



**Historic King Drive
Business Improvement District
(BID #8)**

2009 Operating Plan

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2008 Annual Report

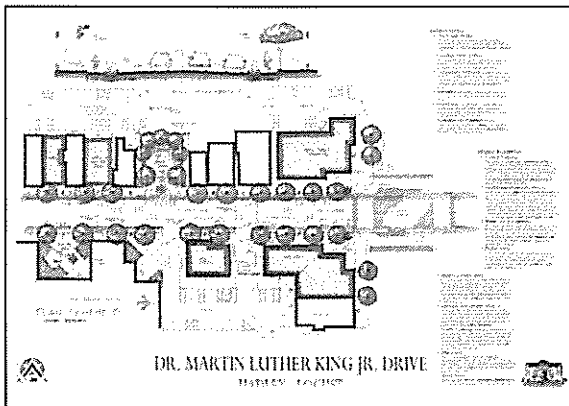
Since 2005, when the BID's Main Street Approach was adopted, the BID has seen the addition of 25 net new businesses and entities. In 2007 alone, more than \$70 Million in investment was made, and five new businesses were added. This dramatic growth has resulted in new challenges: namely bringing the infrastructure, events and other elements of the drive up to the high standards that commerce demands. The BID's Board, Staff, Volunteers and Partners have risen to the challenge in dramatic fashion.

The Main Street Committees

The *Organization Committee* has been hard at work organizing the first Annual Brew City's Best BBQ Competition and 2008 MLK Street Jam, promoted by Harley-Davidson as part of its 105th Anniversary Celebration. More than 20 nationwide bbq competitors, and 20,000 visitors are expected. For more info, visit www.kingdrivebid.com/bbq. Committee volunteers also played key roles in the other volunteer activities of the BID, including the Earth Day Clean-Up of Victory Park, the Annual BID Breakfast and several Business Mixers.



The *Economic Restructuring Committee* has turned its attention to the next Catalytic Project for the area. The Committee held a forum where over 50 neighbors, businesses and other critical players gave their input on what projects should be pursued. The Committee is also working on a parking plan to address the increased strain on the districts parking resources.



The *Design Committee*, in 2008 installed more than two dozen additional planters along the Drive. More importantly, the committee has been getting community input on its streetscape plan and should have the design completed before the end of the year.

The *Marketing Committee* continues to be a major sponsor of summer events like Juneteenth Day and Garfield Ave Blues and Jazz festival. The committee also launched a new web page for the district.

The *Maintenance & Public Safety Committee* continues to provide trash clean-up, gum removal and graffiti removal for the entire district. The Committee has also had several Public Safety brain storming sessions to strategize with key stakeholders on how to address all safety issues that commerce demands.

Planning for the Future

Throughout 2008, the King Drive BID maintained its status as the district to watch. The Board of Directors for the King Drive Business Improvement District is looking forward to 2009, its Seventeenth anniversary.

Sincerely,

Teig Whaley-Smith, Executive Director, Historic King Drive BID #8



Year 17 Operating Plan

I. Introduction

In 1984, the Wisconsin Legislature created Sec. 66.1109 (formerly Sec. 66.608) of the Wisconsin Statutes ("BID Law") 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." (1983 Wisconsin Act 184, Section 1, legislative declaration)

On September 17, 1992, the Common Council of the City of Milwaukee by Resolution File Number 920644, created Business Improvement District Number 8 ("Historic King Drive BID", "BID", or "District") and adopted its initial operating plan.

The BID Law requires that a BID Board of Directors "...shall annually consider and 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 Directors of Historic King Drive BID submits this 2009 Operating Plan in fulfillment of the statutory requirement ("Operating Plan").

This Operating Plan proposes a continuation of activities described in the initial (July 1992) Historic King Drive BID Operating Plan ("Year 1 Operating Plan"). Therefore, it incorporates by reference the Year 1 Operating Plan as adopted by the Common Council of the City of Milwaukee. In the interest of brevity, this Operating Plan details the elements that are required by the BID Law and any proposed changes for 2009. It does not repeat the background information that is contained in the Year 1 Operating Plan nor does it include the Business Improvement District statute, original petitions or the City of Milwaukee Attorney's Statement.

II. District Boundaries

Boundaries of the Historic King Drive BID are shown on the map in Appendix A of this Operating Plan. A listing of the properties included in the Historic King Drive BID is provided in Appendix B. (Together Appendix A and B, "BID Boundary")

III. Proposed Operating Plan

A. Plan Objective

The objective of the Historic King Drive Business Improvement District is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID Boundary.

B. Proposed Activities

Principal activities to be engaged in by the District during its sixteenth year of operations are to include but not limited to operating a District office to promote new development and the

increase value of present improvements by providing staffing, equipment, supplies and resources to:

- Respond to questions about available space for lease or purchase;
- Coordinate and support volunteers to promote private and public financing of District development activities;
- Coordinate business recruitment and business development;
- Provide informational materials regarding business and property opportunities;
- Encourage increased police protection and safety programs;
- Maintain maintenance program;
- Publish and distribute District information and promotional materials;
- Initiate publicity and media coverage of District activities;
- Promote the unique historical significance and commercial mix of the District;
- Encourage design-sensitive renovations of buildings in the District;
- Plan and coordinate special events; and
- Review and implement redevelopment plan.
- Implement Main Street Approach

The BID's activities may also include:

- Borrowing funds to pay for streetscape improvements and developing such improvements
- Borrowing funds to acquire, develop and own real property to be used for the benefit of the district

C. Proposed 2008 Expenditures

REVENUES

BID Assessment	\$189,942	
City of Milwaukee	\$21,000	
Fundraising/Contributions/Earned Income	\$25,000	
Main Street Program Funds	\$50,000	
Main Street Technical Assistance Funds	\$14,000	
TOTAL REVENUES		\$299,942

