

BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

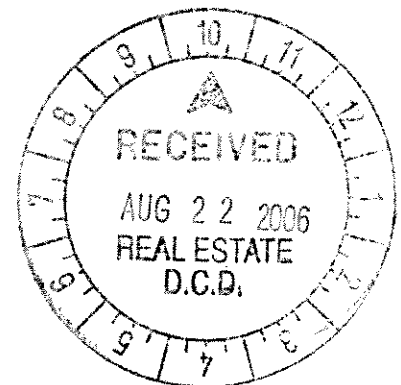
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ANNUAL OPERATING PLAN

2007

Approved by BID No. 10 Board of Directors on August 16, 2006



BUSINESS IMPROVEMENT DISTRICT NO. 10

AVENUES WEST

ANNUAL OPERATING PLAN – 2007

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BUSINESS IMPROVEMENT DISTRICT NO. 10

AVENUES WEST

ANNUAL OPERATING PLAN - 2007

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is " *...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.*" On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "*... shall annually consider and may make changes to the operating plan, The Board shall then submit the operating plan to the local legislative body for its approval.*" The Board of Business Improvement District No. 10 submits this year 2007 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2007. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

II. DISTRICT BOUNDARIES

Boundaries of the District remain unchanged and are shown on the map in Appendix A of this plan. The District is contained within the area bounded by I-43 west to 28th Street and I-94 north to Highland Avenue.

A listing of all the properties included within the District is provided in Appendix B.

III. PROPOSED WORK PLAN - 2007

A. Plan Objective

The objective of Business Improvement District No. 10 is as stated in its first year, 1993, to "*continue the revitalization and improvements of a portion of Milwaukee's near west side.*" **This objective is intended to be accomplished by maximizing both human and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the district's objective.** The District has a continuing contract with the Avenues West Association Inc. to provide the necessary staffing and Operating Plan implementation.

B. Proposed Activities 2007

The principal activities to be undertaken during 2007 will result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements.

Possible staff activities include:

- a. Direct and / or collaborate with other appropriate agencies in the implementation of streetscaping and other long range plans approved by the board of directors;
- b. Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal;
- c. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the Milwaukee Main Street SOHI District;
- d. Advise area businesses on safety and security measures and to serve as liaison with the security offices of area institutions and the Milwaukee Police Department;
- e. Liaison with owners of private and public property to encourage quality maintenance and management of said property;
- f. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions;
- g. Marketing and visual enhancement of the Avenues West neighborhood;

- h. Liaison with economic development programs of area organizations, institutions, government agencies; and programs such as the Milwaukee Main Street program; and,
- i. Assist the BID Board in complying with its statutory responsibilities of record keeping, reporting, and financial administration.

C. Proposed Expenditures - 2007

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Avenues West area, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan.

The Board shall have the authority to revise the budget as necessary during the year to match the funds actually available. Functional expenditures, including staff consisting of a full time executive director and a part time assistant, are anticipated to be in these approximate amounts:

Program Services:

Salaries	\$ 44,000
Payroll taxes & benefits	5,300
Facade Grants	10,000
Grants and /or Projects (marketing, promotions)	6,000
Projects (ex: streetscape, lighting, graffiti, safety, newsletters, programs/meetings)	34,000
Office supplies, incl. copier, computer, fax	400
Postage	1,150
Printing	700
Telephone	<u>975</u>
	\$102,525

Management and General:

Salaries	\$ 32,500
Payroll taxes & benefits	7,000
Insurance	5,700
Office supplies, incl. copier, computer, fax	1,000
Equipment repair and maintenance	850
Postage	350
Advertising/Promotion	400
Conferences, professional training	800
Subscriptions/memberships	650
Printing	300
Professional fees	6,000
Depreciation	1,100
Rent & Utilities	9,000
Telephone	<u>1,000</u>
	\$ 66,650

Fund raising:

Salaries	\$ 7,500
Payroll taxes & benefits	1,400
Insurance	180
Telephone	100
Postage	<u>250</u>
	\$ 9,430
TOTAL	<u>\$ 178,605</u>

D. Financing Method

It is proposed that \$135,605 approximately 75.9% of the budget, be obtained from assessments on property within the District. The assessment method is described in Section V. of this plan. It is proposed that \$31,000 approximately 17.4% of the budget, be obtained from the Avenues West Association. It is proposed that \$12,000 about 6.7% of the budget, be provided directly by the City of Milwaukee which is the same dollar amount provided by the City to Business Improvement District No. 10 in 2006

IV. MANAGEMENT OF BID NO. 10

A. Organization of the BID Board

BID No. 10 is represented by a nine-person Board of Directors, appointed by the Mayor and confirmed by the Common Council. The Board elects its own officers each year. The current members and their terms are:

Serving terms ending during 2007:

Jim Kurz, WISN-TV

Serving terms ending during 2008:

James Ryan, Penfield Children's Center

Thomas E. Wiseman, Brett Funeral Home

Serving terms ending during 2009:

Carolyn Ehlers, Bonded Transportation Solutions, Inc.

Richard Wiegand, Ambassador Hotel/Executive Inn

Carol Winkel, Marquette University

Dan Naumann, Marquette Laundry & Tanning

Thomas Schmitt, MBS-Certified Public Accountants LLC

Walt Buckhanan, M & I Bank

The Board shall submit to the Mayor its recommendations for appointments to expiring terms, two months prior to expiration of the terms.

B. Relationship to the Avenues West Association, Inc.

The BID is, and shall continue as, a separate entity from the Avenues West Association, Inc., a 501 (c) (3) corporation, notwithstanding the fact that members, officers, and directors of each may be shared.

The BID may, and it is intended shall, continue to contract with the Association to provide services to the BID in accordance with this plan. The Executive Director of the Association shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan. The Association shall remain a private organization, not subject to open meetings laws and not subject to public records laws except for records generated in connection with its contract with the BID Board.

V. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The District proposes to continue the assessment rate and method used in its prior plans. The principle behind the assessment method is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a uniform rate applied on the assessed value of each property was selected as the basic assessment method for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of no more than \$6,000.00 per parcel will be applied.

As of January 1, 2006, the assessable property in the District had a total value of over \$81,148,329. Property assessable for BID purposes is \$54,176,929. This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix B shows the projected BID assessment for each property included in the District.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property.

1. State Statute 66.1109(1) (f) 1m: states that if the District contains property used exclusively for manufacturing purposes, the plan must state if it will be specially assessed. The District does contain exclusively manufacturing as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because they also benefit from the activities of the District.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District.

There are several large residential buildings in the District in which ground floor retail or office space is provided. To prevent the disproportional assessment of such properties, this Plan

provides for an adjustment to the assessment of "substantially residential property".

Real property on which more than 66-2/3% of the square footage of the floor area of the building on such real property is used for residential purposes, is defined as "*substantially residential property.*" The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000.00 per parcel cap. (There is no minimum assessment.) Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment for 2006 shall be assessed for 2007 only on the non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b) property exempt from general real estate taxes has been excluded and is not assessed by the District.

VI. RELATIONSHIP TO THE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues; ..."

B. City Role in District Operations

The City of Milwaukee is committed to helping private property owners in the District promote District development. To this end, the City has played a significant role in the creation of the Business Improvement District and in the implementation of its Operating Plan.

In particular, the City will continue to:

- a. Provide assistance as appropriate to the BID Board.
- b. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
- c. Collect BID Assessments and maintain them in a segregated account.
- d. Disburse all monies of the District no earlier than January 31, 2007 and no later than March 31, 2007. Disbursements of the full amount assessed by the District will be made without reference to the amount of assessments actually collected by the City by the date of disbursement.
- e. Obtain a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If said audit is not provided within six months of the due date, contract for an independent certified audit with the cost paid from BID appropriations.
- f. Provide the Board, through the Tax Commissioner's Office, on or before July 1st of each plan year with the assessed value of each parcel within the District as of January 1st of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the BID assessments for the following plan year.
- g. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

The presentation of this plan to the City shall serve as a standing order of the Board under Sec. 66.1109(4), Wisconsin Statutes, to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method. Budget authority made under this plan shall be shown in the City's Budget as a line item.

VII. FUTURE YEAR OPERATING PLANS

The BID law requires an annual review of the Operating Plan, but permits rather than requires, revisions to the Plan. (Operating Plan Section I. Introduction) The Board interprets this wording as encouraging consistency in program and approach from year to year.

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives which provided the basis for the creation of the District. Any changes to the Operating Plan shall not take effect until approved by the Common Council pursuant to Section 66.608(3) (b) Wis. Stats. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Board has complied with Section 66.1109(3) (b) Wisconsin Statutes.

