

BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST

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ANNUAL OPERATING PLAN

2005



**BUSINESS IMPROVEMENT DISTRICT NO.10 -
AVENUES WEST**

ANNUAL OPERATING PLAN - 2005

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No. 10 - Avenues West**

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BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

ANNUAL OPERATING PLAN - 2005

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 66.608(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 2005 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. 66.608, Wisconsin Statutes, and the proposed changes for 2005. 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 - 2005

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 - 2005

The principal activities to be undertaken during 2005 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;
- 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, and government agencies; and
- i. Assist the BID Board in complying with its statutory responsibilities for record keeping, reporting, and financial administration.

C. Proposed Expenditures - 2005

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	\$ 35,100
Payroll taxes & benefits	2,457
Insurance	4,300
Facade Grants	10,000
Grants and/or Projects (marketing, promotions)	6,000
Projects (streetscape, lighting, graffiti, safety, newsletters, programs/meetings)	34,000
Office supplies, incl. copier, computer, fax	600
Postage	1,350
Printing	650
Telephone	900
	\$ 95,357

Management and General:

Salaries	\$ 35,100
Payroll taxes & benefits	2,457
Insurance	9,500
Office supplies, incl. copier, computer, fax	1,000
Equipment repair and maintenance	800
Postage	350
Advertising/Promotion	600
Conferences, professional training	1,200
Subscriptions/memberships	700
Printing	250
Professional fees	5,000
Depreciation	1,250
Rent & Utilities	7,300
Telephone	900
	\$66,407

Fund raising:	
Salaries	\$ 7,800
Payroll taxes & benefits	546
Telephone	100
Office Insurance (GA & WC, O & D)	1,100
Postage	<u>100</u>
	\$ 9,646
Other:	<u>500</u>
EXPENDITURE TOTAL	<u>\$171,910</u>

D. Financing Method

It is proposed that \$121,947 approximately 71% 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 \$28,000 approximately 16.2% of the budget, be obtained from the Avenues West Association. It is proposed that \$12,000 about 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 2004. The remaining \$9,963 approximately 5.8% of the budget, will be obtained from prior years' unexpended allocations.

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 2005:

Jim Kurz, WISN-TV

Serving terms ending during 2005:

James Ryan, Penfield Children's Center

Thomas E. Wiseman, Brett Funeral Home

John VanderBloemen, Downey, Inc.

Serving terms ending during 2006:

Darleen Howard-Binder, M & I Bank

Carolyn Ehlers, Bonded Messenger Service

Richard Wiegand, Ambassador Hotel/Executive Inn

Carol Winkel, Marquette University

Dan Naumann, Marquette Laundry & Tanning

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 BID shall also serve as the Executive Director of the Association 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, 2004, the assessable property in the District had a total value of over \$67,014,400. Property assessable for BID purposes is \$49,084,000. 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 66.608(1)(f)lm: The District contains property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because they also benefit from the activities of the District.

2. State Statute 66.608(5)(a): Property known to be used exclusively for residential purposes will 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

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

A. City Plans

No changes to the City's comprehensive plan or zoning which affect the District have occurred since adoption of the initial BID Operating Plan.

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, 2005

and no later than March 31, 2005. 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 audit from the BID Board as required per Sec. 66.608(3)(c) of the BID law prior to July 1st of the following year. 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.

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 66.608(3)(b), Wisconsin Statutes.

APPENDICES

**APPENDIX A: Map of Business Improvement District
No. 10 - Avenues West**

**APPENDIX B: Year Thirteen - Values and Special
Assessments**

APPENDIX A:

MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST

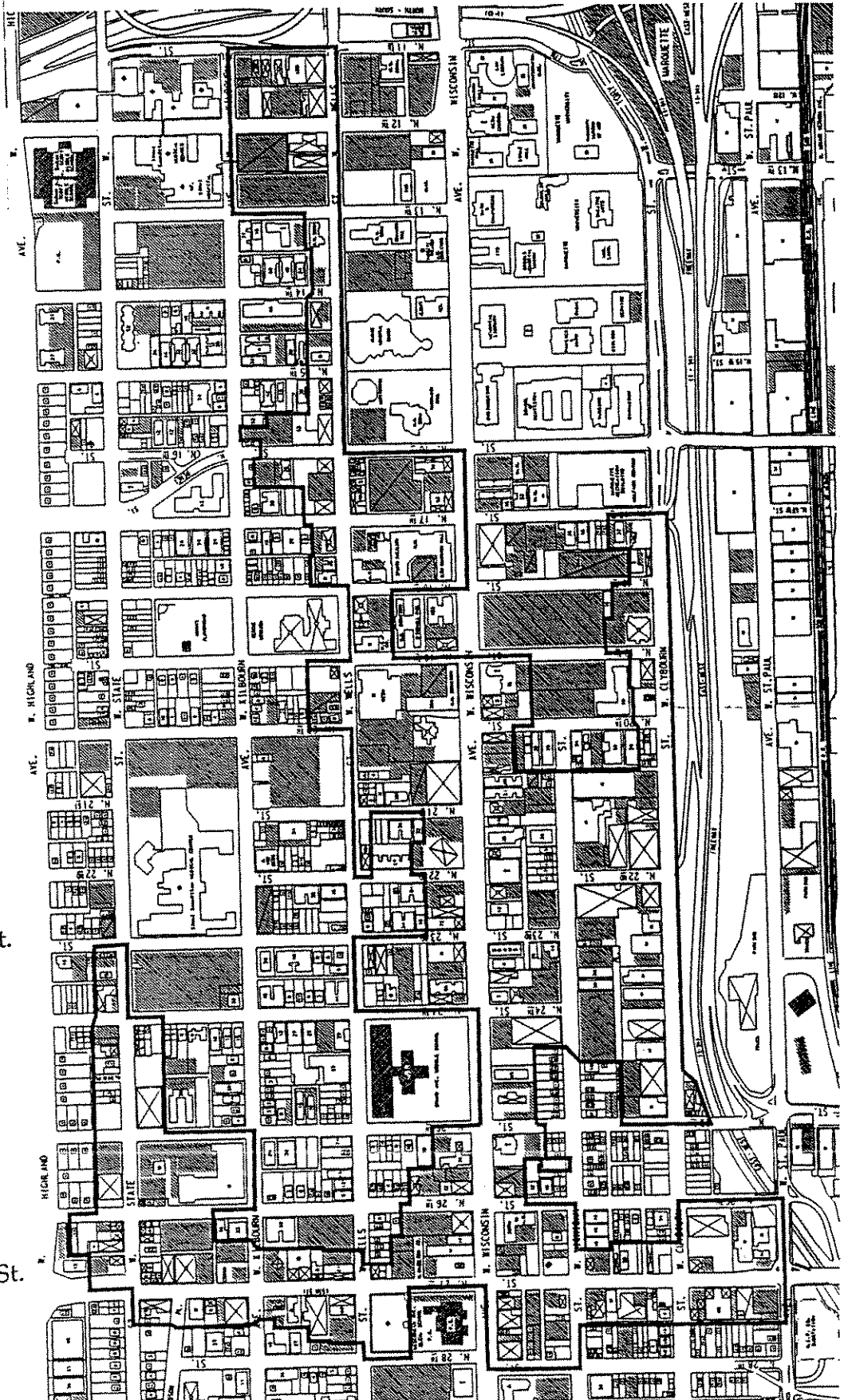
I-43
North 11th St.



North 17th St.

North 23rd St.

North 27th St.



APPENDIX B:

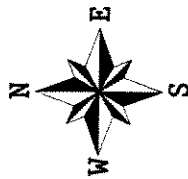
Year Thirteen - VALUES AND SPECIAL ASSESSMENTS