EXPENSES

Management

Dues, Subscriptions & Library	\$500
Insurance (General Liability & D&O)	\$4,500
Office Supplies	\$2,500
Postage	\$300
Personal Property Taxes	\$1,000
Audit	\$3,500
Legal	\$500
Bookkeeping & Accounting	\$9,600
Management Contract	\$35,000
Rent	\$7,000
Telephone & Internet	\$1,100
Utilities	\$1,000
Miscellaneous	\$3,000
Travel	\$3,000

TOTAL MANAGEMENT EXPENSES		\$72,500
<i>Main Street Activities</i>	\$222,442	
		\$222,442
<i>Business Owner / Home Owner Rebate</i>	\$5,000	
		\$5,000
TOTAL EXPENSES		\$299,942
SURPLUS		\$0.00

D. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A), voluntary private contributions and public grants. The estimated assessed value of BID-eligible properties within the District is \$210,624,200 more than \$55 Million higher than the previous year. Approximately \$189,942 or about sixty-three percent of the BID budget will be raised through BID Assessments. An additional \$21,000 or eleven percent from the City of Milwaukee's contribution will serve as a second component of the BID's budget. The City of Milwaukee has provided this contribution since the BID's inception and it assists the BID in offsetting the costs of public services such as sidewalk cleaning and graffiti removal. The City of Milwaukee is also still one of the largest property owners and this contribution compensates for otherwise exempt property. Approximately \$50,000 of the BID's budget will be raised through a separate contract with the Community Development Grants Administration to implement the Main Street Approach, together with \$14,000 reimbursement for technical assistance through the Local Initiatives Support Corporation.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget as necessary.

E. Organization of BID Board

The District's Board of Directors shall be selected pursuant to the District's Bylaws. The Board's primary responsibility will be implementation of this Operating Plan. The Board may engage a third party to assist in the execution of these duties.

Pending Final Approval by the City Council of outstanding nominations and renewals, the current Historic King Drive BID Board of Directors is comprised as follows:

Term Expiring 2008

- Samuel Denny
- Bezelle Martin
- Carla Cross
- Becky Maniaci
- Luc Monsanto

Term Expiring 2009

- Fletcher Crawford

- Bob Ferriday
- Sherman Hill
- Dave Rotter
- Dan Zens

Term Expiring 2010

- Pamila Brown
- Chris Johnson
- Welford Sanders

As stated in the Bylaws of the Historic King Drive BID, the Board of the Directors will be composed of fifteen board members of whom 12 shall be owners of commercial property and/or operators of businesses within the District boundaries. The remaining 3 board positions shall be open to representatives that function within the environs of the District. If the Board size increases to more than 15, all additional Board members must be commercial property owners and/or operators of businesses within the District.

The Historic King Drive BID Board of Directors as currently constituted, and as may be adjusted in accordance with the Historic King Drive Bylaws shall serve as the District Program Board for implementing the Main Street Approach in the area.

F. Relationship to other Entities

The BID shall be a separate entity from any other entity (“Unaffiliated Entity”), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meeting law, and not subject to the public record law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

IV. Method of Assessment & Rate

A. Assessment Rate and Method

The principle behind the assessment methodology is that each parcel’s owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 or maximum assessment per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap of \$1,500 is proposed since no one large property stands to gain significantly more benefits than other properties.

BID-eligible properties are assessed in the following manner:

- An unimproved tax parcel is assessed at a rate of \$4/1,000 of assessed value up to a maximum BID Assessment of \$1,500. No minimum assessment is applied to unimproved parcels.
- There is a \$125 minimum assessment on all BID-eligible improved tax parcels valued at \$10,000 or less.
- For improved tax parcels valued over \$10,000, the assessment is \$125 plus \$4/1,000 assessed value for the amount over \$10,000, up to a maximum of \$1,500.

The assessment assigned to each parcel based on this formula is herein referred to as "BID Assessment." Any BID Assessments related to a previous year or years may not be contested. Any BID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Excluded and Exempt Property

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

1. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, mercantile apartments, and all other properties that are used for any commercial gain. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principle residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.

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 from the District, during the time of the exemption.

C. Business Owner / Home Owner Rebate

As stated above, "property known to be exclusively residential" is excluded from the BID Assessment. The BID Boundaries include several businesses where the property owner is also the business owner, and also lives at the same property. If no adjustment is made, the property owner pays a BID assessment on his or her entire property, even the portion where he or she lives. In order not to place an undue burden on such Business Owners / Home Owners, the BID has set aside \$5,000 to offer as rebates to such owners. Applications for such rebate must be made by the Business Owner / Home Owner prior to April 1, 2009. The rebate shall be determined as follows. The applicant shall submit:

- (1) Evidence of the "Total Square Footage of Subject Building," including any basement, but not including any roof area, nor the area of a residential garage. Sufficient evidence may include building plans or information from the City Assessor;
- (2) Evidence of the square footage used exclusively by the applicant and the applicants immediate family for residential purposes, not including any roof area, nor the area of

- a residential garage ("Residential Square Footage Occupied by Applicant"). Sufficient evidence may include pictures of the residential area and business area that correspond to the documentation submitted as part of (1) above; and
- (3) Evidence that the property is the applicant's sole and primary residence. Sufficient evidence may include a Driver's License that includes the subject property's address.

The BID's Board of Directors shall make a determination of whether the evidence submitted is sufficient. Applicants that have received such approval are "Approved Applicants." The rebate given to the Approved Applicant shall be determined as follows. The "Individual Eligible Rebate" for each applicant shall be determined by the following equation: $\text{Assessment Paid by Applicant for the Subject Year} * (\text{Residential Square Footage Occupied by Applicant} / \text{Total Square Footage of Subject Building})$. Then, all of the applicants' Individual Eligible Rebates shall be summed together to determine the "Total Eligible Rebates". If the Total Eligible Rebates is less than \$5,000, each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate. If the Total Eligible Rebates is greater than \$5,000, then the "Percentage Rebate" shall be determined by taking \$5,000 divided by Total Eligible Rebates. Then each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate multiplied by the Percentage Rebate.