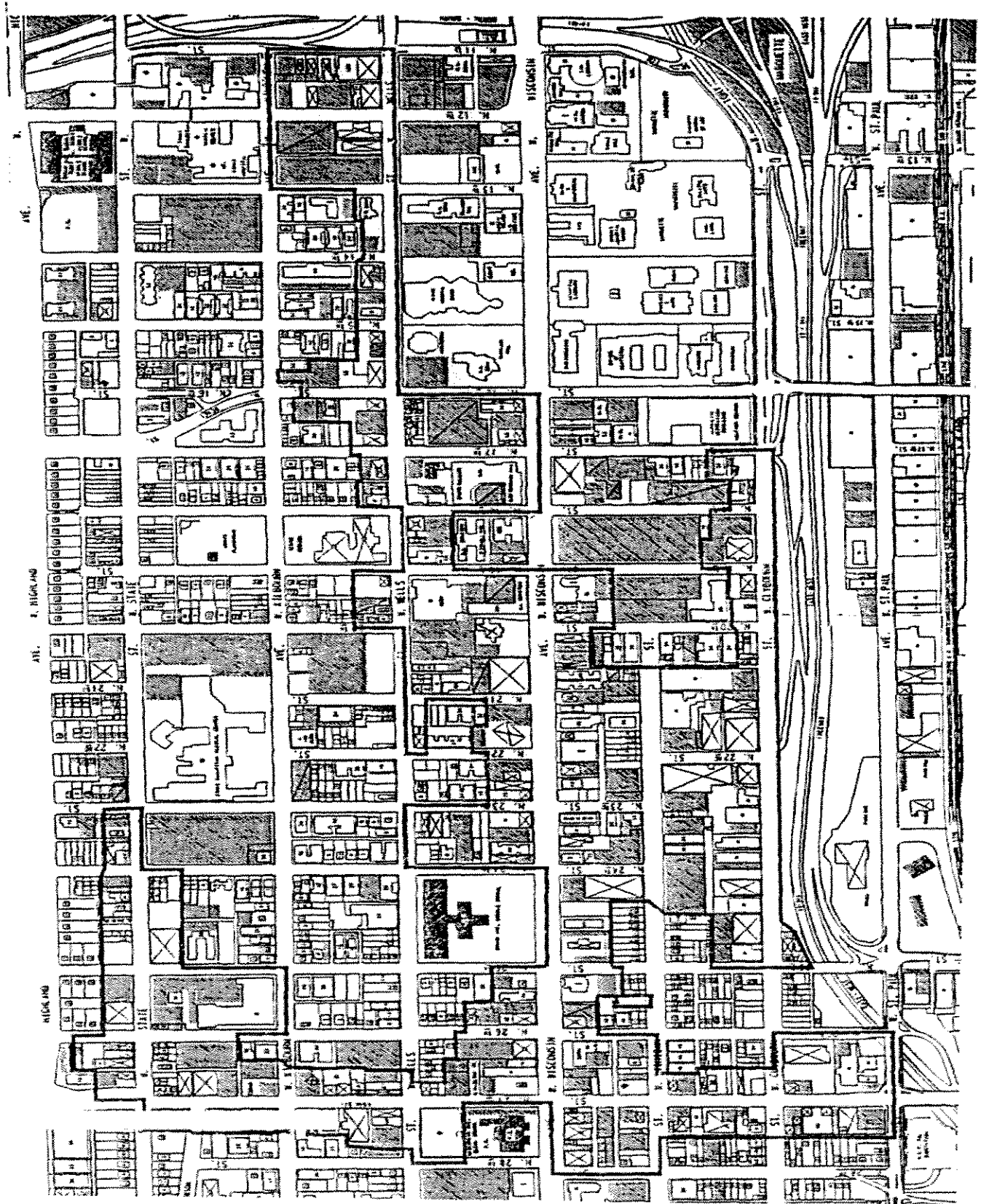
APPENDICES

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Avenues West

APPENDIX B: 2007 - Values and Special
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APPENDIX A:

MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST



APPENDIX B:

2007 - VALUES AND SPECIAL ASSESSMENT

2007 Operating Plan

BID No. 10 Property List

A	B	C	D	E	G	H	I	J	K	L
Taxkey	ck digit	Parcel Address	Owner 1	Owner 2	Exempt =	BID Tax = 1	Total	Assess. Base	Factor	Final Assess.
1										
2	9	1025 N 26TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
3	1	1031 N 26TH	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
4	9	1240 W WELLS	MARQUETTE UNIVERSITY		0	0	0.00	0.00	1	0.00
5	7	1300 W WELLS	EVANS SCHOLARS FOUNDATION	% JIM MOORE	0	0	0.00	0.00	1	0.00
6	X	1500 W WELLS	Marquette University	MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
7	5	1615 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
8	3	1621 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
9	9	1700 W WELLS	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
10	3	1710 W CLYBOURN	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
11	5	1835 W WELLS	WISCONSIN ELECTRIC POWER CO	C/O REAL ESTATE DEPT	0	0	0.00	0.00	1	0.00
12	2	1905 W WISCONSIN	EVANGELICAL LUTHERAN CHURCH	OF THEREDEEMER	0	0	0.00	0.00	1	0.00
13	4	1924 W WELLS	CITY OF MILW		0	0	0.00	0.00	1	0.00
14	7	1926 W WISCONSIN	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
15	X	3632632000	CITY OF MILW		0	0	0.00	0.00	1	0.00
16	4	2000 W WISCONSIN	WISCONSIN HERITAGES INC	C/O CAPT FREDERICK PABST	0	0	0.00	0.00	1	0.00
17	6	2121 W WISCONSIN	PENTECOSTALS OF WIS		0	0	0.00	0.00	1	0.00
18	1	2133 W WISCONSIN	IRISH CULTURAL & HERITAGE	CENTER OF WI INC	0	0	0.00	0.00	1	0.00
19	0	2222 W MICHIGAN	IRISH CULTURAL & HERITAGE	CENTER OF WI INC	0	0	0.00	0.00	1	0.00
20	8	2324 W STATE	FIRST LOVE ASSEMBLY OF	GOD INC	0	0	0.00	0.00	1	0.00
21	8	2404 W CLYBOURN	MATA COMMUNITY MEDIA INC		0	0	0.00	0.00	1	0.00
22	2	2454 W STATE	WISCONSIN TELEPHONE COMPANY		0	0	0.00	0.00	1	0.00
23	0	2455 W Clybourn St.	State of WI Dept of Transportation		0	0	0.00	0.00	1	0.00
24	9	2465 W CLYBOURN	STATE OF WISCONSIN, DEPT OF	TRANSPORTATION	0	0	0.00	0.00	1	0.00
25	6	2601 W WISCONSIN	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
