

**Westown
BUSINESS IMPROVEMENT
DISTRICT #5**

2004 OPERATING PLAN

To be submitted: September 9, 2003

To: City of Milwaukee, Department of City Development

The Westown Association, BID #5

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Westown Business Improvement District #5 2004 Operating Plan

I. INTRODUCTION

In 1984, the Wisconsin legislature created s. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is ".....to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." Upon petition from property owners within the Westown business district, the Common Council of the City of Milwaukee, on November 14, 1989, by Resolution File Number 890817, created BID No. 5 (Westown) and adopted its initial operating plan.

Section 66.608 (3) (b), Wisconsin Statutes, requires that a BID board "shall annually consider and make changes to the operating plan. . . . the board shall then submit the operating plan to the local legislative body for approval." The Board of BID No. 5 (Westown) submits this 2004 Operating Plan in fulfillment of the statutory requirement.

This plan proposes the continuation and expansion of the activities described in the initial (August 1989) and subsequent BID operating plans. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by sec. 66.608, Wis. Stats., the proposed changes for 2004, and does not repeat the background information which is contained in the earlier plans.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A. Properties included in BID #5 are listed in Appendix C.

III. PROPOSED OPERATING PLAN

A. Mission: Westown Business Improvement District #5 promotes development of the western portion of Milwaukee's Central Business District as a vibrant commercial area and as an exciting place to live, learn, work and play through collaborative efforts with area businesses, public and private institutions, property owners and residents.

B. Strategic Vision: Milwaukee's downtown will be a vibrant, diverse, clean, safe, premier destination with increased economic vitality. This will be achieved through Westown's leadership and involvement in broad-based collaborative efforts.

Westown, BID #5 will achieve this by:

- 4 Promoting the area's assets;
- 5 Facilitating board and member involvement in downtown improvement decisions;
- 6 Strengthening ties with small business and area residents; and
- 7 Expanding and diversifying the organization's funding base.

C. Proposed Projects - Year Fifteen (2004): Each year, Westown, BID #5, engages in principal activities to achieve the mission and vision outlined above. In 2001, the Board of Directors participated in a strategic planning session that reestablished the goals and strategies for Westown. The board will reconvene at the beginning of 2004 for its annual strategic planning session to re-evaluate these goals and make necessary modifications for year fifteen. The goals and strategies proposed for 2004 are outlined below.

GOALS AND STRATEGIES

Goal 1: Increase the Economic Vibrancy of the Westown Area

- (1A) Attract new businesses. BID #5 will work with the Department of City Development (DCD) and Milwaukee Downtown, BID 21 to market available retail space and link business owners interested in Westown locations with property owners.
- (1B) Retain existing businesses. BID #5 will continue to work with Westown restaurants for prepared food sales at the Westown Farmer's Market, River Rhythms, River Flicks and the St. Patrick's Day Parade. Their participation in these events increases their visibility, marketing and sales during their off-peak season.
- (1C) Increase business activity. BID #5 will encourage Westown businesses to access DCD's Façade Grants to improve their exterior appeal and increase business activity.
- (1D) Coordinate plans with other business and neighborhood associations. BID #5 will continue to actively participate in the Milwaukee Downtown Collaborative Marketing Group and other joint efforts.
- (1E) Encourage new development, including housing that is consistent with the recommendations in the Downtown Master Plan.
- (1F) Ensure that new physical developments and additions to properties in Westown are compatible with the aesthetic and economic development goals of Westown. BID #5 will lead the development, marketing and use of Westown Design Guidelines. The guidelines are being developed in partnership with the City of Milwaukee, Milwaukee County and Westown property and business owners.

Goal 2: Increase Westown's Leadership Role in Leveraging Downtown Development

- (2A) Compile and maintain data that profiles the economic base, demographic, and spending behaviors of residents and visitors as customers of existing or potential Westown businesses.
- (2B) Advocate for development that reflects Westown's vision of downtown...keeping in mind current and future projects.
- (2C) Coordinate Westown's efforts with other businesses and neighborhood

associations.

- (2D) Continue to actively participate on committees of Milwaukee Downtown, BID 21 and coordinate with the activities and strategies to collaboratively meet the objectives of each organization.
- (2E) Work collaboratively with the City of Milwaukee and numerous downtown partners to keep businesses and property owners involved in the Pedestrian Corridors Project (Wisconsin Avenue Streetscaping) and the redevelopment of the Park East corridor.

Goal 3: Enhance the Perception of Westown & Promote Assets

- (3A) Create a consistent and positive image of Westown. BID #5 will continue to participate in the Collaborative Downtown Marketing Group to aid in the consistent and positive "branding" of Milwaukee's downtown. BID #5 will publish a quarterly newsletter and maintain a presence on the World Wide Web to increase the awareness of Westown.
- (3B) Promote Westown as a safe, clean and secure environment integral to the growth of the central business district. Westown will continue to coordinate successful image-building events including the Westown Farmer's Market, River Rhythms, River Flicks and the St. Patrick's Day Parade. These events draw thousands of visitors to downtown, resulting in increased pedestrian traffic and improved sales for local businesses. Strategic event plans will be used to increase attendance and improve Westown's image as a clean, safe and friendly destination.
- (3C) Work with the Collaborative Downtown Associations on related efforts. Westown will continue to be a leader in the revision, publication and distribution of the *Comprehensive Map of Downtown Milwaukee*.

Goal 4: Develop and Advocate for Transportation and Parking Plans That Will Enhance Downtown

- (4A) Conduct briefings with public and private sector leadership on downtown transportation and parking projects including the Marquette Interchange design, construction and mitigation of the negative impacts, Park East redevelopment, Milwaukee Connector, Intermodal Passenger Facility, MCTS bus and trolley service, and bicycle corridor development to ensure that all projects positively contribute to Westown's development.
- (4B) Leverage membership to be a more influential player in city, county, regional and state transportation planning. BID #5 will hold monthly Transportation Committee meetings and continue to actively participate in the Alliance for Downtown Parking and Transportation to keep members informed of new developments.
- (4C) Advocate for comprehensive mass transit service downtown, including circulation within downtown (MCTS Trolley, Milwaukee Connector, parking shuttles, etc.).

- (4D) Advocate for expansion of skywalks, riverwalks, and other pedestrian circulation systems.
- (4E) Promote, expand and update ParkMilwaukee.com, a comprehensive web site that directs visitors, residents and employees to downtown parking. Westown has expanded the marketing of the site and continues to work collaboratively with the City of Milwaukee, Milwaukee Downtown, East Town, and the Historic Third Ward to include all downtown parking.