This rebate only applies to residents that own and live at the subject property, not to business owners that lease an apartment, nor to residents living at the property that are not also the owner of the subject property. The rebate may apply to residents that own the property under the name of a limited liability company or other form of ownership as long as the applicant can show that he or she is the 100% owner of such entity. The determinative date that the BID Board will consider whether a homeowner lived at the premises is January 1 of the subject year. No property owner shall be entitled to a rebate if he or she owes any outstanding taxes or other fees to the City of Milwaukee. A property owner that is current on installment payments shall not be considered to owe outstanding taxes, however, any rebate shall be paid directly to the city to be applied towards outstanding installments. Each applicant must submit a recertification every year to be considered for a rebate. This program will be considered annually by the BID Board and may or may not be a part of future Operating Plans.

D. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of a private property. This maintenance may only include (a) weed removal; (b) excessive trash removal; (c) snow/ice removal and (d) graffiti removal. Prior to performing such maintenance the BID shall either (i) send notice by certified mail to owner of record, or (ii) post notice on the property. The notice shall give the owner 48 hours to resolve the maintenance problem. If the problem is not resolved the BID may, but shall have no obligation, to resolve such problem. In such cases that the BID does perform maintenance it may add to the relevant property's assessment in the subsequent year a fee of up to \$50 per hour. This increased assessment may cause a property's assessment to exceed the maximum assessment as stated in Section IV.A above. The aggregate additional assessment that may be added to a property's regular assessment in any operating year, shall be \$500.

V. **Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City.**

A. City Plans

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

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

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Historic King Drive business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role In District Operation

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

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;
3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2009 and no later than March 31, 2009. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Tax Commissioner's office on or before June 30th of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. 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.

VI. [Intentionally Omitted]

VII. Future Year Operating Plans

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the Year 1 Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Sixteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Sixteen 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 Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

VIII. Contracting with BID #8

Any contracting with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

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08	3530923000	9	Active	1751 N MARTIN L KING JR
08	3530924000	4	Active	1739 N MARTIN L KING JR
08	3530925000	X	Active	1737 N MARTIN L KING JR
08	3530947000	X	Active	1724 N MARTIN L KING JR
08	3530951000	1	Active	1718 N MARTIN L KING JR
08	3530954000	8	Active	117 W VINE
08	3530955100	X	Active	141 W VINE
08	3530959110	9	Active	1736 N 2ND
08	3530959120	6	Active	1735 N 1ST
08	3530969000	X	Active	1741 N PALMER
08	3530970000	5	Active	1737 N PALMER
08	3531331000	9	Active	1736 N 4TH
08	3531332000	4	Active	1740 N 4TH
08	3531333000	X	Active	335 W VINE
08	3531334000	5	Active	339 W VINE
08	3531461000	6	Active	224 W VINE
08	3531462000	1	Active	224 W VINE
08	3531463000	7	Active	224 W VINE
08	3531464000	2	Active	224 W VINE
08	3531471000	0	Active	1725 N PALMER
08	3531472000	6	Active	1725 N PALMER
08	3531473000	1	Active	1725 N PALMER
08	3531474000	7	Active	1725 N PALMER
08	3531475000	2	Active	1725 N PALMER
08	3531476000	8	Active	1725 N PALMER
08	3531477000	3	Active	1725 N PALMER
08	3531491000	X	Active	1846 N 4TH
08	3531492000	5	Active	1846 N 4TH
08	3531493000	0	Active	1846 N 4TH
08	3531494000	6	Active	1846 N 4TH
08	3531495000	1	Active	1846 N 4TH
08	3531496000	7	Active	1846 N 4TH
08	3531497000	2	Active	1846 N 4TH
08	3531498000	8	Active	1846 N 4TH

08	3531499000	3	Active	1846 N 4TH
08	3531500000	7	Active	1846 N 4TH
08	3531671000	8	Active	1849 N 4TH
08	3531672000	3	Active	1847 N 4TH
08	3531791000	0	Active	204 W RESERVOIR
08	3531792000	6	Active	204 W RESERVOIR
08	3531793000	1	Active	204 W RESERVOIR
08	3531794000	7	Active	204 W RESERVOIR
08	3531861000	0	Active	1803 N 4TH
08	3531862000	6	Active	1805 N 4TH
08	3610104100	4	Active	124 E PLEASANT
08	3610105100	X	Active	100 E PLEASANT
08	3610108110	3	Active	100 W PLEASANT
08	3610110110	4	Active	225 W VINE
08	3610117110	2	Active	1702 N 4TH
08	3610120100	1	Active	300 W WALNUT
08	3610122000	6	Active	1715 N 4TH
08	3610126100	4	Active	416 W WALNUT
08	3610129000	4	Active	1703 N 4TH
08	3610130000	X	Active	1711 N 4TH
08	3610161100	5	Active	1647 N 4TH
08	3610165100	7	Active	1631 N 4TH
08	3610173110	8	Active	1615 N 4TH
08	3610184112	4	Active	1505 N RIVERCENTER
08	3610198000	0	Active	1509 N MARTIN L KING JR
08	3610199100	2	Active	315 W COURT
08	3610202110	4	Active	324 W CHERRY
08	3610203100	2	Active	1501 N MARTIN L KING JR
08	3610264000	9	Active	405 W CHERRY
08	3610265100	0	Active	1433 N 4TH
08	3610273000	8	Active	1425 N 4TH
08	3610276000	4	Active	1417 N 4TH
08	3610278100	1	Active	1401 N 4TH
08	3610279100	7	Active	319 W CHERRY
08	3610287100	0	Active	1434 N 4TH
08	3610291111	8	Active	1422 N 4TH
08	3610292100	8	Active	1414 N 4TH
08	3610297100	5	Active	1402 N 4TH
08	3610317100	2	Active	1345 N MARTIN L KING JR
08	3610318000	1	Active	1350 N 4TH
08	3610319000	7	Active	1344 N 4TH
08	3610324111	6	Active	1334 N 4TH
08	3610326000	5	Active	1333 N MARTIN L KING JR
08	3610327000	0	Active	1331 N MARTIN L KING JR
08	3610328111	8	Active	1301 N MARTIN L KING JR
08	3610330112	7	Active	1300 N 4TH
08	3610332000	8	Active	419 W VLIET
08	3610344100	X	Active	1303 N 4TH
08	3611841110	7	Active	1610 N 2ND
08	3611842000	9	Active	111 W PLEASANT
08	3611844000	X	Active	101 W PLEASANT
08	3611852110	7	Active	1542 N 2ND