26	6	2602 W WISCONSIN	AMERICAN NATL RED CROSS		0	0	0.00	0.00	1	0.00
27	4	2606 W ST PAUL	MILWAUKEE COUNTY	ACTIVE FRWY/HWY LANDS	0	0	0.00	0.00	1	0.00
28	4	2612 W STATE	CITY OF MILW REDEV AUTH		0	0	0.00	0.00	1	0.00
29	3	2620 W HAZELTON	CITY OF MILW	ATTN DCD REAL ESTATE	0	0	0.00	0.00	1	0.00
30	8	2620 W WISCONSIN	CITY OF MILW	ATTN POLICE DEPT	0	0	0.00	0.00	1	0.00
31	4	2622 W STATE	REV AUTH OF CITY OF MILW		0	0	0.00	0.00	1	0.00
32	1	2711 W MICHIGAN	WELFARE WARRIORS INC		0	0	0.00	0.00	1	0.00
33	9	2711 W WELLS	MILWAUKEE COUNTY		0	0	0.00	0.00	1	0.00
34	3	2713 W RICHARDSON	TRI-CORP HOUSING INC		0	0	0.00	0.00	1	0.00
35	0	2729 W WISCONSIN	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
36	3	620 N 28TH	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
37	8	625 N 27TH	CITY OF MILWAUKEE	C/O CITY REAL ESTATE	0	0	0.00	0.00	1	0.00
38	7	626 N 28TH	CERIA M TRAVIS ACADEMY		0	0	0.00	0.00	1	0.00
39	1	639 N 25TH	CENTRAL UNITED METHODIST		0	0	0.00	0.00	1	0.00
40	5	721 N 17TH	MARQUETTE UNIVERSITY	CHURCH	0	0	0.00	0.00	1	0.00
41	X	734 N 26TH	AMALGAMATED TRANSIT UNION	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
42	X	737 N 16TH	MARQUETTE UNIVERSITY	LOCAL 998	0	0	0.00	0.00	1	0.00
43	7	763 N 18TH	MARQUETTE UNIVERSITY	ATTN: RISK MGMT	0	0	0.00	0.00	1	0.00
44	0	814 N 15TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
45	2	814 N 16TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
46	1	818 N 17TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
47	0	844 N 12TH	AURORA SINAI MEDICAL CTR INC	C/O MARQUETTE UNIVERSITY	0	0	0.00	0.00	1	0.00
48	9	851 N 12TH	AURORA SINAI MEDICAL CENTER	INC C/O AURORA HEALTH CARE	0	0	0.00	0.00	1	0.00
49	3	918 N 26TH	WISCONSIN TELEPHONE CO	C/O AMERITECH REO	0	0	0.00	0.00	1	0.00
50	3	946 N 27TH	WISCONSIN TELEPHONE COMPANY	C/O AMERITECH REO	0	0	0.00	0.00	1	0.00
51	1	946 N 27TH	CITY OF MILW		0	0	0.00	0.00	1	0.00
52	X	955 N 24TH	CITY OF MILW REDEV AUTH	OF MILWAUKEE	0	0	0.00	0.00	1	0.00
53	0	1031 N 26TH	NEIGHBORHOOD HOUSING SERVS		1	0	64,100.00	0.00	1	0.00
54	1	1100 W WELLS	BOUNTONG VATSANA	NKA CATHOLIC KNIGHTS	1	0	4,550,000.00	0.00	1	0.00
55	7	1120 W WELLS	CATHOLIC KNIGHTS INS SOC		1	0	1,757,000.00	0.00	1	0.00
56	2	1619 W WELLS	ST JAMES ESTATES LLC		1	0	306,000.00	0.00	1	0.00
57	4	1722 W WELLS	1722 LLC	MARQUETTE UNIVERSITY	1	0	791,000.00	0.00	1	0.00
58	4			C/O SCHULHOF PROP MGMT	1	0		0.00	1	0.00