Goal 5: Expand and Diversity our Funding Base

- (5A) More aggressive recruitment and retention of membership to help offset declining BID revenues.
- (5B) Increase membership through targeting non-property owner (i.e. tenants, residents) membership.
- (5C) Expand the base of sponsorship, grant and foundation support for events and special projects.
- (5D) Expand our use of skilled volunteers, particularly downtown residents.
- (5E) Identify and respond to member needs.
- (5F) Increase cash or in-kind contributions from tax-exempt properties.
- (5G) Communicate the mission, vision and accomplishments of Westown to constituents.
- (5H) Enhance profitability of Westown Association sponsored events (i.e. Westown Farmer's Market, River Rhythms, River Flicks & the St. Patrick's Day Parade).

SELECTION OF PROJECTS

It is beyond the capacity and resources of BID #5 to address every issue affecting Westown. As a result, the Westown BID #5 Board of Directors will identify priority projects from those listed above that demonstrate cost effectiveness, efficiency, and an ability to further the organization's goals. Selected projects will become incorporated into a work plan for 2004.

D. Proposed Expenditures - Year 14

Proposed Westown BID #5 Budget - 2004

Revenue	
BID Assessments	88,478
City Match	18,000
Membership Dues	20,000
Interest Income	3,000
Total Revenue	129,478
Expenses	
Gross Wages (pre-tax)	78,898
Employer Benefit Contribution (100% of health, dental, life)	4,648
Employer Taxes (Comp FICA + MCARE)	6,035
Payroll Expense: Paychex	979
Association Dues	2,125
Bank Charges	1,372
Business Meeting Costs	2,786
Insurance	2,902
Miscellaneous (parking, water)	2,823
Equipment Lease/Maintenance	3,184
Equipment Purchase	2,764
Office Supplies	1,977
Postage	3,215
Printing	2,470
Professional Services (Audit/Legal/Consulting)	4,532
Subscriptions	627
Telephone/Fax	2,462
Meetings / Conferences	3,804
Newsletter	1,875
Total Expenses	129,478

E. Financing Method - Proposed expenditures will be financed from revenue collected from the BID #5 assessments and voluntary contributions. Based on assessed valuation information provided by the City, it is estimated that \$88,478 or approximately 68 percent of the BID #5 budget will be raised through assessments.

As part of the City budget process, the City of Milwaukee has been requested to annually contribute \$18,000 or approximately 14 percent of the budget, in support of BID #5.

The Westown Association will solicit voluntary contributions, grants, dues and sponsorships from "exempt" property owners adjoining the boundaries of the District and from property owners, companies and foundations who will benefit from the improvements and actions proposed in this plan. BID #5 expects to raise \$20,000, or approximately 15 percent of the budget, through such efforts.

Westown projects that an additional \$3,000, or 2 percent of the total budget will be generated from interest on existing assets.

The BID #5 Board shall have the authority and responsibility to prioritize expenditures and to revise the budget during the year as necessary to match the funds actually available.

F. The BID #5 Board and Terms of Office – In 1992, the Board of Directors was reduced from twelve (12) members to ten (10) members. The Board is now composed of at least six (6) owners or occupants of property within the Westown BID #5 boundaries. Directors will serve terms of three (3) years. On August 3, 1990, the BID Board adopted new by-laws for itself as permitted under the initial operating plan. A copy of the by-laws is attached as Appendix D and the BID #5 Board is listed in Appendix E.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method – The annual assessment for the BID #5 operating expenses will be levied against each property within the BID in direct proportion to the current assessed value of each property for real property tax purposes as of the date the BID holds its public hearing regarding its Year Fifteen Operating Plan (September 9, 2003). No owner of property within the BID 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 a special assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the BID.

As of January 1, 2003 the property in the Westown district had a total assessed value of \$130,211,800. This plan proposes to assess the property in the district at a rate of \$.900 per \$1,000 of assessment for the purposes of the BID with a \$210 per parcel minimum assessment and a \$12,600 per parcel maximum assessment. Appendix C shows the projected BID assessment for each property included in the BID.

The principle behind the assessment methodology (Appendix B) is that each property should contribute to the BID in proportion to benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the assessment methodology for this BID. It is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$210 minimum assessment has been applied.

B. Excluded and Exempt Property - The BID law requires explicit consideration of certain classes of property. In compliance, the following statements are provided.

1. State Statute 66.608 (1) (f)lm: The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the District.

2. State Statute 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties are identified as BID Exempt Properties in Appendix C with no value assigned.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district boundaries. Tax exempt property adjoining the district and which is expected to benefit from district activities will be asked to make a financial contribution to the district on a voluntary basis.

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

A. City Role in District Operation - The City of Milwaukee has committed to helping private property owners to promote the District's 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:

1. Provide assistance as appropriate to the BID Board.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
3. Collect assessments, maintain in a segregated account, and control the disbursement of these monies.
4. Obtain annual audits as required per Sec. 66.608 (3) (c) of the BID law.
5. Provide the Board, through the Tax Commissioner's Office on or before June 1st of each Plan year, with the official City records on the assessed value of each tax key number within the District, as of January 1st each plan year, for purposes of calculating the BID assessments.
6. 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 be deemed a standing order of the Board under Sec. 66.608 (4) Wis. Stats. to disburse the BID assessment, disbursement method, or accounting method. Disbursements made under this plan shall be shown in the City's budget as a line item, and shall not be included in the control of any department of the City.

VI. FUTURE OPERATING PLANS

Through an annual strategic planning process, the Westown, BID #5 Board will revise and develop the operating plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the initial operating plan.

Section 66.608 (3) (a) of the BID law requires the Board and the City to annually review and make changes as appropriate in the District plan. Therefore, this document focuses upon Year Fifteen (15) activities and information on specific assessed values, budget amounts and assessments amounts are based on Year Fifteen (15) conditions. Greater detail about subsequent year's activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this plan and the BID law.