08	3611861100	9	Active	325 W WALNUT
08	3611871000	7	Active	1631 N MARTIN L KING JR
08	3611891000	6	Active	1401 N MARTIN L KING JR
08	3611954000	8	Active	215 W PLEASANT
08	3611961000	6	Active	201 W PLEASANT
08	3611962000	1	Active	1500 N 2ND
08	3611963000	7	Active	101 E PLEASANT
08	3611991100	6	Active	1420 N MARTIN L KING JR
08	3611992000	5	Active	201 W CHERRY
08	3611993000	0	Active	1330 N MARTIN L KING JR
08	3611994100	2	Active	1254 N MARTIN L KING JR
08	3612001000	4	Active	235 W GALENA
08	3612002000	X	Active	205 W GALENA
08	3612003000	5	Active	210 W CHERRY

rem_owner1

CITY OF MILW
CITY OF MILW REDEV AUTH
MUSIC LLC
2826 MLK LLC
2826 MLK LLC
2826 MLK LLC
DHK MIDWEST LLC
ERNA C KOWALESKI
SALEM SARSOOR
YAHYA SARSOOR
S & J PROPERTIES INC
ANDERSON D MCWILLIE
MICHAEL P RYAN
L C MARTIN
CHRISTOPHER FREUND
T P JACKSON ENTERPRISES LLC
BURGER KING CORP #4054
PAUL M BACHOWSKI
EARL H JOHNSON
ARNOLD D WILKINS
CITY OF MILW
DEXTER LAMPLEY
JAMES H JACKSON
BACHAN SINGH
CITY OF MILW REDEV AUTH
CITY OF MILWAUKEE
SARAH R ARTIC
PATIALA INC
2366 MLK LLC
DELMA NIMAT HASAN
ANGELINE SMITH DBA
BRUCE L MARTIN
M S KING LLC
TINY MAE MARTIN
CITY OF MILW
VERNON TOWNSEND
ANDREW L ALEXANDER & VIVIAN
SSG PROPERTIES LLC
TS INVESTMENTS LLC
QUEST STUDIOS LLC
EYEPOP CENTER CORPORATION
HENRY SHARKEY
NOLAN T & JOYCE H TAYLOR
MILWAUKEE HEALTH SERVICES
THERESA KATHERINE
BRIAN PETERSEN
MILWAUKEE HEALTH SERVICES
MASJID SULTAN MUHAMMAD
ALICIA LOVE TRUST
ZENS HOSIERY MFG CO INC
ZENS MANUFACTURING INC

rem_owner2

SUHAIL SARSOOR
C/O JAMES PARK
C/O SUSAN RYAN
C/O PROPERTY TAX ACCT
PAULA LAMPLEY
NEFERTARI BEAUTY BOUTIQUE
C/O BIECK MGMT
ERMA DELL BOWLES
C/O BRODERSEN MGMT
REVOCABLE LIVING TRUST
INC
INC

ZENS MANUFACTURING INC	
PAUL M BACHOWSKI	
ZENS MANUFACTURING INC	
BACHAN SINGH	
SUNG & YOUNG LLC	
KING SQUARE LLC	
INNER-CITY REDEVELOPMENT	CORPORATION INC
MERCANTILE THRIFT STORES INC	DBA VALUE VILLAGE
SUNG & YOUNG LLC	
GALINA PATTERSON	
MOUNT ZION REDEV CORP	C/O CARNAHAN
HISTORIC KING PLACE LIMITED	C/O TEAM MGMT
BEZELEE MARTIN & LENA HW	
BEZELEE MARTIN & LENA H W	
VIZION INVESTMENTS INC	
PAUL BACHOWSKI	
CMK INC	%C H COAKLEY & CO
GAULIEN L SMITH	
JB INVESTMENTS OF KENOSHA LL	
MARSHALL GROUP LLC	
MILWAUKEE URBAN LEAGUE	
ALBLELRT GRANT JR	
CMK INC	%C H COAKLEY & CO
KIVLEY INVESTMENTS LLC	C/O SUE MARTINEZ
BREWERS HILL APTS LLC	
TRIOUS DEVELOPMENT LLC	
JAMES P FETZER	
BEAVER BOMB LLC	C/O ADAM WERTHER
CROWN HARDWARE & PLUMBING	SUPPLY INC.
RIVERWEST GROUP LLC	
GERTY PURIFOY	
MILWAUKEE MLK LLC	C/O PRAIRIE MGMT & DEV INC
MILWAUKEE MLK LLC	
CROWN HARDWARE AND	PLUMBING SUPPLY INC
KIMMEL PROPERTIES LLC	C/O FEIN BROS., INC
YOUNG WOMENS CHRISTIAN	ASSN OF GREATER MILW
SIMIE FEIN	
NEW INNOVATIONS LLC	
GRADY THOMAS & ROTINE HW	DBA JACH'S DELUXE CLEANERS
NEW INNOVATIONS LLC	
NEW INNOVATIONS, LLC	
VINCENT B AWOSIKA	
RALPH H FLEEGE	
YOUNG WOMEN'S CHRISTIAN	ASSOCIATION OF GREATER
YOUNG WOMEN'S CHRISTIAN	ASSOCIATION OF GREATER
NELLIE M GILLIAM	
KRIS W KLEIN	
FEBCO REFRIGERATION INC	
ARTHUR W MARBURG	
BADGER BANK SSB	
TRISTAR DEVELOPMENT LLC	
STRIVE MEDIA INSTITUTE INC	