50	3890702000	X	9	956	24TH	RACM	0	\$0.00	0	\$0.00	1	\$0.00
51	3890703000	5	2	2411	STATE	MORO LLC	1	\$88,900.00	286.7	\$0.00	1	\$286.70
52	3890704000	0	2	2429	STATE	WI Telephone c/o Ameritech	1	\$28,100.00	84.3	\$0.00	1	\$84.30
53	3890705000	6	2	2441	STATE	HONG FAT CO INC	1	\$242,000.00	726	\$0.00	1	\$726.00
54	3890741110	6	1	2424	STATE	Coopers 5 O'clock Club	1	\$25,100.00	0	\$0.00	1	\$0.00
55	3890743110	7	4	2412	STATE	Coopers 5 O'clock Club	1	\$120,000.00	360	\$0.00	1	\$360.00
56	3890760100	2	9	2464	STATE	WIS TELEPHONE COMPANY	0	\$0.00	0	\$0.00	1	\$0.00
57	3890765000	3	1	2446	STATE	Michael R. Dainoff et al	1	\$52,600.00	0	\$0.00	1	\$0.00
58	3890766100	5	1	2440	STATE	Annie M. Edwards	1	\$46,900.00	0	\$0.00	1	\$0.00
59	3890900112	6	2	2622	KILBOURN	Harleen/Henry Perters	1	\$0.00	0	\$0.00	1	\$0.00
60	3890870110	8	3	2522	STATE	B. Slough c/o Milk/Blood	1	\$250,100.00	750.3	\$0.00	1	\$750.30
61	3890882110	3	9	918	26TH	WI Telephone c/o Amer.R.E.	0	\$0.00	0	\$0.00	1	\$0.00
62	3890883000	5	2	2537	STATE	AMARJIT S KALSEY	1	\$107,000.00	321	\$0.00	1	\$321.00
63	3890894000	5	2	2601	STATE	SAR LLC	1	\$103,000.00	309	\$0.00	1	\$309.00
64	3890895000	0	2	2607	STATE	SAR LLC	1	\$7,400.00	22.2	\$0.00	1	\$22.20
65	3890896000	6	2	2611	STATE	Saysmore & Sicomptans Shongiso	1	\$51,100.00	153.3	\$0.00	1	\$153.30
66	3890897000	1	2	946	27th	Milk/Indian Health Board	1	\$18,600.00	56.8	\$0.00	1	\$56.80
67	3890898100	3	9	937	26TH	WI Tel. c/o Ameritech	0	\$0.00	0	\$0.00	1	\$0.00
68	3890900111	8	2	930	27TH	Family Dollar Stores of WI	1	\$0.00	0	\$0.00	1	\$0.00
69	3890910000	0	4	914	27th	JB Properties Ltd Partnership	1	\$203,000.00	609	\$0.00	1	\$609.00
70	3890915110	1	9	1031	26TH	RACM	0	\$0.00	0	\$0.00	1	\$0.00
71	3890923000	1	1	1031	26TH	Bountong Vatsana	1	\$31,400.00	0	\$0.00	1	\$0.00
72	3890925100	9	9	1025	26th	RACM	0	\$0.00	0	\$0.00	1	\$0.00
73	3890928100	5	2	2600	STATE	Peter Chronis & Anthoula HW	1	\$33,400.00	100.2	\$0.00	1	\$100.20
74	3890929000	4	2	2608	STATE	MICHAEL CHRIST	1	\$75,100.00	225.3	\$0.00	1	\$225.30
75	3891208000	2	4	2602	WISCONSIN	Refesh Kumar/Hatresh Dhinan	1	\$412,400.00	1237.2	\$0.00	1	\$1,237.20
76	3891209000	8	7	2518	WISCONSIN	Pesnam Properties Ltd Partnership	1	\$421,000.00	0	\$0.00	1	\$0.00
77	3891320000	1	2	2602	STATE	BILLY WARD	1	\$51,600.00	184.8	\$0.00	1	\$184.80