In later years, the BID plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

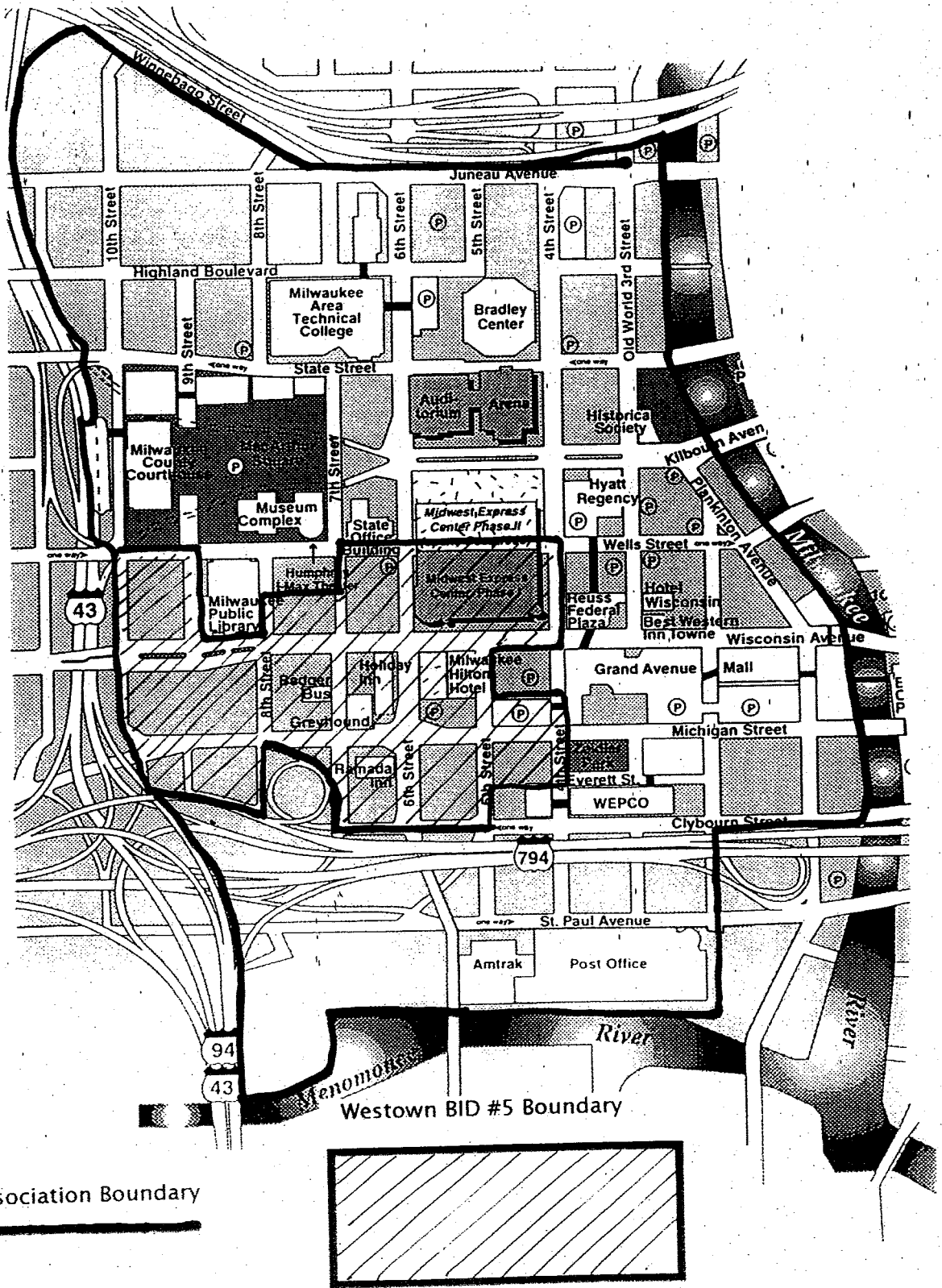
VII. THE WESTOWN ASSOCIATION OF MILWAUKEE, INC.

The Westown BID shall be a separate entity from the Westown Association of Milwaukee, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Westown Association of Milwaukee, 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 its contact with the BID Board and may, and it is intended, contract with the BID to provide services to the BID, in accordance with the Plan.

Any contracting with the Westown Association to provide services to the BID will be exempt from the requirements of Section 63.15 Stats., because such contracts shall not be for the construction or improvements or provisions of materials. If the BID does contract for the construction of improvements or provisions of materials, it shall follow the requirements of such statutes to the extent applicable.

Further, the annual accounting required under Section 66.608 (3) (c) Stats., shall be deemed to fulfill the requirements of Section 62.15 (14) Stats. The BID Board and the City shall comply with the provisions of 66.60 before the City inserts assessments for this BID Plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcels assessed.

Appendix A - MAP



Appendix B

ASSESSMENT METHODOLOGY for BID #5 in YEAR Fifteen (2004) ASSESSMENTS (2003)

It is intended to assess all properties described in the plan equally, with the exception that there shall be a minimum assessment of \$210.00 and a maximum assessment of \$12,600.00 on all individual parcels. The rate for Year Fifteen will be \$0.900 per \$1,000.00 in assessed valuation.

EXAMPLES:

SHAFTON FAMILY LTD PARTNERSHIP, 641 N. James Lovell

Given that the total valuation of this property as of 1 January 2003 is \$162,000.00; then dividing this by \$1000 and then multiplying this valuation by \$0.900 would result in an assessment of \$145.80. Because this is below the \$210.00 minimum, the actual assessment for the BID should be **\$210.00**.

THE CLARK BUILDING JOINT VENTURE, 633 W. Wisconsin Ave.

Given that the total valuation of this property as of 1 January 2003 is \$8,374,000.00; then dividing this by \$1000 and multiplying this valuation by \$0.900 would result in an assessment of \$7536.60. Because this is not below the \$210.00 minimum and not above the \$12,600.00 maximum, the actual assessment for the BID would be **\$7537.00**.

FORTIS HEALTH INSURANCE BUILDING, FORTIS INSURANCE COMPANY

501 W. Michigan Avenue

Given that the total valuation of this property as of 1 January 2003 is \$25,088,000.00; then dividing this by \$1000 and multiplying this valuation by \$0.900 would result in an assessment of \$22,579.20. Because this is above the \$12,600.00 maximum, the actual assessment for the BID would be **\$12,600.00**.

Complete tabulation of the assessment per parcel in the Westown BID #5 is in Appendix C.

