont, Secretary

Attest:

Carolyn A. Crabb  
City Clerk

THE CITY OF MILWAUKEE, a  
municipal corporation

BY John O. Norquist  
John O. Norquist, Mayor

BY Debra W. Davis  
DEPUTY, Comptroller



APPENDIX G

City Attorney's Opinion

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# CITY OF MILWAUKEE

GRANT F. LANGLEY  
City Attorney

RUDOLPH M. KONRAD  
Deputy City Attorney

THOMAS E. HAYES  
PATRICK B. McDONNELL  
CHARLES R. THEIS  
Special Deputy City Attorneys



OFFICE OF CITY ATTORNEY  
800 CITY HALL  
200 EAST WELLS STREET  
MILWAUKEE, WISCONSIN 53202-3551  
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BEVERLY A.  
THOMAS O.  
LINDA ULIS  
BRUCE D. S.  
ROXANE L.  
THOMAS G.  
SUSAN D. B.  
HAZEL MOR  
HARRY A. S.  
STUART S. J.  
THOMAS J.  
JOHN J. HEI  
MICHAEL G.  
DAVID J. ST.  
MARY M. K.  
SUSAN E. U.  
DAVID R. HA  
JAN A. SMO  
PATRICIA A.  
HEIDI WICK  
VINCENT J. I  
KURT A. BEI  
GREGG C. H.  
ELLEN H. TA  
MELANIE R.  
TRACY M. K.  
GREGORY P.  
MICHAEL A.  
Assistant City J

August 6, 1997

Mr. Michael L. Morgan  
Commissioner  
Department of City Development  
809 Building

Attention: Mr. Dan McCarthy

Dear Mr. Morgan:

Re: Proposed Downtown  
Business Improvement District

Pursuant to your August 1, 1997 request, we have reviewed the initial operating plan for the proposed Downtown Business Improvement District. Based upon that review, it is our opinion that the plan complies with the provisions of sec. 66.608(1)(f)1-4, Stats. This legal opinion is being offered in accordance with the requirements of sec. 66.608(1)(f)5, Stats.

Finally, we note that the proposed operating plan of sec. III.A. states that "simultaneous with the approval of this Operating Plan by the City's Common Council, the City and the District shall enter into the cooperation agreement attached hereto as Appendix E (the 'Cooperation Agreement')." Because of this provision in the proposed operating plan, we advise that a file should be introduced into the Common Council which would allow the Council to consider and act upon the Cooperation Agreement at the



APPENDIX H

By-Laws for the District Board

**BY-LAWS OF  
BUSINESS IMPROVEMENT DISTRICT NO. 21**

Effective: As of October 14, 1997  
Amended: As of September 13, 2007

**ARTICLE I. NAME AND PURPOSE**

Section 1: Name and Purpose

The District was created by the Common Council of the City of Milwaukee on October 14, 1997, by the adoption of ordinance no. 970900 and the approval of an initial operating plan pursuant to Wisconsin Statutes section 66.1109. The name of the District shall be Business Improvement District No. 21. The purpose of the District shall be to sustain the competitiveness of the downtown area in the City of Milwaukee and ensure a safe, clean environment conducive to business activity.

Section 2: Principal Office

The location of the principal office of the District shall be 600 East Wells Street, Milwaukee, Wisconsin, or such other place as may be designated by the Board.

**ARTICLE II. POWERS**

The District shall have all powers permitted under Wisconsin Statutes section 66.1109, as it may be amended from time to time, provided that the District shall exercise its powers only in accordance with any current operating plan and these By-Laws.

**ARTICLE III. BOARD**

Section 1: Mayoral Appointment

---

Members shall be appointed to the Board by the Mayor of the City of Milwaukee pursuant to Wisconsin Statutes section 66.1109(3)(a) and the requirements of any current operating plan and these By-Laws.

Section 2: Number

The Board shall consist of nineteen (19) members.

### Section 3: Membership

The Board shall be structured and operate as follows:

A. Composition -

(i) Three members shall be representatives of each of the three largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2008, U.S. Bank Center (777 and 811 East Wisconsin Avenue), 411 East Wisconsin Avenue and Plaza East (330 East Kilbourn Avenue) are the three largest office buildings.