78	3891324100	X	7	2314	STATE	Mark A. Radtke	1	\$77,200.00	0	\$0.00	1	\$0.00
79	3891326110	8	9	2324	STATE	First Love Assembly of God	0	\$0.00	0	\$0.00	1	\$0.00
80	3891405000	3	7	2027	WELLS	Wiegand Investments 2027 LLC	1	\$101,100.00	0	\$0.00	1	\$0.00
81	3891406110	2	2	2040	WISCONSIN	George Bockl & J.Bernstein	1	\$3,570,000.00	6000	\$0.00	1	\$6,000.00
82	3891502000	0	1	2031	WELLS	J & F Investments LLC	1	\$27,500.00	0	\$0.00	1	\$0.00
83	3891503000	6	1	2035	WELLS	J & F Investments LLC	1	\$41,000.00	0	\$0.00	1	\$0.00
84	3891504000	1	2	2041	WELLS	J & F Investments LLC	1	\$153,000.00	459	\$0.00	1	\$459.00
85	3891556100	1	7	2101	WELLS	Wiegand Investments 2101 LLC	1	\$9,400.00	0	\$0.00	1	\$0.00
86	3891567100	1	4	2120	WISCONSIN	LOLUO COMPANY	1	\$934,000.00	2802	\$0.00	1	\$2,802.00
87	3891571000	7	2	2117	WELLS	Debra Jean Thatcher	1	\$182,000.00	576	\$0.00	1	\$576.00
88	3891582000	7	4	2210	WISCONSIN	Border Patrol WI #3528	1	\$306,000.00	918	\$0.00	1	\$918.00
89	3891583000	2	2	2220	WISCONSIN	Mike Christodoulakis/Margaret	1	\$156,000.00	468	\$0.00	1	\$468.00
90	3891584000	8	7	2224	WISCONSIN	Blankstein Enterprises Inc	1	\$1,070,000.00	3210	0.02	\$0.00	\$534.00
91	3891802100	8	2	2313	WELLS	Judith Kopca/Richard Kopca	1	\$4,100.00	12.3	\$0.00	1	\$12.30
92	3891803000	7	2	2317	WELLS	Wiegand Investments 24W LLC	1	\$73,200.00	219.6	\$0.00	1	\$219.60
93	3891804000	2	2	755	23rd	Wiegand Investments 755 LLC	1	\$52,700.00	0	\$0.00	1	\$0.00
94	3891805000	8	1	747	23rd	Wiegand Investments 755 LLC	1	\$1,150,000.00	3450	\$0.00	1	\$3,450.00
95	3891810110	9	4	2308	WISCONSIN	Ambassador Enterprise LLC	1	\$892,000.00	0	\$0.00	1	\$0.00
96	3891812000	6	7	2324	WISCONSIN	Wiegand Investments 2324 LLC	1	\$160,000.00	480	\$0.00	1	\$480.00
97	3891813000	1	2	2386	WISCONSIN	N & K of Wisconsin LLC	1	\$34,900.00	0	\$0.00	1	\$0.00
98	3891815100	9	1	730	24TH	Wiegand Investments 730 LLC	1	\$20,900.00	0	\$0.00	1	\$0.00
99	3891816000	8	7	746	24TH	Wiegand Investments 24W LLC	1	\$49,000.00	0	\$0.00	1	\$0.00
100	3891817000	3	7	754	24TH	Wiegand Investments 24W LLC	1	\$13,200.00	39.6	\$0.00	1	\$39.60
101	3891818000	9	2	2323	WELLS	Wiegand Investments 24W LLC	1	\$6,900.00	20.7	\$0.00	1	\$20.70
102	3891819000	4	2	2319	WELLS	Wiegand Investments 24W LLC	1	\$0.00	0	\$0.00	1	\$0.00
103	3891852000	4	9	2000	WISCONSIN	WI Heritages c/o Capt. F.Pabst	0	\$0.00	0	\$0.00	1	\$0.00