2004 BID #5 Assessments												
Taxkey	Property Address	Class	Owner Name	Suiten Land	Current Improv.	Current Tax	Land	Land Tax	Footprint	Footprint Tax	Other Tax	Total
361-0701-000-3	825 W. Wisconsin	APT	St. James Court Historic Apartments Ltd Ptnr	\$140,400	\$909,600.00	\$950,000.00	4,576	4,576	4,576	\$855.00		\$855.00
361-0702-000-9	815 W. Wisconsin	COMM	Towne Peterson LLC	\$68,600	\$27,700.00	\$96,300.00	22,057	22,057	22,057	\$86.67		\$86.67
361-0703-000-4	801 W. Wisconsin	COMM	Towne Peterson LLC	\$330,900	\$49,100.00	\$380,000.00	63,000	63,000	63,000	\$342.00		\$342.00
361-0707-110-X	735 W. Wisconsin	COMM	Towne Peterson LLC	\$1,008,000	\$1,931,000.00	\$2,939,000.00	72,775	72,775	72,775	\$2,645.10		\$2,645.10
361-0709-100-3	625 N. James Lovell	COMM	Towne Peterson LLC	\$87,300	\$8,700.00	\$96,000.00	7,500	7,500	7,500	\$86.40		\$86.40
361-0711-000-8	712 W. Michigan	COMM	7th & Michigan Associates LLC C/O SGMC	\$67,500	\$931,500.00	\$999,000.00	15,000	15,000	29,869	\$899.10		\$899.10
361-0712-000-3	700 W. Michigan	COMM	Michigan Associates LLC C/O SGMC	\$135,000	\$877,000.00	\$1,012,000.00	27,802	27,802	27,802	\$910.80		\$910.80
361-0713-111-0	633 W. Wisconsin	COMM	The Clark Building Joint Venture	\$1,428,000	\$6,946,000.00	\$8,374,000.00	71,400	71,400	424,295	\$7,536.60		\$7,536.60
361-0714-111-6	611 W. Wisconsin	COMM	Downtown Ventures LLP	\$639,100	\$6,580,300.00	\$7,220,000.00	41,955	41,955	172,609	\$6,678.00		\$6,678.00
361-0719-111-3	509 W. Wisconsin	COMM	Milw City Center LLC	4,176,000.00	\$27,643,000.00	\$31,819,000.00	104,400.00	104,400.00	491,759.00	\$28,637.10		\$28,637.10
361-0724-100-5	518 W. Michigan	COMM	Milw City Center LLC	450,000.00	\$236,000.00	\$686,000.00	22,500.00	22,500.00	22,500.00	\$617.40		\$617.40
361-0739-120-1	615 N. 4th Street	COMM	Boston LLC c/o Wispark LLC	\$1,440,000	\$1,280,000.00	\$2,720,000.00	48,000	48,000	280,872	\$2,448.00		\$2,448.00
361-0739-110-1	401 W. Michigan	COMM	Istar CTL LP c/o Istar Financial, Inc.	1,920,000.00	\$15,238,000.00	\$17,158,000.00	64,000.00	64,000.00	236,218.00	\$15,442.20		\$15,442.20
361-0814-122-5	501 W. Michigan	COMM	Time Insurance Company Attn Tax Departme	\$2,873,700	\$23,232,300.00	\$26,106,000.00	127,718	127,718	370,160	\$23,495.40		\$23,495.40
361-0822-110-5	633 W. Michigan	COMM	Donald R. Dreiske c/o Robert Fritzhall	\$963,700	\$2,505,300.00	\$3,469,000.00	80,311	80,311	96,022	\$3,122.10		\$3,122.10
361-0825-120-9	525 N. 6th Street	COMM	Honeywell, Inc. Tax Dept MN12-4184	\$238,000	\$909,000.00	\$1,147,000.00	29,762	29,762	19,779	\$1,032.30		\$1,032.30
361-0834-210-7	545 N. James Lovell	COMM	7th & Michigan Associates c/o SGMC	\$33,800	\$79,200.00	\$113,000.00	5,625	5,625	5,625	\$101.70		\$101.70
361-0835-000-2	555 N. James Lovell	COMM	The Schettie Joint Revocable Trust D2-8-96	\$30,000	\$278,000.00	\$308,000.00	5,000	5,000	5,046	\$277.20		\$277.20
361-0840-111-1	803 W. Michigan	COMM	Towne Realty Inc.	\$482,100	\$2,688,900.00	\$3,171,000.00	60,260	60,260	132,334	\$2,853.90		\$2,853.90
361-0849-100-5	531 N. 8th Street	COMM	Towne Realty Inc.	\$76,800	\$7,800.00	\$84,600.00	9,600	9,600	9,600	\$76.14		\$76.14
361-0850-110-8	521 N. 8th Street	COMM	Towne Realty Inc.	\$75,300	\$162,700.00	\$238,000.00	9,146	9,146	7,200	\$214.20		\$214.20
361-1713-100-3	601 West Wells	COMM	AllRight Corporation	\$735,000	\$3,119,000.00	\$3,854,000.00	36,760	36,760	158,916	\$3,468.60		\$3,468.60
361-1715-000-8	738 N. James Lovell	COMM	Mitchell Family Trust D8-10-93	\$40,000	\$82,000.00	\$122,000.00	2,000	2,000	2,612	\$109.80		\$109.80
361-1716-000-3	746 N. James Lovell	COMM	Steven M. Lechter & Mitchell H. Lechter	\$35,000	\$82,000.00	\$117,000.00	1,760	1,760	1,986	\$105.30		\$105.30
361-1717-000-9	728 N. James Lovell	COMM	Lovell Development LLC	\$300,000	\$150,000.00	\$450,000.00	15,000	15,000	45,000	\$405.00		\$405.00
361-1718-100-0	723 N. 8th Street	COMM	Allright Realty Company	\$240,000	\$127,000.00	\$367,000.00	12,000	12,000	12,000	\$330.30		\$330.30
361-1721-000-0	626 W. Wisconsin	COMM	The Central Marketplace Co % Robert A. Te	\$326,200	\$71,800.00	\$398,000.00	16,312	16,312	16,312	\$358.20		\$358.20
361-1722-000-6	612 W. Wisconsin	APT	Wisconsin Avenue Property LLC	\$274,000	\$616,000.00	\$890,000.00	10,500	10,500	97,133	\$801.00		\$801.00
361-1723-000-1	606 W. Wisconsin	COMM	MJM Partnership James Zilber 1994 Trust	\$262,500	\$1,664,500.00	\$1,927,000.00	10,500	10,500	97,133	\$1,734.30		\$1,734.30
361-1729-110-8	700 W. Wisconsin	APT	Partnership to Develop Westown Inc.	\$556,000	\$6,644,000.00	\$7,200,000.00	118,250	118,250	46,398	\$6,480.00		\$6,480.00
398-0101-000-0	900 W. Wisconsin	COMM	Wisconsin Club	\$1,714,600	\$2,435,400.00	\$4,150,000.00	118,250	118,250	46,398	\$3,735.00		\$3,735.00
398-0105-000-8	543 N 9th Street	RES	Arnold J. Thomas	\$2,200	\$26,300.00	\$28,500.00	3,600	3,600	3,600	\$25.65		\$25.65
398-0116-000-3	539 N. 9th Street	COMM	Town Realty Inc	\$28,800	\$10,400.00	\$39,200.00	3,600	3,600	3,600	\$35.28		\$35.28
398-0117-200-1	533 N. 9th Street	COMM	Towne Realty Inc.	\$28,800	\$10,400.00	\$39,200.00	3,600	3,600	3,600	\$35.28		\$35.28
398-1202-100-5	635 N. James Lovell	COMM	Badger Coaches, Inc.	\$240,000	\$131,000.00	\$371,000.00	12,000	12,000	8,750	\$333.90		\$333.90
398-1203-000-4	641 N. James Lovell	COMM	Shafton Family LTD Partnership	\$54,000	\$108,000.00	\$162,000.00	4,500	4,500	3,000	\$145.80		\$145.80
398-1204-000-X	701 W. Wisconsin	COMM	Shafton Family LTD Partnership	\$202,500	\$608,500.00	\$811,000.00	13,500	13,500	27,236	\$729.90		\$729.90
Totals												\$730.00