2007 Operating Plan

BID No. 10 Property List

	A	B	C	D	E	G	H	I	J	K	L
58	3632654000	X	1726 W WELLS	CAMPUS DEVELOPMENT LLC		1	0	139,400.00	0.00	1	0.00
59	4000625000	0	2016 W CLYBOURN	BRUTUS INVESTMENTS LLC		1	0	59,600.00	0.00	1	0.00
60	4000626000	6	2020 W CLYBOURN	BRUTUS INVESTMENTS LLC		1	0	63,300.00	0.00	1	0.00
61	3891405000	3	2027 W WELLS	WIEGAND INVESTMENTS 2027 LLC		1	0	157,100.00	0.00	1	0.00
62	4000213000	0	2028 W MICHIGAN	BRUTUS INVESTMENTS LLC		1	0	64,300.00	0.00	1	0.00
63	4000215000	8	2029 W WISCONSIN	MARYLAND COURT APTS LLC		1	0	1,835,000.00	0.00	1	0.00
64	3891502000	0	2031 W WELLS	SANTINO L BANDO		1	0	41,300.00	0.00	1	0.00
65	4000212000	5	2032 W MICHIGAN	Timothy J. Olson	VICTOR TORRES	1	0	28,700.00	0.00	1	0.00
66	3891503000	6	2035 W WELLS	SANTINO L BANDO		1	0	61,600.00	0.00	1	0.00
67	3891406110	2	2040 W WISCONSIN	2040 WISCONSIN LLC		1	0	66,800.00	0.00	1	0.00
68	3891556100	1	2101 W WELLS	WIEGAND INVESTMENTS 2101 LLC		1	0	445,200.00	0.00	1	0.00
69	4000207000	8	2101 W WISCONSIN	PATRICIAN APARTMENTS LLC		1	0	1,139,000.00	0.00	1	0.00
70	4000201000	5	2111 W WISCONSIN	PATRICIAN APARTMENTS LLC		1	0	1,251,000.00	0.00	1	0.00
71	4000201000	6	2114 W MICHIGAN	SHOO INVESTMENTS LLC		1	0	83,300.00	0.00	1	0.00
72	4000203000	9	2120 W MICHIGAN	WORGULL REVOC TRUST	C/O MARK A WORGULL	1	0	141,100.00	0.00	1	0.00
73	4000517000	3	2126 W MICHIGAN	WORGULL REVOC TRUST	C/O MARK A WORGULL	1	0	131,700.00	0.00	1	0.00
74	4000515000	2	2134 W MICHIGAN	LA 2 LLC		1	0	105,700.00	0.00	1	0.00
75	4000516000	8	2130 W MICHIGAN	LA 2 LLC		1	0	105,600.00	0.00	1	0.00
76	4000514000	7	2140 W MICHIGAN	LA 2 LLC		1	0	527,200.00	0.00	1	0.00
77	4000504000	2	2217 W WISCONSIN	WIEGAND INVESTMENTS 2217 LLC		1	0	113,900.00	0.00	1	0.00
78	4000762000	6	2301 W MICHIGAN	2301 MICHIGAN LLC	C/O SCHULHOF PROP MGMT LLC	1	0	439,900.00	0.00	1	0.00
79	4000520000	X	2311 W WISCONSIN	WIEGAND INVESTMENTS 2311 LLC		1	0	104,800.00	0.00	1	0.00
80	3891324100	X	2314 W STATE	WMG Property Investments		1	0	1,007,000.00	0.00	1	0.00
81	4000722100	4	2319 W MICHIGAN	EAST WINDS PROPERTIES LLC		1	0	1,452,000.00	0.00	1	0.00
82	3891812000	6	2324 W WISCONSIN	WIEGAND INVESTMENTS 2324 LLC		1	0	831,000.00	0.00	1	0.00
83	4000723000	3	2327 W MICHIGAN	EAST WIND PROPERTIES LLC		1	0	241,300.00	0.00	1	0.00
84	4000702000	9	2335 W WISCONSIN	WIEGAND INVESTMENTS 2335 LLC		1	0	1,243,000.00	0.00	1	0.00
85	4000710000	2	2435 W WISCONSIN	WIEGAND INVESTMENTS 2435 LLC		1	0	46,900.00	0.00	1	0.00
86	3890766100	5	2440 W STATE	ANNIE M EDWARDS		1	0	76,100.00	0.00	1	0.00
87	3890765000	3	2446 W STATE	MICHAEL R DAMORE ET AL	PARTNERSHIP	1	0	898,000.00	0.00	1	0.00
88	3891209000	8	2518 W WISCONSIN	RESNANT PROPERTIES LTD	VINCENT G LODUCA	1	0	397,000.00	0.00	1	0.00
89	3890122000	7	2616 W WISCONSIN	DOMINIC M LODUCA & ROBERT F OWENS		1	0	94,800.00	0.00	1	0.00
90	4010985000	6	2712 W CLYBOURN	ROBERT F OWENS		1	0	104,400.00	0.00	1	0.00
91	3881813000	4	2715 W STATE	Dawn A. Schlipp		1	0	99,100.00	0.00	1	0.00
92	4010519000	1	2716 W MICHIGAN	James G. Larson		1	0	2,400.00	0.00	1	0.00
93	4010515000	X	2734 W MICHIGAN	YW HOUSING INC		1	0	2,700.00	0.00	1	0.00
94	4010514000	4	2736 W MICHIGAN	YW HOUSING INC		1	0	117,900.00	0.00	1	0.00
95	4000623000	X	505 N 20TH	DAVID A BROWN		1	0	912,000.00	0.00	1	0.00
96	3980623100	6	506 N 18TH	TIMOTHY J BROPHY		1	0	76,700.00	0.00	1	0.00
97	4000622000	4	509 N 20TH	KARL F SCHALK & BARBARA HW		1	0	2,212,000.00	0.00	1	0.00
98	3980690100	1	510 N 20TH	ROBERT A SCHROEDER JR	FRED ROUSE	1	0	345,500.00	0.00	1	0.00
99	4000038110	3	528 N 27TH	Jornella Holdings One LLC		1	0	2,100.00	0.00	1	0.00
100	4000522100	7	601 N 23RD	23RD STREET PARTNERSHIP	C/O JAMES KATZ PROP MGMT	1	0	693,000.00	0.00	1	0.00
101	4010513000	9	612 N 28TH	MICHAEL C SILBER		1	0	78,600.00	0.00	1	0.00
102	4000521000	5	617 N 23RD	23RD STREET PARTNERSHIP	C/O KATZ PROPERTY MGMT LLC	1	0	31,200.00	0.00	1	0.00
103	4000703110	8	624 N 24TH	WIEGAND INVESTMENTS 624 LLC	MITCHELL, SANDRA KOVEN	1	0	35,100.00	0.00	1	0.00
104	4010508000	1	626 N 28TH	LOIS F CARL, BRENDA L		1	0	8,500.00	0.00	1	0.00
105	4010510000	2	626 N 28TH	MICHAEL C SILBER		1	0	20,900.00	0.00	1	0.00
106	3891815100	9	730 N 24TH	WIEGAND INVESTMENTS 730 LLC		1	0	2,300.00	0.00	1	0.00
107	3891816000	8	746 N 24TH	WIEGAND INVESTMENTS 24W LLC		1	0	0.00	0.00	1	0.00
108	3891805000	8	747 N 23RD	WIEGAND INVESTMENTS 755 LLC		1	0	7,200.00	0.00	1	0.00
109	3890109100	2	748 N 27TH	MILWAUKEE COUNTY		1	0	110,900.00	0.00	1	0.00
110	3891817000	3	754 N 24TH	WIEGAND INVESTMENTS 24W LLC		1	0	1,900.00	0.00	1	0.00
111	3632633000	5	812 N 20TH	WIEGAND INVESTMENTS 755 LLC		1	0	637,200.00	0.00	1	0.00
112	3632634000	0	816 N 20TH	WIEGAND INVESTMENTS 24W LLC		1	0	173,300.00	0.00	1	0.00
113	3632674100	5	831 N 16TH	MILWAUKEE COUNTY		1	0	146,000.00	438.00	1	0.00
114	3632669100	8	853 N 16TH	WIEGAND INVESTMENTS 24W LLC		1	0	421,000.00	1,263.00	1	0.00
115	3910201000	4	1119 W KILBOURN	UNIVERSITY PARTNERS LLP		1	1	438.00	438.00	1	0.00
116	3910218000	7	1200 W WELLS	GERARD KEMPERMANN	C/O TAXMAN INVESTMENT CO	1	1	1,263.00	1,263.00	1	0.00
117				AMC Realty LLC							438.00
				12TH & WELLS LLC							1,263.00