104	3899996100	X	9	734	26TH	Amalgamated Transit Union	0	\$0.00	0	\$0.00	1	\$0.00
105	3899998000	4	2	2524	WISCONSIN	L.A. LLC	1	\$31,500.00	94.5	\$94.50	1	\$94.50
106	3899999000	X	2	2592	WISCONSIN	L.A. LLC	1	\$209,600.00	628.8	\$628.80	1	\$628.80
107	3800109000	7	2	1400	WELLS	Wigan A Shahana & Mary HW	1	\$639,000.00	1914	\$1,914.00	1	\$1,914.00
108	3800114100	0	9	814	18th	CNAI	0	\$0.00	0	\$0.00	1	\$0.00
109	3801231000	9	2	1240	WELLS	Marquette University	0	\$0.00	0	\$0.00	1	\$0.00
110	3800798100	7	9	1300	WELLS	Evans Scholar's Fndtn c/o Jim Mox	0	\$0.00	0	\$0.00	1	\$0.00
111	3801181000	8	2	1633	WELLS	HILLTOP ENTERPRISES INC.	1	\$371,000.00	1113	\$1,113.00	1	\$1,113.00
112	3801192000	3	9	1621	WELLS	CNAI	0	\$0.00	0	\$0.00	1	\$0.00
113	3801183000	9	2	1617	WELLS	HILLTOP ENTERPRISES INC.	1	\$140,000.00	420	\$420.00	1	\$420.00
114	3801184000	4	7	1619	WELLS	Marquette University	0	\$180,000.00	0	\$0.00	1	\$0.00
115	3801185000	X	2	1619	WELLS	HILLTOP ENTERPRISES INC.	1	\$239,000.00	717	\$717.00	1	\$717.00
116	3801186000	5	9	1615	WELLS	CNAI	0	\$0.00	0	\$0.00	1	\$0.00
117	3801187000	0	2	1600	WELLS	HILLTOP ENTERPRISES INC.	1	\$115,000.00	345	\$345.00	1	\$345.00
118	3801188000	6	2	1616	WELLS	HILLTOP ENTERPRISES INC.	1	\$2,230,000.00	6000	\$6,000.00	1	\$6,000.00
119	3801189000	1	9	818	17TH	CNAI	0	\$0.00	0	\$0.00	1	\$0.00
120	3801190000	7	2	1628	WELLS	HILLTOP ENTERPRISES INC.	1	\$2,941,000.00	8000	\$8,000.00	1	\$8,000.00
121	3801191000	2	2	814	16TH	CNAI	0	\$0.00	0	\$0.00	1	\$0.00
122	3801193100	X	2	1500	WELLS	HILLTOP ENTERPRISES INC.	1	\$318,000.00	954	\$954.00	1	\$954.00
123	3801211000	X	9	737	16th	Marquette University	0	\$0.00	0	\$0.00	1	\$0.00
124	3801212000	1	2	1910	WISCONSIN	University Centre LLC c/o Taxman	1	\$599,000.00	1789	\$1,789.00	1	\$1,789.00
125	3810201000	4	2	1119	KILBOURN	A.M.CHUDNOW	1	\$112,000.00	386	\$386.00	1	\$386.00
126	3810202000	X	2	855	11th	CHILDROW & TILTON	1	\$95,800.00	287.4	\$287.40	1	\$287.40
127	3810203000	5	2	845	11th	STEVEN F TILTON	1	\$140,000.00	420	\$420.00	1	\$420.00
128	3810204000	0	2	838	11th	A.M.CHUDNOW	1	\$248,000.00	744	\$744.00	1	\$744.00
129	3810205000	6	2	827	11TH	Kilbourn West LLC	1	\$352,000.00	1056	\$1,056.00	1	\$1,056.00
130	3810208000	2	7	1120	WELLS	St. James Estates LLC	1	\$1,670,000.00	0	\$0.00	1	\$0.00
131	3810209100	4	9	840	12TH	Badger RE Portfolio c/o Aurora	0	\$1,100,000.00	3300	\$3,300.00	1	\$3,300.00