BYLAWS

**BOARD OF DIRECTORS
WESTOWN BUSINESS IMPROVEMENT DISTRICT
(BID NO. 5)**

1.0 Objectives

1.1 The objectives of the Board shall be those set forth in section 66.608 Wisconsin Statutes, and in the operating plan adopted by the City of Milwaukee for Business Improvement District No. 5 (Westown).

2.0 Officers and Their Duties

2.1 The officers of the Board shall consist of a Chair and Vice Chair, a Secretary, and a Treasurer.

2.2 The Chair shall preside at all meetings and hearings of the Board and shall perform such duties as are customarily exercised by a presiding officer. In addition, the Chair may appoint general or special committees if and when the occasion requires.

2.3 The Vice-Chair shall perform the duties of the Chair in the latter's resignation, absence or inability to act.

2.4 The Secretary shall keep the permanent minutes of the Board; file copies of the minutes, reports and records of the Board with the City Clerk; see that all notices are duly given in accordance with the provisions of these bylaws, or as required by law; and, in general, perform all duties incident to the office of Secretary.

2.5 The Treasurer shall have charge and custody of and be responsible for all funds and securities of the BID. The Treasurer shall perform all of the duties incident to the office of Treasurer. The Treasurer and Chair shall prepare or have prepared an annual operating budget showing income and expenses, shall present it to the Board for approval and shall prepare or have prepared the annual audit required by law.

2.6 The Board may assign other duties to each officer as may from time to time be deemed necessary. The office shall be required to fulfill all duties so assigned by the board.

3.0 Election of Officers

3.1 The officers shall be elected at the first meeting in January to serve for (1) year or until their successors have been elected, and their term of office shall begin at the meeting at which they are elected.

4.0 Meeting

4.1 The Board shall meet on a quarterly basis. At least one week written notice, delivered to the members and to the City Clerk, shall be necessary to schedule a meeting of the Board.

4.2 A quorum of the Board shall consist of at least six (6) members.

4.3 Special meetings may be called by the Chair or at the request of six (6) members of the Board.

4.4 All meetings shall be open to the public, except those specified in Section 18.85 Wisconsin Statutes.

5.0 **Hearings**

5.1 Prior to submitting its annual operating plan to the Common Council of the City of Milwaukee, the Board shall hold a public hearing on the proposed plan. Written notice of the hearing shall be mailed to all owners of property within the BID at least one week prior to the hearing. The notice shall state that copies of the operating plan are available from the Board on request.

5.2 In addition to the annual hearing on the operating plan, the Board may hold public hearings or informational meetings when it decides such hearings will be in the public interest.

6.0 **Financial**

6.1 The Board shall open such bank account, checking account or other accounts with a financial institution in the City of Milwaukee, as the board may deem necessary or advisable.

6.2 The officers shall be the authorized signers of checks or withdrawal orders in connection with any such account. The signatures of two officers shall be required on any check for withdrawal.

6.3 The Secretary shall certify the names and signatures of the current officers to the financial institution and the financial institution shall be fully protected in relying on any such certification by the Secretary until it receives written notice of change in such office or signing authority.

6.4 All invoices for goods supplied or services rendered to the BID shall be approved for payment by the Chair and payment made by procedures established by the Chair and the Treasurer.

6.5 Board members may make application to the Chair for reimbursement of out-of-pocket expenses up to \$25.00. Reimbursement for out of pocket expenses in excess of \$25.00 will require prior Board approval.

7.0 **Board Membership**

7.1 A Board member may resign by submitting a written resignation to the Secretary.

7.2 A Board member may be removed from the Board by a two-thirds vote of the membership of the Board after notice and opportunity for a hearing are afforded the member in question.

7.3 Upon a vacancy being created on the Board, the Board shall notify the Mayor and petition the Mayor to appoint a replacement.

7.4 A Board member who has submitted a written resignation or whose term has expired shall continue to serve on the board, if otherwise able, until a successor is confirmed by the Common Council.

8.0 **Amendment**

8.1 These by-laws may be amended, to the extent not in conflict with section 66.608 Wisconsin Statutes or the operating plan, by an amendment adopted by two-thirds vote of the Board, provided advance notice of the amendment was previously forwarded to each member of the Board, at least one week before the meeting.

9.0 **Parliamentary Authority**

9.1 The rules contained in the current edition of Roberts Rules of Order shall govern the Board in all cases which are applicable and in which they are not inconsistent with these bylaws, the operating plan, and any statutes applicable.

Appendix E

2003-2004

BUSINESS IMPROVEMENT DISTRICT #5 OFFICERS

Debra Usinger	Chair
Ken A. Stein	Vice-Chairman
Joan Bartels Farrell	Secretary
Mike Kenney	Treasurer

BUSINESS IMPROVEMENT DISTRICT #5

BOARD MEMBER

TERM EXPIRES

Thomas G. Bernacchi	9 September 2004
Gerald Rappaport	9 September 2004
Mike Kenney	13 September 2005
Ken A. Stein	13 September 2005
Debra Usinger	13 September 2005
Joan Bartels Farrell	1 January 2005
Larry Stephens	20 March 2004
Eric Resch	4 February 2006
John Hennessy	10 March 2006
Rob Guilbert	13 May 2006