STRIVE MEDIA INSTITUTE	INC
RSM ENTERPRISES LLC	
JOHNNIE JACKSON	SYLVIA JACKSON
HARP LAMP HOLDINGS LLC	
HARP LAMP HOLDINGS LLC	
TIMOTHY J OLSON	
CHANGTOWN LLC	
DEBRA L RASH	
ROBIN SHELOW	
JEFF MIECH	
JAY PETERS	CAROLYN J PETERS
ANDREW J KONOP	
STEVEN G JUCKEM	KARMEN K JUCKEM
RYAN T KRENN	AMY J KRENN
CARLA Y CROSS	
MATTHEW A JOHNSON	CONSTANCE C JOHNSON
GARY J JARSTAD	WILLARD J HESS
TROY REESE	YOLANDA C REESE
RONALD A BEYER &	ARLINE L BEYER
BRIAN W PETERSEN	KIM M PETERSEN
GERHARDA SPOHRLEDER	
ROAD TRIP PROPERTIES LLC	
ROAD TRIP PROPERTIES LLC	
SCHLITZ COOPER LOFTS LLC	
SCHLITZ COOPER LOFTS LLC	C/O TIMOTHY J OLSON
VINE STREET COMMERCIAL LLC	
MILWAUKEE FORTRESS LLC	CHARLES WALTER
MILWAUKEE FORTRESS LLC	CHARLES WALTER
TIMOTHY J OLSON	
V JAMES ANDREONI	
SUSAN DOWNS	
JAY H KIRK	KATHLYNN P KIRK
MARY KAY BURATTO	
ANDREW J ZIETLOW	KRISTIN K ZIETLOW
AMY E KONET-NAGEL	
SARA B MASON	
ERIC TALLMADGE	
JOSEPH LAZZARA	KATHERINE LAZZARA
DANIEL GADZURIC	
SEAN P O'DRISCOLL	
ROSS R STROZEWSKI	SARA GILLIAME
JOSHUA A RAPKIN	
THOMAS J WARDEN	
WILLIAM HALL III	
STEPHEN J JESMOK	JANETTE M JESMOK
STEVEN G STANISLAUS	SARA A PETERSON NKA
WILLIAM C LAING	JUDITH M LAING
JONATHAN M DEBOER	
CARRIE A KORTHALS	
DONALD P DIMMER	PATTIE M DIMMER
JAMES E BALDINI	
HENRY L MAXWELL	CHRISTINE B MAXWELL

CHRISTOPHER B SMITH
CHARLENE GRABOWSKI
KARMEN HOPKE
RANDALL T FITZPATRICK
J LEWIS LLC
J LEWIS LLC
J LEWIS LLC
J LEWIS LLC
TORI PAYNE
GARY J JARSTAD
THE BREWERY WORKS INC
MILWAUKEE FORTRESS LLC
THE BREWERY WORKS INC
UNITED WAY OF GREATER
VILLAGE ADULT SERV INC
MALONES FINE SAUSAGE INC
DILLON BINDERY INC
IT HAD TO BE YOU LLC
TAMMY M RUTKOWSKI
DILLON BINDERY, INC
RAZ INVESTMENT COMPANY
RAZ INVESTMENT COMPANY LLC
ALAN D & DONNA L COLE
SCHLITZ RIVERCENTER LLC
THE BREWERY WORKS, INC
SJ MASON PROPERTIES LLC
MEDL LLC
STEVEN J MACAIONE
JOHN S LINDSTEDT
JOHN LINDSTEDT
REGEES II LLC
REGEES II LLC
REGEES I LLC
MILWAUKEE PLATING COMPANY
MILWAUKEE PLATING COMPANY
R C SCHMIDT JR
RONALD COLLISON
MB ACQUISITION LLC
BREWERY WORKERS CREDIT UNION
STR INVESTMENT CO
STR INVESTMENT CO
STR INVESTMENT CO.
ADRIAN L BROOKS
MATHEW WEGLARZ
MB ACQUISITION LLC
ROADSTER LLC
RIESEN, PAUL III
ROTTER INVESTMENT RLTY CO
1610 N 2ND STREET LLC
SCHLITZ PARK ASSOCIATES I
SCHLITZ PARK ASSOCIATES II
SCHLITZ PARK ASSOCIATES II

JAY L SWOPE

WILLIARD HESS
ATTN: SAM DENNY
CHARLES WALTER
ATTN SAM DENNY
MILWAUKEE INC

LLC

TRUSTEES OF ALAN & DONNA

ATTN: SAM DENNY

JAMES H LINDSTEDT REV TRUST
JAMES H LINDSTEDT REV TRUST

NEW LAND INVEST NO 5 LLC

ERIC R BROWN
HEATHER WEGLARZ
NEW LAND INVEST NO 5 LLC

C/O BREWERY WORKS INC
LIMITED PARTNERSHIP
LIMITED PARTNERSHIP
ATTN SAM DENNY

MILW YOUTH ARTS CENTER INC	
MILWAUKEE YOUTH ARTS CENTER	INC
PARK EAST ENTERPRISE LOFTS I	
SCHLITZ PARK ASSOC II LTD	PARTNERSHIP
THE BREWERY WORKS INC	
SCHLITZ PARK ASSOCIATES I	LTD PARTNERSHIP
SCHLITZ PARK ASSOC LTD	PTN C/O THE BREWERY WORKS
COMMERCE POWER LLC	C/O THE BREWERY WORKS INC
RIVERBEND PLACE LLC	
BREWERY WORKS INC	
CLF TW MILWAUKEE LLC	
BREWERY WORKS INC	C/O SAM DENNY
BREWERY WORKS INC	C/O SAM DENNY
CITY OF MILW REDEV AUTH	