132	3810212100	0	9	844	12th	Aurora Sinal c/o Aurora Health	0	\$0.00	0	\$0.00	1	\$0.00
133	3810214110	9	9	851	12TH	Aurora Sinal c/o Aurora Health	1	\$389,000.00	1164	\$1,164.00	1	\$1,164.00
134	3810218000	7	2	1200	WELLS	12th & Wells LLC c/o Taxman Inv.	1	\$495,000.00	1485	\$1,485.00	1	\$1,485.00
135	3810219000	2	2	1282	WELLS	1222 Wells LLC c/o Taxman Inv.	1	\$9,631,000.00	0	\$0.00	1	\$0.00
136	3819994100	7	4	1100	WELLS	Catholic Knights Ins. Soc.	1	\$690,000.00	0	\$0.00	1	\$0.00
137	3880623100	6	9	506	18TH	Timothy J. Brophy	1	\$219,900.00	669.7	\$669.70	1	\$669.70
138	3880625000	0	2	1718	CLYBOURN	John Joseph Hegarty	1	\$773,500.00	2320.5	\$2,320.50	1	\$2,320.50
139	3880628100	2	7	525	17th	University Partners LLP	1	\$0.00	0	\$0.00	1	\$0.00
140	3880628100	3	9	1710	CLYBOURN	MARQUETTE UNIVERSITY	0	\$0.00	0	\$0.00	1	\$0.00
141	3890952100	4	4	500	19th	500 N. 19th LLC	1	\$2,184,000.00	6000	\$6,000.00	1	\$6,000.00
142	3890959100	2	9	1905	WISCONSIN	Evangelical Luth. Ch. of Redeemer	0	\$0.00	0	\$0.00	1	\$0.00
143	3890962000	2	2	1925	WISCONSIN	PRO BU COLL.S ASSOCIATION	1	\$148,500.00	445.5	\$445.50	1	\$445.50
144	3890963100	4	2	1930	WISCONSIN	PRO BU COLL.S ASSOCIATION	1	\$336,000.00	1008	\$1,008.00	1	\$1,008.00
145	3890986000	3	2	516	19th	John Picciurro, James Picciurro	1	\$23,600.00	70.8	\$70.80	1	\$70.80
146	3890987100	5	2	1900	CLYBOURN	John J Picciurro et al	1	\$228,000.00	684	\$684.00	1	\$684.00
147	3890990100	1	7	510	20th	Robert Schroeder, Fred Rouze	1	\$1,825,000.00	0	\$0.00	1	\$0.00
148	4000001110	1	9	639	25th	CENTRAL UNITED METHODIST	0	\$0.00	0	\$0.00	1	\$0.00
149	4000002100	X	4	2525	WISCONSIN	Finger Bank Milw. NA	1	\$990,000.00	1880	\$1,980.00	1	\$1,980.00
150	4000011100	6	9	2601	WISCONSIN	FIACM	1	\$0.00	0	\$0.00	1	\$0.00
151	4000037210	4	2	534	27th	Jerome/Deanna Murray	1	\$83,200.00	249.6	\$249.60	1	\$249.60
152	4000038110	3	7	528	27TH	Stirling Properties LLC	1	\$286,400.00	0	\$0.00	1	\$0.00
153	4000041100	2	2	510	27th	Rockhorst Properties LLC	1	\$119,000.00	957	\$957.00	1	\$957.00
154	4000042000	1	2	2694	CLYBOURN	Mrs P's Galaxy Motors	1	\$2,700.00	6.1	\$6.10	1	\$6.10
155	4000081100	0	4	2601	CLYBOURN	Gerald R. Jonia	1	\$244,000.00	762	\$762.00	1	\$762.00
156	4000084000	0	2	2691	CLYBOURN	SAM ELYAN	1	\$92,400.00	277.2	\$277.20	1	\$277.20
157	4000089100	4	9	2696	ST PAUL	Milw. City Active Hwy lands	0	\$0.00	0	\$0.00	1	\$0.00