DCC Detail BID Report

06/02/2003

BID	Taxkeys	Property Address	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqt	Floor Area	Amount
05	361-0700-000	8 833 W WISCONSIN	ST JAMES EPISCOPAL CHURCH	Exm	0	0	0	0	0	0
05	361-0701-000	8 825 W WISCONSIN	ST JAMES COURT HISTORIC APARTMENTS LTD PARTNRSHP 881 W WISCONSIN AVE MILWAUKEE WI	Adp	140,400	809,600	950,000	0	0	855
05	361-0702-000	9 815 W WISCONSIN	TOWNE PETERSON LLC	Comm	68,600	27,700	96,300	4,576	4,576	210
05	361-0703-000	8 801 W WISCONSIN	TOWNE PETERSON LLC	Comm	380,900	49,100	380,000	22,057	22,057	242
05	361-0704-000	X - 609 N 8TH	CITY OF MILW 8TH ST SCH	Exm	0	0	0	0	0	0
05	361-0705-000	8 825 W MICHIGAN	5225 W VLIET ST MILWAUKEE WIS	Exm	0	0	0	0	0	0
05	361-0706-000	8 825 W MICHIGAN	AT&T COMMUNICATIONS OF WISCONSIN INC W27/S4747 SALESVILLE RD WAUKESHA, WI	Exm	0	0	0	0	0	0
05	361-0707-110	X 735 W WISCONSIN	TOWNE -PETERSON LLC	Comm	1,008,000	1,931,000	2,939,000	63,000	111,109	2,904
05	361-0709-100	8 625 N JAMES LOVELL	710 N PLANKINTON AV MILWAUKEE WI	Comm	87,300	8,700	96,000	7,275	7,275	210
05	361-0711-000	8 712 W MICHIGAN	7TH & MICHIGAN ASSOC LLC C/O SGMC	Comm	67,500	931,500	999,000	7,500	29,869	899
05	361-0712-000	8 700 N WATER ST STE 400	MILWAUKEE, WI	Comm	53,202	0	53,202	0	0	0
05	361-0713-111	0 633 W WISCONSIN	THE CLARK BUILDING JOINT VENTURE 710 N PLANKINTON AVE 10TH F MILWAUKEE WI	Comm	1,428,000	6,946,000	8,374,000	71,400	424,295	7,537

DCD Detail BID Report

06/02/2003

BID	Taxkeys	Property Address	Owner Name - Address	Class	Curr Land	Curr Imprv	Curr Total	Landsqft	Floor Area	Amount
05	361-0714-101	6 611 W WISCONSIN	DOWNTOWN VENTURES LLP 10524 NPT WASHINGTON RD MILWAUKEE WI 53202	Comm	839,100	6,580,900	7,420,000	41,955	772,609	6,678
05	361-0726-110	3 401 W WISCONSIN	REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	Exm	0	0	0	86,400	86,400	0
05	361-0799-110	1 401 W MICHIGAN	ISTAR CTL LLP CIO ISTAR FINANCIAL, INC P O BOX 4900 SCOTTSDALE AZ 85261	Comm	1,920,000	15,238,000	17,158,000	64,000	236,218	12,600
05	361-0814-122	5 501 W MICHIGAN	WISCONSIN ELECTRIC POWER CO CIO REAL ESTATE DEPT 231 W MICHIGAN ST MILWAUKEE WI 53201	Exm	0	0	0	0	0	0
05	361-0825-120	9 528 N 6TH	TIME INSURANCE COMPANY ATTN: TAX DEPARTMENT POB 3121 MILWAUKEE WI 53201	Comm	2,873,700	22,214,300	25,088,000	127,718	370,160	12,600
05	361-0822-110	5 688 W MICHIGAN	DONALD R DRESKE C/O ROBERT FRITZSHALL 633 W MICHIGAN ST MILWAUKEE WI 53203	Comm	963,700	2,505,300	3,469,000	80,311	96,022	3,132
05	361-0834-110	0 631 N JAMES LOVELL	HONEYWELL INC TAX DEPT MN 12-4184 P O BOX 524 MINNEAPOLIS MN 55440	Comm	238,000	909,000	1,147,000	29,752	19,779	1,032
05	361-0834-110	0 631 N JAMES LOVELL	MILWAUKEE COUNTY ACTIVE PRIVATE LANDS 901 N 9TH ST MILWAUKEE WI 53233	Exm	0	0	0	0	0	0
05	361-0834-210	7 545 N JAMES LOVELL	7TH & MICHIGAN ASSOC LLC C/O SGMC 700 N WATER ST STE 400 MILWAUKEE, WI 53202	Comm	33,800	79,200	113,000	5,625	5,625	210
05	361-0835-000	2 535 N JAMES LOVELL	THE SCHEDULED CONTRACTORS TRUST D718-96 1601 W RIVERA DR NEW BERLIN WI 53151	Comm	301,000	278,000	309,000	5,000	5,046	278

DCCD Detail Bid Report

06/02/2003

BID	Taxkeys	Property Address	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqt	Floor Area	Amount
05	361-0840-111	1 803 W MICHIGAN	TOWN REALTY INC 710 N PLANKINTON AV MILWAUKEE, WI	Comm	482,100	2,688,900	3,171,000	60,260	132,334	2,835
05	361-0650-110	8 521 N 8TH	TOWN REALTY INC 710 N PLANKINTON AV MILWAUKEE, WI	Comm	75,300	162,700	238,000	9,146	7,200	214
05	361-1683-000	5 623 W STATE	MILWAUKEE COUNTY 710 N PLANKINTON AV MILWAUKEE, WI	Exm	0	0	0	78,975	78,975	6
05	361-1688-111	4 841 N JAMES LOVELL	MILWAUKEE COUNTY 809 N BROADWAY MILWAUKEE, WI	Exm	0	0	0	383,287	577,947	0
05	361-1701-114	8 710 W WELLS	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI	Exm	0	0	0	161,176	0	0
05	361-1713-100	3 601 W WELLS	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI	Comm	735,000	3,119,000	3,854,000	36,750	158,916	3,469