(ii) Two members shall be representatives of the fourth through the ninth largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2008, 100 East Wisconsin Avenue, 875 East Wisconsin Avenue, Chase Bank (111 East Wisconsin Avenue), The Milwaukee Center (107 East Kilbourn Avenue), the M&I Bank Building (778 North Water Street) and Schlitz RiverCenter (1505 North RiverCenter Drive) are the fourth through the ninth largest multi-tenant office buildings.

(iii) Three members shall be representatives of any other multi-tenant office buildings in the District.

(iv) Three members shall be representatives of owner-occupied or single tenant buildings in the District with assessed valuations in excess of \$5,000,000. One member from this category shall be a representative of The Northwestern Mutual Life Insurance Company.

(v) One member will be a designee of The Shops of Grand Avenue or its successors and assigns.

(vi) Two members shall be owners or operators of street-level retail businesses located within the District (which businesses may include, without limitation, restaurants).

(vii) Two members shall be representatives of hotels located within the District. Such hotels shall not be owned or controlled by the same entity or individuals.

(viii) One member shall be a representative of a tax-exempt entity making a voluntary contribution to the District of not less than \$59,809 in the year 2008, which minimum contribution shall increase each year by the proportionate increase in the District operating budget for that year.

(ix) Two members shall be "at large" members who shall not represent any particular constituency but who shall be owners and/or occupants of real property located within the District used for commercial purposes.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site. (For example, the U.S. Bank Center, consisting of property located at 777 and 811 East Wisconsin Avenue, constitutes one site.) Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board shall also be a member of the board of directors of Westtown Association, as long as the Westtown Association remains in existence, and one member of the Board shall also be a member of the board of directors of East Town Association, as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

B. Term — Appointments to the Board shall generally be for a period of three years, except that the "at large" members designated under subsection 3(A)(ix) above shall be appointed to the Board for a period of two years. To the extent, possible, the terms of members representing each of the categories set forth in subsection A. above shall be staggered so that the terms of not more than 60% of the members expire simultaneously.

C. Compensation - None.

D. Non-voting Members - At the option of a majority of the members of the Board, representatives of the Greater Milwaukee Convention and Visitors Bureau, the Milwaukee Development Corporation, the Metropolitan Milwaukee Association of Commerce (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.

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#### Section 4: Resignation and Removal

A member of the Board may resign at any time by filing his or her resignation with the Chair of the Board.

### Section 5: Vacancies

When a vacancy occurs on the Board, the Mayor shall appoint a replacement from that category of members set forth in the current operating plan and section 3.A. above from which the former member was appointed.

### Section 6: Nominating Committee

The Chair shall appoint three members of the Board (not more than one of whom may be a member of the Executive Committee) to serve on a Nominating Committee. Within 30 days of the expiration of the term of any Board member or if any Board member resigns or otherwise ceases to be a Board member, the Nominating Committee shall, by majority vote, nominate a replacement for such Board member from that category of members set forth in the current operating plan and section 3.A. above from which such former member was appointed. The nomination of any replacement Board member shall be approved by majority vote of the entire Board and then forwarded to the Mayor for consideration.

## ARTICLE IV. FUNCTIONS

The Board shall:

- A. Exercise the powers of the District, and promote the District's overall objectives, purposes and activities enumerated in any current operating plan.
- B. Prepare proposed operating plans and operating budgets each year as set forth in Article VI, section 1.
- C. Implement any current operating plan. In this regard, the Board may negotiate with providers of services and materials to carry out such operating plan, enter into various contracts, monitor the effectiveness of the District's activities, ensure compliance with the provisions of any current operating plan and applicable statutes and regulations and make reimbursements for any overpayments of district assessments.
- D. Manage the affairs of the District and receive and expend funds made available to them in strict accordance with the current operating plan.
- E. Monitor and enforce against the City of Milwaukee its obligations and covenants pursuant to the Cooperation Agreement dated November 4, 1997.
- F. Provide a permanent office, employ a full-time director for the District, employ legal, financial and technical experts, and other staff personnel

(including, without limitation, a full-time administrative assistant) as may be necessary to assist in carrying out any current operating plan.