158	4000201000	5	7	2111	WISCONSIN	Patrician Apartments LLC	1	\$921,000.00	0	1	\$0.00
159	4000203000	6	7	2114	MICHIGAN	Shoo Investments LLC	1	\$602,800.00	0	1	\$0.00
160	4000204100	8	2	2061	WISCONSIN	Marnes Mansion LLC	1	\$388,200.00	1184.6	1	\$1,164.60
161	4000206100	9	2	2102	MICHIGAN	2123 W Michigan St LLP	1	\$14,400.00	40.2	1	\$43.20
162	4000207000	8	7	2101	WISCONSIN	Patrician Apartments LLC	1	\$323,900.00	0	1	\$0.00
163	4000212000	5	1	2032	MICHIGAN	Victor Melendez aka Victor Torres	1	\$19,100.00	0	1	\$0.00
164	4000213000	0	1	2028	MICHIGAN	BSM LLC	1	\$42,800.00	0	1	\$0.00
165	4000215100	8	7	2029	WISCONSIN	Maryland Court Apts LLC	1	\$1,165,000.00	0	1	\$0.00
166	4000217100	9	4	2030	CLYBOURN	C CATALANO CO, INC	1	\$316,000.00	948	1	\$948.00
167	4000219100	X	2	2100	CLYBOURN	E-L ENTERPRISES, INC	1	\$328,300.00	984.9	1	\$984.90
168	4000220100	5	2	2123	MICHIGAN	2123 W MICHIGAN LLP	1	\$389,900.00	1169.7	1	\$1,169.70
169	4000501000	6	2	2121	WISCONSIN	Penfostats of Wisconsin	1	\$94,700.00	284.1	1	\$284.10
170	4000502000	1	9	2133	WISCONSIN	Irish Cultural & Heritage Center	0	\$0.00	0	1	\$0.00
171	4000503000	7	2	2207	WISCONSIN	K&G OF WISCONSIN	1	\$285,000.00	855	1	\$855.00
172	4000504000	2	7	2217	WISCONSIN	Wiegand Investments 2217 LLC	1	\$325,100.00	0	1	\$0.00
173	4000505100	4	4	2227	WISCONSIN	Ambassador Enterprise LLC	1	\$39,500.00	118.5	1	\$118.50
174	4000508100	0	9	2222	MICHIGAN	Irish Cultural & Heritage Center	0	\$0.00	0	1	\$0.00
175	4000513100	8	3	2200	MICHIGAN	K & G OF WISCONSIN INC	1	\$70,300.00	210.9	1	\$210.90
176	4000514000	7	1	2140	MICHIGAN	L A 2 LLC	1	\$79,100.00	0	1	\$0.00
177	4000515000	2	1	2134	MICHIGAN	L A 2 LLC	1	\$79,200.00	0	1	\$0.00
178	4000516000	8	7	2130	MICHIGAN	L A 2 LLC	1	\$74,100.00	0	1	\$0.00
179	4000517000	3	1	2126	MICHIGAN	Mark A. Worgull	1	\$88,300.00	0	1	\$0.00
180	4000518000	9	1	2120	MICHIGAN	Mark A. Worgull	1	\$92,400.00	0	1	\$0.00
181	4000519000	4	4	2301	WISCONSIN	Ambassador Enterprise LLC	1	\$680,000.00	1680	1	\$1,980.00
182	4000520000	X	7	2311	WISCONSIN	Wiegand Investments 2311 LLC	1	\$307,800.00	0	1	\$0.00
183	4000521000	5	7	617	23RD	23rd St Primship c/o James Katz F	1	\$378,000.00	0	1	\$0.00
184	4000522100	7	7	601	23RD	23rd St Primship c/o James Katz F	1	\$238,400.00	0	1	\$0.00
185	4000601000	X	4	2001	WISCONSIN	Thomas E. Wiseman, Mariela M. W	1	\$199,900.00	599.7	1	\$599.70
186	4000602000	5	2	2009	WISCONSIN	Thomas E. Wiseman, Mariela M. W	1	\$34,400.00	103.2	1	\$103.20
187	4000604100	2	9	2017	WISCONSIN	WI Correctional Foundation	0	\$0.00	0	1	\$0.00
188	4000622000	4	1	509	20TH	Keel F Sobalk & Barbara HW	1	\$50,900.00	0	1	\$0.00
189	4000623000	X	1	506	20TH	David A. Brown	1	\$89,500.00	0	1	\$0.00
190	4000624000	5	2	501	20th	David A. Brown, Michael Brown	1	\$5,400.00	18.2	1	\$16.20
191	4000625000	0	1	2016	CLYBOURN	Brutus Investments LLC	1	\$29,300.00	0	1	\$0.00
192	4000626000	6	1	2020	CLYBOURN	BSM LLC	1	\$42,100.00	0	1	\$0.00
193	4000701000	3	4	2323	WISCONSIN	2323 Revocable Trust/Garrett O A	1	\$277,000.00	831	1	\$831.00
194	4000702000	9	7	2335	WISCONSIN	Wiegand Investments 2335 LLC	1	\$208,800.00	0	1	\$0.00
195	4000703110	8	2	624	24th	Wiegand Investments 624 LLC	1	\$50,800.00	132.4	1	\$152.40
196	4000708000	1	4	2401	WISCONSIN	Eagles Auditorium c/o A. Balestrieri	1	\$500,000.00	1500	1	\$1,500.00
197	4000709000	7	4	2425	WISCONSIN	Eagles Auditorium c/o A. Balestrieri	1	\$87,200.00	201.6	1	\$201.60
198	4000710000	2	7	2435	WISCONSIN	Wiegand Investments 2435 LLC	1	\$778,000.00	0	1	\$0.00
199	4000711100	4	4	2455	WISCONSIN	McDonald's Corp.	1	\$609,000.00	1827	1	\$1,827.00
200	4000722100	4	7	2317	MICHIGAN	East Winds Properties LLC	1	\$435,800.00	0	1	\$0.00
201	4000723000	3	7	2329	MICHIGAN	East Winds Properties LLC	1	\$580,000.00	0	1	\$0.00
202	4000730111	3	4	2407	MICHIGAN	Eagles Auditorium Attn: President	1	\$79,000.00	237	1	\$237.00
203	4000749000	5	2	2460	CLYBOURN	J & R Property Holdings LLC	1	\$393,000.00	1179	1	\$1,179.00
204	4000750000	0	2	2440	CLYBOURN	Burgess Snow & Ice Control Cont	1	\$294,000.00	882	1	\$882.00
205	4000751000	6	3	2422	CLYBOURN	Allied Capital Funding LLC	1	\$312,000.00	936	1	\$936.00
206	4000752100	8	2	2404	CLYBOURN	MATA Commun. Media	0	\$0.00	0	1	\$0.00
207	4000754100	9	2	2330	CLYBOURN	James M. Bush	1	\$138,000.00	414	1	\$414.00
208	4000755100	4	2	2322	CLYBOURN	Cooper & Assoc c/o Digi Corp	1	\$265,000.00	785	1	\$785.00
209	4000759111	1	4	2202	CLYBOURN	Cooper & Assoc	1	\$896,000.00	2688	1	\$2,688.00
210	4000760110	9	3	2203	MICHIGAN	K & G OF WISCONSIN INC	1	\$483,700.00	143.1	1	\$1,451.10
211	4000762000	6	7	2301	MICHIGAN	Frank H Ehl & Barbara H HW	1	\$94,100.00	0	1	\$0.00