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A	B	C	D	E	G	H	I	J	K	L
118	3910219000	1222 W WELLS	1222 WELLS LLC	C/O TAXMAN INVESTMENT CO	1	1	552,000.00	1,656.00	1	1,656.00
119	3900109000	1400 W WELLS	WISAM A SHANAA & MARY HW		1	1	730,000.00	2,190.00	1	2,190.00
120	3901190000	1528 W WELLS	HILLTOP ENTERPRISES INC		1	1	3,129,000.00	6,000.00	1	6,000.00
121	3632700100	1600 W WISCONSIN	THREE A COMPANY		1	1	3,482,000.00	6,000.00	0.125	750.00
122	3632696000	1601 W WELLS	VIRGINIA ALBANO	%ANGELO'S PIZZA	1	1	373,000.00	1,119.00	1	1,119.00
123	3901167000	1609 W WELLS	HILLTOP ENTERPRISES INC		1	1	141,000.00	423.00	1	423.00
124	3901212100	1610 W WISCONSIN	UNIVERSITY CENTRE LLC	C/O TAXMAN INVESTMENT CO	1	1	853,000.00	2,559.00	1	2,559.00
125	3901185000	1613 W WELLS	HILLTOP ENTERPRISES INC		1	1	276,000.00	828.00	1	828.00
126	3901188000	1616 W WELLS	HILLTOP ENTERPRISES INC		1	1	2,171,000.00	6,000.00	1	6,000.00
127	3901183000	1617 W WELLS	HILLTOP ENTERPRISES INC		1	1	227,000.00	681.00	1	681.00
128	3632702110	1628 W WISCONSIN	17TH & WISCONSIN CO	C/O TAXMAN INVESTMENT CO	1	1	3,899,000.00	6,000.00	1	6,000.00
129	3901161000	1633 W WELLS	HILLTOP ENTERPRISES INC	ATTN: MARQUETTE UNIVERSITY	1	1	520,000.00	1,560.00	1	1,560.00
130	3900625000	1718 W CLYBOURN	Marquette University		1	1	271,300.00	813.90	1	813.90
131	3989687100	1900 W CLYBOURN	JOHN J PICCIURO ET AL		1	1	268,000.00	804.00	1	804.00
132	3632626110	1900 W WELLS	HEARST-ARGYLE STATIONS INC	C/O JIM KURZ, WISN TV	1	1	124,000.00	372.00	1	372.00
133	3980662000	1925 W WISCONSIN	PROBU COLLS ASSOCIATION	OF MILWAUKEE	1	1	161,800.00	485.40	1	485.40
134	3980663100	1933 W WISCONSIN	PRO BU COLLS ASSOCIATION	OF MILWAUKEE	1	1	384,000.00	1,152.00	1	1,152.00
135	4000601000	2001 W WISCONSIN	Brett II LLC		1	1	330,700.00	992.10	1	992.10
136	4000602000	2009 W WISCONSIN	Brett II LLC		1	1	34,400.00	103.20	1	103.20
137	4000604100	2017 W WISCONSIN	Maryland Court Apt. LLC		1	1	369,000.00	1,107.00	1	1,107.00
138	4000217100	2030 W CLYBOURN	C CATALANO CO, INC		1	1	391,000.00	1,173.00	1	1,173.00
139	3891504000	2041 W WELLS	THOMAS SCHMITT		1	1	272,000.00	816.00	1	816.00
140	4000204100	2051 W WISCONSIN	MARNAS MANSION LLC		1	1	457,400.00	1,372.20	1	1,372.20
141	4000219100	2100 W CLYBOURN	E-L ENTERPRISES INC		1	1	358,600.00	1,075.80	1	1,075.80
142	4000206100	2102 W MICHIGAN	2123 W MICHIGAN STREET LLP		1	1	14,400.00	43.20	1	43.20
143	3891571000	2117 W WELLS	DEBRA JEAN THATCHER		1	1	284,000.00	852.00	1	852.00
144	4000767000	2120 W CLYBOURN	RESNANT PROPERTIES LTD	PARTNERSHIP	1	1	471,200.00	1,413.60	1	1,413.60
145	3891567100	2120 W WISCONSIN	LOUJO COMPANY		1	1	974,000.00	2,922.00	1	2,922.00
146	4000220100	2123 W MICHIGAN	2123 WEST MICHIGAN LLP		1	1	453,300.00	1,359.90	1	1,359.90
147	4000513100	2200 W MICHIGAN	DOWNNEY INC		1	1	69,500.00	208.50	1	208.50
148	4000759111	2202 W CLYBOURN	Clyburn Investments LLC		1	1	575,000.00	1,725.00	1	1,725.00
149	4000760110	2203 W MICHIGAN	DOWNNEY INC		1	1	490,200.00	1,470.60	1	1,470.60
150	4000503000	2207 W WISCONSIN	K & G COFFMAN LLC		1	1	225,000.00	675.00	1	675.00
151	3891582000	2210 W WISCONSIN	BORDER PATROL WISCONSIN INC	ATTN TACO BELL #3528	1	1	312,000.00	936.00	1	936.00
152	3891583000	2220 W WISCONSIN	MARGARET CHRISTODOULAKIS	& DIANE DIELCO-TRSTEEES	1	1	170,000.00	510.00	1	510.00
153	3891584000	2224 W WISCONSIN	BLANKSTEIN ENTERPRISES, INC		1	1	1,708,000.00	5,124.00	0.02	102.48
154	4000505100	2227 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	39,500.00	118.50	1	118.50
155	4000519000	2301 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	780,000.00	2,340.00	1	2,340.00
156	3891320000	2302 W STATE	BILLY WARD		1	1	68,600.00	205.80	1	205.80
157	3891910110	2308 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		1	1	2,365,000.00	6,000.00	1	6,000.00
158	3891802100	2313 W WELLS	JUDITH KOPCA	RICHARD J KOPCA SR	1	1	204,000.00	612.00	1	612.00
159	3891803000	2317 W WELLS	WIEGAND INVESTMENTS 24W LLC		1	1	4,100.00	12.30	1	12.30
160	3891819000	2319 W WELLS	WIEGAND INVESTMENTS 24W	LLC	1	1	6,900.00	20.70	1	20.70
161	4000755100	2322 W CLYBOURN	Clyburn Investments LLC	C/O DIGICORP	1	1	381,000.00	1,143.00	1	1,143.00
162	3891818000	2323 W WELLS	WIEGAND INVESTMENTS 24W LLC		1	1	13,200.00	39.60	1	39.60
163	4000701000	2323 W WISCONSIN	TRUSTEES OF THE GARRETT O.	MCINTOSH DEC 2001 RESTATED	1	1	277,000.00	831.00	1	831.00
164	4000754100	2330 W CLYBOURN	JAMES M BUSH		1	1	166,000.00	498.00	1	498.00
165	3891813000	2336 W WISCONSIN	NATIONAL REAL ESTATE	INVESTORS LLC	1	1	176,000.00	528.00	1	528.00
166	3890701000	2401 W STATE	ANDRZEJ SITARSKI		1	1	8,300.00	24.90	1	24.90
167	4000708000	2401 W WISCONSIN	EAGLES AUDITORIUM INC	C/O A BALESTRIERI	1	1	600,000.00	1,800.00	1	1,800.00
168	4000730111	2407 W MICHIGAN	MATRIC INC	ATTN: PRESIDENT	1	1	79,000.00	237.00	1	237.00
169	3890703000	2411 W STATE	Milwaukee Prime LLC		1	1	103,000.00	309.00	1	309.00
170	3890743110	2412 W STATE	J & R PROPERTY HOLDINGS LLC		1	1	340,000.00	1,020.00	1	1,020.00
171	4000751000	2422 W CLYBOURN	Milwaukee Prime LLC		1	1	244,000.00	732.00	1	732.00
172	3890741110	2424 W STATE	EAGLE'S AUDITORIUM INC		1	1	35,000.00	105.00	1	105.00
173	4000709000	2425 W WISCONSIN	BRUGESS SNOW & ICE		1	1	67,200.00	201.60	1	201.60
174	3890704000	2429 W STATE	George Kalkounos		1	1	28,100.00	84.30	1	84.30
175	4000750000	2440 W CLYBOURN	George Kalkounos	CONTROL CONTRACTORS INC	1	1	453,000.00	1,359.00	1	1,359.00
176	3890705000	2441 W STATE	George Kalkounos		1	1	207,000.00	621.00	1	621.00