## ARTICLE V. OFFICERS

### Section 1: Number

The officers of the District Board shall consist of a Chair, a Vice Chair, a Secretary, a Treasurer and an Assistant Secretary.

### Section 2: Election and Term

The officers shall be elected by the Board from among its members at its annual meeting. At least one officer shall be elected from the Board membership category set forth in Articles III(3)(A)(i) or III(3)(A)(ii) above, and one officer shall be the member representing The Northwestern Mutual Life Insurance Company pursuant to section III(3)(A)(iv) above. The officers shall serve terms concurrent with their terms on the Board.

### Section 3: Vacancies

If an officer's seat becomes vacant, the Board shall elect a successor officer from among its members at the next regular meeting or special meeting.

### Section 4: Duties of Officers

- A. Chair: Shall preside over all meetings of the Board and the District, shall make all appointments to committees and task forces, subject to the approval of the Board, and shall have the general powers and duties usually associated with the office, including, but not limited to, powers allowed pursuant to applicable laws to sign certificates, contracts and other instruments of the District which are authorized by the Board.
- B. Vice Chair: Shall serve in the Chair's stead if the Chair is unable to perform his or her duties and shall perform other duties as the Chair and the Board may direct. ~~At such times, the Vice Chair shall have all of the powers of the Chair.~~
- C. Secretary: Shall be responsible for keeping and filing minutes of all meetings of the Board and the District, for compliance with open meetings law and public records requirements, and shall perform other duties as the Chair and Board may direct.
- D. Treasurer: Shall be responsible for keeping a record of all funds collected and spent, establishing necessary accounting procedures to assure

accuracy and accountability of the District, and shall perform other duties as the Chair and Board may direct.

E. Assistant Secretary: Shall serve in the stead of the Secretary or Treasurer if any such officer is unable to perform his or her duties and shall perform other duties as the Chair and Board may direct.

## ARTICLE VI. MEETINGS

### Section 1: Annual Meeting

The annual meeting of the Board shall be held each year during the month of September for the purposes of approving an operating plan and annual budget. Any annual budget which exceeds the prior year's budget by 4% or more must be approved by two-thirds majority of the entire Board without regard to quorum. Any capital improvements costing more than \$10,000 each or \$30,000 in the aggregate in any one year must be approved by two-thirds majority of the entire Board without regard to quorum. A "capital improvement" is any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the property tax assessed valuation of all property assessed by the District.

### Section 2: Regular Meetings

The regular meeting of the Board shall be held at least four times per year at a time and place designated by the Chair. The time and place designated shall be during normal business hours of a regular business day and at some office within the District.

### Section 3: Special Meetings

Special meetings of the Board may be called at the request of the Chair; or by a member of the Board by petition signed by at least one-third (or seven members) of the Board and properly filed with the Secretary.

#### Section 4: Telephonic Attendance at Meetings

A Board member or members may request to participate in a scheduled Board meeting telephonically, and the Chair shall make reasonable efforts to accommodate such requests. The cost of participating telephonically in a regular or special meeting shall be paid by the District unless otherwise required by the Executive Committee. Any Board member participating in a meeting telephonically shall be counted towards the total number of Board members present for meeting quorum requirements provided for under section 6 below, and shall be permitted to vote on any matter before the Board at that meeting.

#### Section 5: Notice

Notice of all meetings shall be provided in accordance with the open meetings law if and as legally required. In addition, notice of each meeting shall be given to each member of the Board by written notice delivered through the mail or in person no less than one week prior to the meeting; such notice shall be deemed to be delivered when deposited in the United States mail so addressed with postage thereon prepaid. The failure of any member to receive actual notice shall not invalidate the meeting or any proceedings conducted at the meeting. Notice of special meetings shall be given not less than three days prior to the meeting. The presence of any member shall be deemed a waiver of notice as to such member unless such member objects at the opening of the meeting to the holding of the meeting because of failure to give proper notice. Members may waive notice of any meeting in writing to the Chair.

#### Section 6: Quorum

For the purposes of any regular or special meeting, ten (10) members of the Board shall constitute a quorum.