DCCD Detail BID Report

06/02/2003

BID	Taxkeys	Property Address	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqft	Floor Area	Amount
05	361-1718-100	723 N 6TH	MICHELL FAMILY TRUST DB: 10-93 10200 W BILDEN MOUND RD WAUWATOSA, WI 53226	Comm	40,000	82,000	122,000	2,000	2,612	210
05	361-1716-000	746 N JAMES LOVELL	STEVEN M LECHTER & MITCHELL H LECHTER 4611 W WOOLWORTH AVE MILWAUKEE WI 53218	Comm	35,000	82,000	117,000	1,750	1,986	210
05	361-1721-000	728 N JAMES LOVELL	LOVELL DEVELOPMENT LLC 2149 S. HENRI ST WESTALLS, WI 53227	Comm	360,000	150,000	450,000	15,000	45,000	405
05	361-1718-100	723 N 6TH	ALLRIGHT REALTY COMPANY ATTN: PROP TAX DEPT - 2401-21ST AV SOUTH #200 NASHVILLE TN 37212	Comm	240,000	127,000	367,000	12,000	12,000	330
05	361-1721-000	626 W WISCONSIN	THE CENTRAL MARKET PLACE CO %ROBERT A TEPPER 100 E WISCONSIN AV/STE 3800 MILWAUKEE WI 53202	Comm	926,200	71,800	998,000	16,312	16,312	558
05	361-1722-000	612 W WISCONSIN	WISCONSIN AVENUE PROPERTY LLC 612 W WISCONSIN AV MILWAUKEE, WI 53203	Apt	274,000	616,000	890,000	0	0	801
05	361-1723-000	686 W WISCONSIN	MDM PARTNERSHIP LLP MARILYN ZILBER 1984 TRUST 710 N PLANKINTON AV #1200 MILWAUKEE WI 53208	Comm	262,500	1,664,500	1,927,000	10,500	97,133	1734
05	361-1725-140	711 W WELLS	CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE WI 53202	Exm	0	0	0	0	0	0
05	361-1729-000	700 W WISCONSIN	PARTNERSHIP TO DEVELOP WESTOWNING THE WISCONSIN AVE #1700 MILWAUKEE WI 53202	Adj	596,000	6,614,000	7,200,000	0	0	6,480
05	361-1743-000	814 W WISCONSIN	CITY OF MILW 809 N BROADWAY MILWAUKEE, WI 53202	Exm	0	0	0	0	0	0
05	361-1743-000	900 W WISCONSIN	WISCONSIN CORP 900 W WISCONSIN AVE MILWAUKEE, WI 53233	Comm	1,714,600	2,435,400	4,150,000	118,250	46,398	5,135

DCD Detail BID Report

06/02/2003

BID	Taxkeys	Property Address	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqft	Floor Area	Amount
05	391-0103-110	5 901 N 9TH	MILWAUKEE COUNTY REGISTER OF DEEDS 901 N 9TH ST MILWAUKEE WI 53233	Exm	0	0	0			0
05	391-0113-120	7 939 N 10TH	MILWAUKEE COUNTY REGISTER OF DEEDS 901 N 9TH ST MILWAUKEE WI 53233	Exm	0	0	0	150,750	150,750	0
05	391-0407-120	5 803 N 10TH	MILWAUKEE COUNTY REGISTER OF DEEDS 901 N 9TH ST MILWAUKEE WI 53233	Exm	0	0	0			0
05	391-0407-120	5 803 N 10TH	MILWAUKEE COUNTY ACTIVE FRWY/HWY LANDS 901 N 9TH ST MILWAUKEE WI 53233	Exm	0	0	0			0
05	392-2451-000	8 400 W WISCONSIN	MILWAUKEE COUNTY ACTIVE FRWY/HWY LANDS 901 N 9TH ST MILWAUKEE WI 53233	Exm	0	0	0			0
05	392-2451-000	8 400 W WISCONSIN	WISCONSIN CENTER DISTRICT 500 W KILBOURN AVE MILWAUKEE WI 53203	Exm	0	0	0			0
05	398-0109-000	5 935 W WISCONSIN	WISCONSIN CENTER DISTRICT 500 W KILBOURN AVE MILWAUKEE WI 53203	Exm	0	0	0			0
05	398-0109-000	5 935 W WISCONSIN	CALVARY PRESBYTERIAN CHURCH 628 N 10TH ST MILWAUKEE WI 53233	Exm	0	0	0			0
05	398-0114-110	6 547 N 9TH	MARQUETTE UNIVERSITY ATTN: RISK MGMT P.O. BOX 1881 MILWAUKEE WI 53201	Exm	0	0	0	100,100	248,000	0
05	398-0114-110	6 547 N 9TH	YOUNG MEN'S CHRISTIAN ASSOCIATION OF METRO 161 W WISCONSIN AV STE #4000 MILWAUKEE, WI 53203	Exm	0	0	0			0

DCD Detail Bid Report

06/02/2003

BID	Taxkeys	Property Address	Owner Names - Address	Class	Curr Land	Curr Imprv	Curr Total	LandSqt	Floor Area	Amount
05	398-0116-000 3	539 N 9TH	ARNOLD THOMAS 4016 RIVERSIDE DR WATERFORD WI 53185	Res	2,200	26,800	28,500			0
05	398-0116-000 3	539 N 9TH	TOWN REALTY INC	Comm	28,800	10,400	39,200	3,600	3,600	210
05	398-0116-000 3	539 N 9TH	710 N PLANKINTON AV MILWAUKEE, WI 53203	Comm	26,800	10,400	39,200	3,600	3,600	210
05	398-1202-100 5	635 N JAMES LOVELL	210 N PLANKINTON AV MILWAUKEE, WI 53203	Comm	240,000	131,000	371,000	12,000	8,750	334
			P. O. BOX 72 MADISON WI 53701							
05	398-1204-000 X	701 W WISCONSIN	SHAFTON FAMILY LTD PARTNERSHIP 5205 N IRONWOOD RD MILWAUKEE WI 53217	Comm	202,500	608,500	811,000	13,500	27,236	320
<p>Total Taxkeys In BID 63</p>										
<p>Missed Properties</p>										
	361-0719-111-3	509 W. Wisconsin	COMM Milw City Center LLC		4,176,000.00	\$27,643,000.00	\$31,819,000.00	104,400.00	491,759.00	\$28,637.10
	361-0724-100-5	518 W. Michigan	COMM Milw City Center LLC		450,000.00	\$236,000.00	\$686,000.00	22,500.00	22,500.00	\$617.40
<p>Amounts in boxes: \$12,500.00, \$617.40</p>										