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	A	B	C	D	E	G	H	I	J	K	L
177	4000770110	3	2455 W CLYBOURN	ELLER MEDIA CO	(STATE SITE 480084)	1	1	23,100.00	69.30	1	69.30
178	4000711100	4	2455 W WISCONSIN	MCDONALDS CORP		1	1	685,000.00	2,055.00	1	2,055.00
179	4000749000	5	2480 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		1	1	426,000.00	1,278.00	1	1,278.00
180	3891208000	2	2502 W WISCONSIN	RAJESH KUMAR		1	1	412,400.00	1,237.20	1	1,237.20
181	3890870110	8	2522 W STATE	BETTY D STOUGH		1	1	251,900.00	755.70	1	755.70
182	3899998000	4	2524 W WISCONSIN	LA I LLC		1	1	31,500.00	94.50	1	94.50
183	4000021000	X	2525 W WISCONSIN	FIRSTAR BANK NA		1	1	625,000.00	1,875.00	1	1,875.00
184	3899998000	X	2532 W WISCONSIN	LA I LLC		1	1	247,000.00	741.00	1	741.00
185	3890883000	5	2537 W STATE	SAR LLC		1	1	106,000.00	318.00	1	318.00
186	3890928100	5	2600 W STATE	PETER CHRONIS	ANTHOULA CHRONIS	1	1	55,100.00	165.30	1	165.30
187	4000081100	0	2601 W CLYBOURN	GERALD R JONAS		1	1	290,000.00	870.00	1	870.00
188	3890694000	5	2601 W STATE	SAR LLC		1	1	101,000.00	303.00	1	303.00
189	3890895000	0	2607 W STATE	SAR LLC		1	1	7,400.00	22.20	1	22.20
190	3890929000	4	2608 W STATE	MICHAEL CHRIST		1	1	80,500.00	241.50	1	241.50
191	3890896000	6	2611 W STATE	SAYSAMONE SIVONGSA	SISOMPANE SIVONGSA	1	1	55,400.00	166.20	1	166.20
192	3890308000	7	2619 W STATE	STEVEN EWING		1	1	122,600.00	367.80	1	367.80
193	4000851000	3	2620 W ST PAUL	D GEUDER INVESTMENTS LLC		1	1	231,200.00	693.60	1	693.60
194	3890900112	6	2622 W KILBOURN	KILBOURN 2622 LLC		1	1	15,100.00	45.30	1	45.30
195	3890305000	1	2623 W STATE	JOHN D KALMAN		1	1	12,400.00	37.20	1	37.20
196	3890304000	6	2627 W STATE	JOHN D KALMAN		1	1	205,000.00	615.00	1	615.00
197	3890120110	X	2630 W WISCONSIN	PRIVA CORP		1	1	522,600.00	1,567.80	1	1,567.80
198	4000084000	0	2631 W CLYBOURN	SAM ELYYAN		1	1	114,000.00	342.00	1	342.00
199	3890516000	5	2632 W WELLS	WEST POINTE LLC		1	1	245,000.00	735.00	0.21	154.35
200	4000042000	1	2634 W WELLS	MRS PS GALAXY MOTORS INC		1	1	2,700.00	8.10	1	8.10
201	3890108000	0	2639 W WELLS	ADMAN SHANAA		1	1	234,000.00	702.00	1	702.00
202	4010501000	3	2701 W WISCONSIN	FALA Investments LLC	SUBHIEH ABDALLAH	1	1	114,600.00	343.80	1	343.80
203	4010030000	4	2705 W CLYBOURN	MARK R PACHEFSKY		1	1	58,000.00	174.00	1	174.00
204	4010502000	9	2709 W WISCONSIN	WILLIAM H NIEWOEHNER		1	1	194,000.00	582.00	1	582.00
205	4010020000	9	2715 W CLYBOURN	OMAR M BARKHADLE	CIO LINDA R TRELAND	1	1	91,200.00	273.60	1	273.60
206	4010504100	6	2719 W WISCONSIN	WISCONSIN BILLIARDS INC		1	1	305,000.00	915.00	1	915.00
207	4010516100	1	2720 W MICHIGAN	YW HOUSING INC		1	1	28,500.00	85.50	1	85.50
208	4010505000	5	2725 W WISCONSIN	MICHAEL C SILBER		1	1	62,800.00	188.40	1	188.40
209	4010507000	6	2733 W WISCONSIN	CERIA M TRAVIS ACADEMY		1	1	85,200.00	255.60	1	255.60
210	4011021110	6	405 N 27TH	DREAMLAND PETROLEUM COMPANY		1	1	439,300.00	1,317.90	1	1,317.90
211	4009520000	9	418 N 27TH	CAREY PROPERTIES LLC		1	1	322,400.00	967.20	1	967.20
212	4011009110	0	419 N 27TH	THOMAS GRESHAM & VIRGINIA HW	CIO JEROME E RANDALL	1	1	241,200.00	723.60	1	723.60
213	4011004100	6	431 N 27TH	SANDHU REAL ESTATE LLC		1	1	521,000.00	1,563.00	1	1,563.00
214	3890852100	4	500 N 19TH	500 N 19TH LLC		1	1	2,312,000.00	6,000.00	1	6,000.00
215	4000824000	5	501 N 20TH	DAVID A BROWN	MICHAEL D BROWN	1	1	5,400.00	16.20	1	16.20
216	4010984100	7	505 N 27TH	PACHEFSKY LIVING TRUST	D10-21-94	1	1	47,200.00	141.60	1	141.60
217	4010983100	1	509 N 27TH	RICHARD A PETERS		1	1	110,000.00	330.00	1	330.00
218	4000041100	2	510 N 27TH	BOCKHORST PROPERTIES LLC	JAMES L PICCIURO	1	1	23,600.00	70.80	1	70.80
219	3890886000	3	515 N 19TH	JOHN J PICCIURO		1	1	298,200.00	894.60	1	894.60
220	4000766100	4	522 N 22ND	GEORGE A TAMMS		1	1	1,005,000.00	3,015.00	1	3,015.00
221	3890826100	2	525 N 17TH	UNIVERSITY PARTNERS LLP		1	1	355,000.00	1,085.00	1	1,085.00
222	4010981000	4	527 N 27TH	GOLDBERG PROPERTIES LLC	CIO LAURIE PEVNIK	1	1	84,600.00	253.80	1	253.80
223	4000037210	4	534 N 27TH	JEROME A & DEANNA M MURRAY		1	1	203,000.00	609.00	1	609.00
224	4010978111	X	547 N 27TH	FROEBEL REALTY CO., INC		1	1	320,000.00	960.00	1	960.00
225	4010520100	3	605 N 27TH	H & K PARTNERS, LLC	CIO PETER HELF	1	1	168,000.00	504.00	1	504.00
226	3891804000	2	755 N 23RD	WIEGAND INVESTMENTS 755	LLC	1	1	1,750,000.00	5,250.00	1	5,250.00
227	3632724110	3	759 N 19TH	HEARST-ARGYLE STATIONS INC		1	1	726,000.00	2,178.00	1	2,178.00
228	3860114000	6	801 N 27TH	M & R PROP INVESTMENT LLC		1	1	9,500.00	28.50	1	28.50
229	3632655000	5	812 N 18TH	CAMPUS DEVELOPMENT LLC		1	1	155,000.00	465.00	1	465.00
230	3890517000	4	820 N 27TH	KANG LOR	YATSIMEEJ XIONG	1	1	287,000.00	891.00	1	891.00
231	3910205000	6	827 N 11TH	KILBOURN WEST LLC		1	1	266,000.00	798.00	1	798.00
232	3910204000	0	839 N 11TH	AMC Realty LLC		1	1	1,125,000.00	3,375.00	1	3,375.00
233	3880112110	9	839 N 27TH	BELWOOD LTD		1	1	1,135,000.00	3,405.00	1	3,405.00
234	3910209100	4	840 N 12TH	BADGER RE PORTFOLIO I LLC	CIO AURORA HEALTH CARE, INC	1	1	159,000.00	477.00	1	477.00
235	3910203000	5	845 N 11TH	STEVEN F TILTON		1	1			1	