#### Section 7: Voting

At all meetings of the Board, each member shall have one vote. Proxy votes shall be permitted only to extent permitted by law.

#### Section 8: Minutes

The Board shall keep a correct and complete record of all District proceedings which shall be attested by the signature of the Secretary and made available to the public in accordance with public records requirements.



Section 9: Procedure

All meetings of the Board shall be governed by these By-Laws or Robert's Rules of Order in all matters not covered therein.

ARTICLE VII. AMENDMENTS

Except as set forth in the next sentence, these By-Laws may be amended by the affirmative vote of two-thirds of the entire Board without regard to quorum at a duly called meeting, provided the proposed amendment shall have been submitted in writing to all members at least ten days in advance of such meeting and made available to the public in accordance with requirements of the open meetings law if and as legally required. This Article VII, Article III, section 3 and Article VI, section 1 of these By-Laws may be amended only by the affirmative vote of three-fourths of the entire Board without regard to quorum at a duly-called meeting.

ARTICLE VIII. EXECUTIVE COMMITTEE

Section 1: Duties and Powers

The Executive Committee shall have full authority to implement decisions of Board and implement any current operating plan on behalf of the Board and the District between meetings of the Board.

Section 2: Composition

The Executive Committee shall consist of the elected officers of the Board, namely the Chair, Vice Chair, Secretary, Treasurer and Assistant Secretary.

Section 3: Term

The term of the members of the Executive Committee shall be coterminous with their term as elected officers of the Board.

Section 4: Vacancies

Vacancies in Executive Committee positions held by officers shall be filled by successor officers elected by the Board under Article V, section 3.

Section 5: Meetings

Meetings of the Executive Committee shall be held at a time and place selected by the Chair, provided that they shall be during normal business

hours of a regular business day and in some office within the District. Special meetings of the Executive Committee shall be called by the Chair as needed.

Notice of all meetings shall be provided in accordance with the open meetings law if and as legally required. In addition, notice of any special meetings shall be given at least 48 hours prior to said meeting by written notice delivered personally or mailed to each Executive Committee member. Said notice may be waived with the consent of all Executive Committee members. Written notice of all regular meetings shall be given five (5) days in advance indicating time, place and agenda. Said notice may be waived by consent of all Executive Committee members.

A simple majority of the filled seats of the Executive Committee, but not less than three officers of the Board, shall constitute a quorum at any regular or special meeting of the Executive Committee.

#### Section 6: Telephone Attendance at Meetings

An Executive Committee member or members may request to participate in a scheduled Executive Committee meeting telephonically, and the Chair shall make reasonable efforts to accommodate such requests. The cost of participating telephonically in a regular or special meeting shall be paid by the District unless otherwise required by the Executive Committee. Any Executive Committee member participating in a meeting telephonically shall be counted towards the total number of Executive Committee members present for meeting quorum requirements provided for under section 5 above, and shall be permitted to vote on any matter before the Executive Committee at that meeting.

### ARTICLE IX. INDEMNIFICATION, LIMITED LIABILITY AND INSURANCE

#### Section 1: Liability of Board Members and Officers

The members and officers of the Board shall not be liable to owners or occupants of property within the District arising out of or related to the creation or existence of the District or the Board or for any mistake of judgment, failure to adhere to the provisions of any operating plan or these By-Laws, negligence or otherwise, except for their own individual willful misconduct or bad faith. The District shall indemnify, defend and hold harmless each member and officer of the Board against all contractual liability (including, without limitation, reasonable attorneys' fees and court costs) to others arising out of contracts made by the Board on behalf of the District unless any such contract shall have been made in bad faith. It is intended that the members of the Board shall have no personal liability

with respect to any contract made by them on behalf of the District. Anything herein to the contrary notwithstanding, the liability of the owners and occupants or property located within the District arising out of any contract made by the Board or out of the indemnity in favor of the members of the Board shall be shared by all owners and occupants of property subject to assessment by the District in proportion to the assessed valuation of their property relative to the total assessed valuation of property within the District, and the liability of any single owner or occupant shall be limited to such proportionate share of the total liability.