2004 BID #5 Assessments

381-0701-000-3	825 W. Wisconsin	APT	St. James Court Historic Apartments Ltd Ptn	\$140,400	\$809,800.00	\$950,000.00	4.576	4.576	\$955.00	\$655.00
381-0702-000-9	815 W. Wisconsin	COMM	Towne Peterson LLC	\$68,600	\$27,700.00	\$96,300.00	22.057	22.057	\$96.67	\$210.00
381-0703-000-4	801 W. Wisconsin	COMM	Towne Peterson LLC	\$330,900	\$49,100.00	\$380,000.00	63.000	111.109	\$342.00	\$342.00
381-0707-110-X	795 W. Wisconsin	COMM	Towne Peterson LLC	\$1,008,000	\$1,931,000.00	\$2,939,000.00	7.275	7.275	\$2,645.10	\$2,645.00
381-0709-100-3	625 N. James Lovell	COMM	Towne Peterson LLC	\$87,300	\$8,700.00	\$96,000.00	7.500	29.899	\$86.40	\$210.00
381-0711-000-8	712 W. Michigan	COMM	7th & Michigan Associates LLC C/O SGMC	\$67,500	\$931,500.00	\$999,000.00	15.000	27.802	\$899.10	\$899.00
381-0712-000-3	700 W. Michigan	COMM	Michigan Associates LLC C/O SGMC	\$135,000	\$877,000.00	\$1,012,000.00	71.400	424.295	\$910.80	\$911.00
381-0713-111-0	633 W. Wisconsin	COMM	The Clark Building Joint Venture	\$1,428,000	\$8,946,000.00	\$8,374,000.00	41.955	172.609	\$7,536.60	\$7,537.00
381-0714-111-6	611 W. Wisconsin	COMM	Downtown Ventures LLP	\$839,100	\$6,580,900.00	\$7,420,000.00	104.400	491.759.00	\$6,678.00	\$6,678.00
381-0718-111-3	609 W. Wisconsin	COMM	Milw City Center LLC	4,176,000.00	\$27,643,000.00	\$31,819,000.00	22,500.00	22,500.00	\$28,637.10	\$12,600.00
381-0724-100-5	518 W. Michigan	COMM	Milw City Center LLC	450,000.00	\$236,000.00	\$686,000.00	48.000	280.872	\$617.40	\$617.00
381-0738-120-1	615 N. 4th Street	COMM	Boston LLC c/o Wispark LLC	\$1,440,000	\$1,280,000.00	\$2,720,000.00	64,000.00	236,218.00	\$2,448.00	\$2,448.00
381-0739-110-1	401 W. Michigan	COMM	Istar CT L LP c/o Istar Financial, Inc.	1,920,000.00	\$15,238,000.00	\$17,158,000.00	127.718	370.180	\$15,442.20	\$12,600.00
381-0814-122-5	501 W. Michigan	COMM	Time Insurance Company Attn Tax Departme	\$2,873,700	\$23,232,300.00	\$26,106,000.00	80.311	96.022	\$23,495.40	\$12,600.00
381-0822-110-5	633 W. Michigan	COMM	Donald R. Dreiske c/o Robert Fritts Hall	\$993,700	\$2,505,300.00	\$3,499,000.00	29.752	19.779	\$3,122.10	\$3,122.00
381-0825-120-9	525 N. 8th Street	COMM	Honeywell, Inc. Tax Dept MN12-4184	\$238,000	\$909,000.00	\$1,147,000.00	5.625	5.625	\$1,032.30	\$1,032.00
381-0834-210-7	545 N. James Lovell	COMM	7th & Michigan Associates c/o SGMC	\$33,800	\$79,200.00	\$113,000.00	5.000	5.046	\$101.70	\$210.00
381-0835-000-2	555 N. James Lovell	COMM	The Schepelle Joint Revocable Trust D2-8-86	\$30,000	\$278,000.00	\$308,000.00	60.260	132.334	\$277.20	\$277.00
381-0840-111-1	803 W. Michigan	COMM	Towne Realty Inc.	\$482,100	\$2,688,900.00	\$3,171,000.00	9.146	7.200	\$2,853.90	\$2,835.00
381-0849-100-5	531 N. 8th Street	COMM	Towne Realty Inc.	\$76,800	\$7,800.00	\$84,600.00	2.000	2.612	\$76.14	\$210.00
381-0850-110-8	521 N. 8th Street	COMM	Towne Realty Inc.	\$75,300	\$162,700.00	\$238,000.00	36.750	158.916	\$214.20	\$214.00
381-1713-100-3	601 West Virgil	COMM	Allright Corporation	\$735,000	\$3,119,000.00	\$3,854,000.00	9.146	7.200	\$3,468.60	\$3,469.00
381-1715-000-8	738 N. James Lovell	COMM	Mitchell Family Trust D8-10-93	\$40,000	\$82,000.00	\$122,000.00	2.000	2.612	\$109.80	\$210.00
381-1718-000-3	746 N. James Lovell	COMM	Steven M. Lechter & Mitchell H. Lechter	\$35,000	\$82,000.00	\$117,000.00	1.750	1.986	\$105.30	\$210.00
381-1717-000-9	728 N. James Lovell	COMM	Lovell Development LLC	\$300,009	\$150,000.00	\$450,000.00	15.000	45.000	\$405.00	\$405.00
381-1718-100-0	723 N. 8th Street	COMM	Allright Realty Company	\$240,000	\$127,000.00	\$367,000.00	12.000	12.000	\$330.30	\$330.00
381-1721-000-0	626 W. Wisconsin	COMM	The Central Marketplace Co % Robert A. Tel	\$326,200	\$71,800.00	\$398,000.00	16.312	16.312	\$358.20	\$358.00
381-1722-000-6	612 W. Wisconsin	APT	Wisconsin Avenue Property LLC	\$274,000	\$616,000.00	\$890,000.00	10.500	97.133	\$801.00	\$801.00
381-1723-000-1	608 W. Wisconsin	COMM	MJM Partnership, James Zilber 1994 Trust	\$282,500	\$1,664,500.00	\$1,927,000.00	18.250	46.399	\$1,734.30	\$1,734.00
381-1729-110-8	700 W. Wisconsin	APT	Partnership to Develop Westown Inc.	\$556,000	\$6,644,000.00	\$7,200,000.00	18.250	46.399	\$6,480.00	\$6,480.00
381-0101-000-0	900 W. Wisconsin	COMM	Wisconsin Club	\$1,714,600	\$2,435,400.00	\$4,150,000.00	3.600	3.600	\$3,735.00	\$3,735.00
389-0015-000-8	543 N 9th Street	RES	Arnold J. Thomas	\$2,200	\$26,300.00	\$28,500.00	3.600	3.600	\$25.65	\$0.00
389-0116-000-3	539 N. 9th Street	COMM	Towne Realty Inc	\$28,800	\$10,400.00	\$39,200.00	3.600	3.600	\$35.28	\$210.00
389-0117-200-1	533 N. 9th Street	COMM	Towne Realty Inc.	\$28,800	\$10,400.00	\$39,200.00	3.600	3.600	\$35.28	\$210.00
388-1202-100-5	635 N. James Lovell	COMM	Badger Coaches, Inc.	\$240,000	\$131,000.00	\$371,000.00	4.500	8.750	\$333.90	\$334.00
388-1203-000-4	641 N. James Lovell	COMM	Shafton Family LTD Partnership	\$54,000	\$108,000.00	\$162,000.00	4.500	3.000	\$145.80	\$210.00
388-1204-000-X	701 W. Wisconsin	COMM	Shafton Family LTD Partnership	\$202,500	\$908,500.00	\$911,000.00	13.500	27.236	\$729.90	\$730.00