212	4000766100	4	3	522	22nd	CLYBOURN	GEORGE A. TAMMS	1	\$251,800.00	755.7	1	\$755.70	
213	4000767000	3	2	2120	CLYBOURN	Resnant Properties Ltd Partnership	FRANK ROTH	1	\$303,100.00	909.3	1	\$909.30	
214	4000768000	9	2	2465	CLYBOURN	ELLER MEDIA CO	A & P Realty	1	\$39,600.00	118.8	1	\$118.80	
215	4000770000	X	2	2485	CLYBOURN	ELLER MEDIA CO	A & P Realty	1	\$288,000.00	804	1	\$804.00	
216	4000851000	3	2	2620	ST. PAUL	Carey Properties LLC	Mustata Abdallah & Subhish Abde	1	\$153,900.00	461.7	1	\$461.70	
217	4000952000	9	2	418	27th	WISCONSIN	Wm H Niewolner c/o L.Treland	1	\$292,800.00	848.4	1	\$848.40	
218	4010501000	3	2	2701	WISCONSIN	WISCONSIN	Michael C. Silber	1	\$81,400.00	244.2	1	\$244.20	
219	4010502000	9	2	2709	WISCONSIN	WISCONSIN	Michael C. Silber	1	\$221,000.00	663	1	\$663.00	
220	4010504100	6	2	2719	WISCONSIN	WISCONSIN	Michael C. Silber	1	\$161,000.00	483	1	\$483.00	
221	4010506000	5	2	2725	WISCONSIN	WISCONSIN	Michael C. Silber	1	\$56,600.00	175.8	1	\$175.80	
222	4010508000	0	9	2729	WISCONSIN	WISCONSIN	Michael C. Silber	0	\$0.00	0	1	\$0.00	
223	4010507000	6	2	2733	WISCONSIN	WISCONSIN	Michael C. Silber	1	\$71,000.00	213	1	\$213.00	
224	4010509000	1	1	629	28TH	28TH	Michael C. Silber	1	\$24,900.00	0	1	\$0.00	
225	4010509000	7	9	628	28TH	28TH	Michael C. Silber	0	\$0.00	0	1	\$0.00	
226	4010510000	2	1	628	28TH	28TH	Michael C. Silber	1	\$27,700.00	0	1	\$0.00	
227	4010511000	8	9	625	27TH	27TH	Michael C. Silber	0	\$0.00	0	1	\$0.00	
228	4010512000	3	9	620	28th	28th	Michael C. Silber	0	\$0.00	0	1	\$0.00	
229	4010513000	9	1	612	28th	28th	Michael C. Silber	0	\$0.00	0	1	\$0.00	
230	4010514000	4	1	2736	MICHIGAN	MICHIGAN	Michael C. Silber	1	\$100.00	0	1	\$0.00	
231	4010515000	X	1	2734	MICHIGAN	MICHIGAN	Michael C. Silber	1	\$200.00	0	1	\$0.00	
232	4010516100	1	2	2720	MICHIGAN	MICHIGAN	Michael C. Silber	1	\$200.00	0	1	\$0.00	
233	4010519000	1	1	2716	MICHIGAN	MICHIGAN	Michael C. Silber	1	\$29,500.00	86.5	1	\$86.50	
234	4010520100	3	4	605	27th	27th	Michael C. Silber	1	\$55,700.00	0	1	\$0.00	
235	4010975000	1	9	2711	MICHIGAN	MICHIGAN	Michael C. Silber	1	\$310,000.00	930	1	\$930.00	
236	4010978111	X	2	547	27th	27th	Michael C. Silber	0	\$0.00	0	1	\$0.00	
237	4010980111	0	2	535	27th	27th	Michael C. Silber	1	\$188,000.00	564	1	\$564.00	
238	4010981000	4	2	527	27th	27th	Michael C. Silber	1	\$211,000.00	633	1	\$633.00	
239	4010983100	1	2	508	27th	27th	Michael C. Silber	1	\$339,000.00	1017	1	\$1,017.00	
240	4010984100	7	2	505	27th	27th	Michael C. Silber	1	\$77,900.00	238.7	1	\$238.70	
241	4010985000	6	7	2712	CLYBOURN	CLYBOURN	Michael C. Silber	1	\$42,600.00	127.8	1	\$127.80	
242	4011002000	9	2	2715	CLYBOURN	CLYBOURN	Michael C. Silber	1	\$53,400.00	0	1	\$0.00	
243	4011003000	4	2	2705	CLYBOURN	CLYBOURN	Michael C. Silber	1	\$52,900.00	188.7	1	\$188.70	
244	4011004100	6	2	431	27th	27th	Michael C. Silber	1	\$49,300.00	147.9	1	\$147.90	
245	4011009110	0	2	418	27th	27th	Michael C. Silber	1	\$418,000.00	1254	1	\$1,254.00	
246	4011021110	6	4	405	27th	27th	Michael C. Silber	1	\$146,300.00	438.9	1	\$438.90	
247	4000754200	5	2	2038	CLYBOURN	CLYBOURN	Michael C. Silber	1	\$439,300.00	1317.9	1	\$1,317.90	
								TOTAL RES.	\$19,890,400.00	Factored Total		\$121,947.72	
								TOTAL BID	\$48,084,000.00				
								TOTAL VALUE	\$67,014,400.00				
								BID & Res.					



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