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	A	B	C	D	E	G	H	I	J	K	L
236	3632671100	9	845 N 16TH	MARQUETTE DELTA CORPORATION		1	1	899,629.00	2,698.89	1	2,698.89
237	3890519100	1	848 N 27TH	AMJAD TUFAIL	KAUSAR F CHATTHA	1	1	123,000.00	369.00	1	369.00
238	3880111100	6	853 N 27TH	BELWOOD LTD		1	1	53,000.00	189.00	1	189.00
239	3910202000	X	855 N 11TH	AMC Realty LLC		1	1	98,800.00	296.40	1	296.40
240	3881204000	3	901 N 27TH	D & R Kiboum Property LLC		1	1	340,000.00	1,020.00	1	1,020.00
241	3890910000	0	914 N 27TH	JB PROPERTIES LTD	PARTNERSHIP	1	1	375,000.00	1,125.00	1	1,125.00
242	3881203000	8	921 N 27TH	GARY LEE LIESKE		1	1	264,200.00	792.60	1	792.60
243	3890900111	8	930 N 27TH	FAMILY DOLLAR STORES OF	WISCONSIN INC	1	1	429,000.00	1,287.00	1	1,287.00
244	3881814000	X	949 N 27TH	S & L Global Consulting USA		1	1	397,000.00	1,191.00	1	1,191.00
245	3890301000	X	954 N 27TH	HAUSMANN ENTERPRISES LLC		1	1	67,800.00	203.40	1	203.40
246	3890302000	5	958 N 27TH	John Meyers		1	1	50,200.00	150.60	1	150.60
247	3890303000	0	962 N 27TH	John Meyers		1	1	117,000.00	351.00	1	351.00
248											
249											
250							Total	\$81,148,329.00			\$135,804.62
251							Value				
252						Resid.	Value	\$26,971,400.00			
253						BID	Value	\$54,176,929.00			
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