#### Section 2: Allowance of Expenses as Incurred

The Board may, upon written request by a Board member or officer, pay or reimburse his or her reasonable expenses as incurred in connection with the performance of his or her official duties as a Board member or officer.

#### Section 3: Severability of Provisions

The provisions of this Article and the several rights to indemnification, advancement of expenses and limitation of liability created hereby are independent and severable and, in the event that any such provision and/or right shall be held by a court of competent jurisdiction in which a proceeding relating to such provisions and/or right is brought to be against public policy or otherwise to be unenforceable, the other provisions of this Article shall remain enforceable and in full effect.

#### Section 4: Purchase of Insurance

The Board shall use its best efforts to purchase and maintain insurance on behalf of any person who is or was a Board member or officer of the District, to the extent that such Board member or officer is insurable and such insurance coverage can be secured by the Board at rates, and in amounts and subject to such terms and conditions as shall be determined in good faith to be reasonable and appropriate by the Board, and whose determination shall be conclusive, against liability asserted against or incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the District would have the power to indemnify him or her against such liability under the provisions of this Article.

#### Section 5: Benefit

The rights to indemnification and advancement of expenses provided by, or granted pursuant to, this Article shall continue as to a person who has ceased

to be a Board member or officer and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 6: Amendment

No amendment or repeal of this Article shall be effective to reduce the obligations under this Article with respect to any proceeding based upon occurrences which take place prior to such amendment or repeal.

ARTICLE X. AUTOMATIC TERMINATION  
UNLESS AFFIRMATIVELY EXTENDED

The District Board shall not incur obligations extending beyond fifteen years from the date on which the District was created. At the end of the fifteenth year of the District's existence, the District Board shall prepare an operating plan for the sixteenth year that contemplates termination of the District at the commencement of the sixteenth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4)(m).

APPENDIX I

Letter from Chief of Police Arthur L. Jones



Police Department

Arthur L. Jones  
Chief of Police

July 17, 1997

Mr. Thomas G. Bernacchi, CPM  
Vice President  
Towne Realty, Inc.  
710 North Plankinton Avenue  
Milwaukee, WI 53203

Dear Mr. Bernacchi:

I am in receipt of your letter dated July 16, wherein you discuss the level of services that the Milwaukee Police Department will provide to the new Downtown Management Business Improvement District. The Milwaukee Police Department is proud to provide a high level of service to the people who work, live, and recreate in the downtown area. We look forward to working with this new partnership and providing services that will enhance the quality of life in the city of Milwaukee.

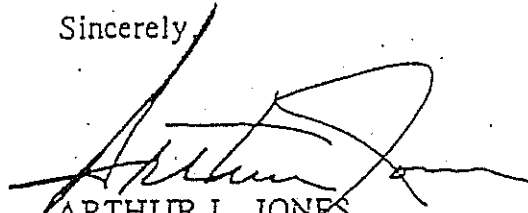
I have prepared a list of services that the Department will provide to the District to keep the downtown area safe. The list includes, but is not limited to, the following:

1. The Milwaukee Police Department will provide the level of staffing needed to meet the demand for service in the proposed new District. We will meet with members of the District to determine the need and types of services necessary to meet the demand on an as needed basis.
2. We will establish a point of contact and maintain a line of communication to assist the District in coordinating security efforts. This will include developing and conducting an intense training curriculum that will address crime prevention, crime analysis, personal safety, basic first responder, community relations, and other related issues.
3. We will make the District part of our cellular patrol that will provide it with direct access to police services. In addition, we will provide the District with the ability to monitor police calls for service.
4. The Milwaukee Police Department will ensure that the District's outreach office is used by the crime prevention officer and other officers patrolling in the District for the purpose of conducting police business.

Milwaukee Police Department  
Bernacchi Letter  
July 17, 1997  
Page 2

I am excited by the prospects for this new District. I extend my support and the cooperation of the entire Milwaukee Police Department in making this partnership successful for the parties involved and the citizens of the city of Milwaukee. If I can be of further assistance, please feel free to contact my office.

Sincerely,



ARTHUR L. JONES  
CHIEF OF POLICE

ALJ:erl