rem_owner_mail_addr	rem_owner_city_state	zip	propclass
809 N BROADWAY	MILWAUKEE, WI	53202	Exempt
809 N BROADWAY	MILWAUKEE, WI	53202	Exempt
2831 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial
2745 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
2745 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
2745 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
406 W CENTER ST	MILWAUKEE, WI	53212	Special Mercantile
12060 N SUNSET RD 73W	MEQUON, WI	53092	Local Commercial
1033 W BUCKINGHAM DR	OAK CREEK, WI	53154	Local Commercial
6842 S DORY DR	FRANKLIN, WI	53132	Local Commercial
880 WOOD STREAM CT	LAKE FOREST, IL	60045	Local Commercial
436 W CENTER ST	MILWAUKEE, WI	53212	Local Commercial
4201 W CAPITOL DR	MILWAUKEE, WI	53216	Local Commercial
3715 N 82ND ST	MILWAUKEE WI	53222	Local Commercial
2714 N MARTIN L KING JR DR	MILWAUKEE WI	53212	Local Commercial
3432 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial
P O BOX 020783	MIAMI, FL	33102	Special Mercantile
2831 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial
9177 N. 70TH ST.	MILWAUKEE, WI	53223	Local Commercial
2809 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
809 N BROADWAY	MILWAUKEE, WI	53202	Exempt
4234 N 22ND ST	MILWAUKEE, WI	53209	Local Commercial
2532 N MARTIN L KING JR DR	MILWAUKEE WI	53212	Local Commercial
4455 ACRE VIEW CT	BROOKFIELD WI	53005	Local Commercial
809 N BROADWAY	MILWAUKEE WI	53202	Exempt
809 N BROADWAY	MILWAUKEE, WI	53202	Exempt
2634 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
233 W CENTER ST	MILWAUKEE WI	53212	Local Commercial
2831 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial
2368 N MARTIN L KING JR DR	MILWAUKEE WI	53212	Local Commercial
2372 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
PO BOX 12325	MILWAUKEE, WI	53212	Local Commercial
5205 N IRONWOOD RD #201	GLENDALE, WI	53217	Local Commercial
2436 N MARTIN L KING JR DR	MILWAUKEE WI	53212	Local Commercial
809 N BROADWAY	MILWAUKEE, WI	53202	Exempt
2452 N MARTIN LUTHER KING JR	MILWAUKEE, WI	53212	Local Commercial
2458 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial
2445 DARWIN RD, STE 100	MADISON, WI	53704	Special Mercantile
P.O. BOX 511178	MILWAUKEE, WI	53203	Local Commercial
P O BOX 370187	MILWAUKEE, WI	53237	Local Commercial
5150 N PORT WASHINGTON RD	GLENDALE, WI	53217	Special Mercantile
2678 N 5TH ST	MILWAUKEE, WI	53212	Local Commercial
7100 N 97TH ST	MILWAUKEE WI	53224	Local Commercial
2555 N DR MLK JR DR	MILWAUKEE, WI	53212	Local Commercial
2654 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial
2025 TWO TREE LN	WAUWATOSA, WI	53213	Local Commercial
2555 N MLK JR DR	MILWAUKEE, WI	53212	Local Commercial
317 W WRIGHT ST	MILWAUKEE WI	53212	Exempt
7901 N BERWYN AV	MILWAUKEE, WI	53209	Local Commercial
P O BOX 12504	MILWAUKEE WI	53212	Manufacturing
P.O. BOX 12504	MILWAUKEE, WI	53212	Local Commercial

2417 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Manufacturing
2831 N 1ST	MILWAUKEE WI	53212 Local Commercial
2435 N MARTIN L KING JR DR	MILWAUKEE WI	53212 Manufacturing
4455 ACRE VIEW CT	BROOKFIELD WI	53005 Special Mercantile
430 W NORTH AV	MILWAUKEE, WI	53212 Local Commercial
250 S EXECUTIVE DR, #301	BROOKFIELD WI	53005 Special Mercantile
2349 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Special Mercantile
5380 S 13TH ST	MILWAUKEE WI	53221 Local Commercial
430 W NORTH AV	MILWAUKEE, WI	53212 Local Commercial
1718 W CULLOM AV	CHICAGO, IL	60613 Local Commercial
1858 N COMMERCE ST	MILWAUKEE WI	53212 Mercantile Apartment
P O BOX 1183	MILWAUKEE, WI	53201 Local Commercial
11433 N CANTERBURY DR	MEQUON, WI	53092 Local Commercial
11433 N CANTERBURY DR	MEQUON, WI	53092 Local Commercial
1532 W CAPITOL DR	MILWAUKEE, WI	53206 Local Commercial
2831 N 1ST ST	MILWAUKEE, WI	53212 Local Commercial
2151 N MARTIN L KING DR	MILWAUKEE, WI	53212 Local Commercial
3747 N 55TH ST	MILWAUKEE WI	53216 Local Commercial
P O BOX 580095	PLEASANT PRAIRIE, WI	53158 Local Commercial
347 E LINCOLN AV	MILWAUKEE, WI	53207 Local Commercial
435 W NORTH AV	MILWAUKEE, WI	53212 Exempt
411 W NORTH AVE	MILWAUKEE, WI	53212 Local Commercial
2151 N MARTIN L KING DR	MILWAUKEE, WI	53212 Special Mercantile
1200 E CAPITOL DR #310	MILWAUKEE, WI	53211 Local Commercial
P O BOX 1547	MADISON, WI	53701 Mercantile Apartment
3526 N CRAMER ST	SHOREWOOD WI	53211 Local Commercial
2036 N MARTIN L KING JR DR	MILWAUKEE WI	53212 Local Commercial
2028 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
2016 N MARTIN L KING JR DR	MILW WI	53212 Local Commercial
4864 S 10TH ST	MILWAUKEE, WI	53221 Local Commercial
7080 N LINCOLNSHIRE CR	MILWAUKEE, WI	53223 Local Commercial
333 N MICHIGAN AV #1700	CHICAGO, IL	60601 Local Commercial
333 N MICHIGAN AV, #1700	CHICAGO IL	60601 Local Commercial
2016 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
2007 N DR MLK JR DR	MILWAUKEE, WI	53212 Local Commercial
1915 N MLK JR DR	MILWAUKEE, WI	53212 Exempt
2007 N MARTIN L KING JR DR	MILWAUKEE WI	53212 Local Commercial
2023 N PALMER ST	MILWAUKEE, WI	53212 Local Commercial
PO BOX 12611	MILWAUKEE WI	53212 Local Commercial
2023 N PALMER ST	MILWAUKEE, WI	53212 Local Commercial
2023 N PALMER ST	MILWAUKEE, WI	53212 Local Commercial
1937 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
3336 W COLD SPRING RD	MILWAUKEE WI	53221 Local Commercial
1915 N MLK JR DR	MILWAUKEE WI	53212 Exempt
1915 N MLK JR DR	MILWAUKEE, WI	53212 Exempt
4101 N 14TH ST	MILWAUKEE, WI	53209 Local Commercial
1926 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
1751 N MARTIN L KING JR DR	MILWAUKEE WI	53212 Local Commercial
P.O. BOX 511058	MILWAUKEE WI	53203 Local Commercial
3970 N OAKLAND AV	MILWAUKEE WI	53211 Special Mercantile
1850 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
1830 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial

1818 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Exempt
P.O. BOX 170764	MILWAUKEE, WI	53217 Local Commercial
1806 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
1823 N PALMER ST	MILWAUKEE, WI	53212 Local Commercial
1823 N PALMER ST	MILWAUKEE, WI	53212 Local Commercial
1737 N PALMER ST	MILWAUKEE, WI	53212 Mercantile Apartment
1821 N MARTIN L KING JR DR	MILWAUKEE WI	53212 Local Commercial
1817 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
324 W VINE ST	MILWAUKEE WI	53212 Local Commercial
P.O. BOX 108	MUSKEGO WI	53150 Manufacturing
1839 N 4 ST	MILWAUKEE WI	53212 Residential
435 PARK AV	PEWAUKEE, WI	53072 Residential
1827 N 4TH ST	MILWAUKEE, WI	53212 Residential
1821 N 4TH ST	MILWAUKEE, WI	53212 Residential
1815 N 4TH ST	MILWAUKEE, WI	53212 Residential
1809 N 4TH ST	MILWAUKEE, WI	53212 Residential
425 W RESERVOIR AV	MILWAUKEE, WI	53212 Residential
1800 N 5TH ST	MILWAUKEE, WI	53212 Residential
1751 N MARTIN L KING JR DR	MILWAUKEE WI	53210 Local Commercial
2025 TWO TREE LANE	WAUWATOSA, WI	53213 Local Commercial
6425 W KINNICKINNIC RIV PKWY	MILWAUKEE, WI	53219 Local Commercial
1724 N MLK JR DR	MILWAUKEE, WI	53212 Local Commercial
1724 N MLK JR DR	MILWAUKEE, WI	53212 Local Commercial
1737 N PALMER ST	MILWAUKEE, WI	53212 Local Commercial
1737 N PALMER ST	MILWAUKEE WI	53212 Mercantile Apartment
1737 N PALMER ST	MILWAUKEE WI	53212 Local Commercial
100 E PLEASANT ST	MILWAUKEE, WI	53212 Local Commercial
100 E PLEASANT ST	MILWAUKEE, WI	53212 Residential
1737 N PALMER ST	MILWAUKEE WI	53212 Local Commercial
1736 N 4TH ST	MILWAUKEE, WI	53212 Condominium
1740 N 4TH ST	MILWAUKEE, WI	53212 Condominium
335 W VINE ST	MILWAUKEE, WI	53212 Condominium
339 W VINE ST	MILWAUKEE, WI	53212 Condominium
4411 VETTELSON RD	HARTLAND, WI	53029 Condominium
224 W VINE ST #102	MILWAUKEE, WI	53212 Condominium
224 W VINE ST #201	MILWAUKEE, WI	53212 Condominium
224 W VINE ST #202	MILWAUKEE, WI	53212 Condominium
PO BOX 12164	MILWAUKEE, WI	53212 Condominium
1725B N PALMER ST	MILWAUKEE, WI	53212 Condominium
1725 N PALMER ST #C	MILWAUKEE, WI	53212 Condominium
1725 N PALMER ST	MILWAUKEE, WI	53212 Condominium
1725 N PALMER ST, #E	MILWAUKEE, WI	53212 Condominium
1725 N PALMER ST, UNIT F	MILWAUKEE, WI	53212 Condominium
1725 N PALMER ST #G	MILWAUKEE, WI	53212 Condominium
1846 101 N 4TH ST	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST #102	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST #201	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST, #202	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST, #301	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST, #302	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST #401	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST, #402	MILWAUKEE, WI	53212 Condominium

1846 N 4TH ST # 501	MILWAUKEE, WI	53212 Condominium
1846 N 4TH ST, #502	MILWAUKEE, WI	53212 Condominium
1847A N 4TH ST	MILWAUKEE, WI	53212 Condominium
1847 N 4TH ST	MILWAUKEE, WI	53212 Condominium
18845 ALTA VISTA DR	BROOKFIELD WI	53045 Condominium
18845 ALTA VISTA DR	BROOKFIELD WI	53045 Condominium
18845 ALTA VISTA DR	BROOKFIELD WI	53045 Condominium
18845 ALTA VISTA DR	BROOKFIELD WI	53045 Condominium
1803 N 4TH ST	MILWAUKEE, WI	53212 Condominium
1028 E JUNEAU	MILWAUKEE, WI	53202 Condominium
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
100 E PLEASANT ST	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
225 W VINE ST	MILWAUKEE WI	53212 Local Commercial
1702 N 4TH ST	MILWAUKEE, WI	53212 Exempt
300 W WALNUT ST	MILWAUKEE WI	53212 Manufacturing
424 W WALNUT ST	MILWAUKEE, WI	53212 Local Commercial
416 W WALNUT ST	MILWAUKEE, WI	53212 Local Commercial
P O BOX 250762	MILWAUKEE, WI	53225 Mercantile Apartment
424 W WALNUT ST	MILWAUKEE, WIS	53212 Local Commercial
549 E WILSON ST	MILWAUKEE, WI	53207 Local Commercial
549 E WILSON ST	MILWAUKEE, WI	53207 Local Commercial
1165 WEST FAIRY CHASM ROAD	RIVER HILLS, WI	53217 Local Commercial
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1501 N MLK JR DR	MILWAUKEE, WI	53212 Local Commercial
324 W CHERRY ST	MILWAUKEE WI	53212 Local Commercial
1501 N MARTIN L KING JR DR	MILWAUKEE WI	53212 Local Commercial
405 W CHERRY ST	MILWAUKEE, WI	53212 Manufacturing
1433 N 4TH ST	MILWAUKEE, WI	53212 Manufacturing
P.O. BOX 784	ELM GROVE, WI	53122 Local Commercial
P.O. BOX 784	ELM GROVE WI	53122 Local Commercial
P.O. BOX 784	ELM GROVE, WI	53122 Local Commercial
1434 N 4TH ST	MILWAUKEE WI	53212 Local Commercial
1434 N 4TH ST	MILWAUKEE WI	53212 Manufacturing
1422 N 4TH ST	MILWAUKEE WI	53212 Local Commercial
2578 WAUWATOSA AV	WAUWATOSA WI	53213 Local Commercial
1402 N 4TH ST	MILWAUKEE, WI	53212 Local Commercial
1351 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Special Mercantile
2510 S 108TH ST, POB 27009	WEST ALLIS, WI	53227 Local Commercial
10407 N LARKSPUR CT	MEQUON, WI	53092 Local Commercial
10407 N LARKSPUR CT	MEQUON, WI	53092 Local Commercial
1335 N MARTIN L KING JR DR	MILWAUKEE, WI	53212 Local Commercial
1724 N MARTIN LUTHER KING DR	MILWAUKEE, WI	53212 Local Commercial
2769 NORTH SUMMIT AVE	MILWAUKEE, WI	53211 Manufacturing
1300 N 4TH ST	MILWAUKEE WI	53212 Local Commercial
419 W VLIET ST	MILWAUKEE WI	53212 Local Commercial
1303 N 4TH ST	MILWAUKEE WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile

325 W WALNUT ST	MILWAUKEE, WI	53212 Exempt
929 N WATER ST	MILWAUKEE, WI	53202 Exempt
200 N MAIN ST	OREGON, WI	53575 Mercantile Apartment
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile
1065 AVENUE OF AMERICAS 19FL	NEW YORK, NY	10018 Special Mercantile
1555 N RIVERCENTER DR # 204	MILWAUKEE WI	53212 Special Mercantile
1555 N RIVERCENTER DR # 204	MILWAUKEE WI	53212 Special Mercantile
809 N BROADWAY	MILWAUKEE, WI	53202 Exempt

rem_curr_land	rem_curr_imprv	rem_curr_total	lot_sqft	blgd_sqft	obj
0	0	0	3900	0	0
0	0	0	3750	0	0
9700	0	9700	7731	0	0
5100	91400	96500	4050	3667	
9800	197000	206800	7838	9386	
3400	91100	94500	2730	3672	
225500	399500	625000	15030	2140	
14000	57800	71800	11235	2066	
9400	102600	112000	7500	3570	
24900	106100	131000	19948	3051	
62500	93500	156000	49988	11927	
7000	116300	123300	5625	3604	
8700	159300	168000	6974	4294	
5600	118400	124000	4500	2765	
11300	163700	175000	9000	4358	
11300	312700	324000	9000	8564	
94500	331500	426000	27000	2331	
5600	80200	85800	4500	4010	
5600	0	5600	4500	0	
5600	70200	75800	4500	2874	
0	0	0	4500	0	
5600	124400	130000	4500	3960	
5600	98400	104000	4500	4500	
5600	34600	40200	4500	4470	
0	0	0	6752	6000	
0	0	0			
5600	146400	152000	4500	2512	
21800	163600	185400	17437	4769	
9000	51000	60000	3000	1037	
13500	251500	265000	4500	4844	
11300	122700	134000	3775	2900	
11200	172800	184000	3725	3000	
75000	937000	1012000	37500	14710	
15000	94000	109000	7500	2444	
0	0	0	4050	4266	
12000	120000	132000	6000	2962	
9000	131000	140000	4500	2400	
101300	458700	560000	22500	2596	
8700	88800	97500	6945	11160	
7500	277500	285000	6000	4124	
52300	224700	277000	17445	1168	
4300	122700	127000	3430	4430	
2500	74200	76700	2015	3600	
7500	0	7500	6000	0	
7500	173800	181300	6000	7881	
7500	189500	197000	6000	9690	
22500	16700	39200	18000	0	
0	0	0	6000	12110	
12000	161000	173000	6000	2800	
52000	269000	321000			
9000	105000	114000	4500	3228	

20800	4600	25400	9000	0
12000	120000	132000	6000	5362
27700	8400	36100	12000	0
90000	652000	742000	18000	4093
72000	542000	614000	18000	9000 Obj
140900	309100	450000	19200	3629
412400	1958600	2371000	103100	34486
168000	490000	658000	42000	37925
24000	179000	203000	6000	3631 Obj
180700	1043300	1224000	30124	13510 Obj
45200	671800	717000		
135600	1591400	1727000	22599	73048 Obj
22500	481500	504000	3750	6900
22500	526500	549000	3750	6900
45000	434000	479000	7500	15000
45000	219000	264000	7500	15000
150100	23900	174000	37505	23250
22500	289500	312000	3750	3750
22500	611500	634000	3750	6000
67600	669400	737000	11263	16650 Obj
0	0	0	12002	11035
48000	86000	134000	8002	1605
113300	495700	609000	111078	454883
45100	576900	622000	7517	10860
45100	535900	581000	7519	22500
114500	303500	418000	14318	5000
36200	165800	202000	4522	3030 Obj
60300	114600	174900	7537	3032
120600	217400	338000	15075	14511
90500	167500	258000	11307	7224
30100	319900	350000	3760	7050
60200	9500	69700	7522	0
210700	807300	1018000	26332	77226
60200	216800	277000	7527	9650
84300	501700	586000	10539	23210
0	0	0	15058	20200
36100	275900	312000	4517	9000
16800	315200	332000	2100	4182 Obj
20000	77200	97200	2500	1848
25100	0	25100	3137	0
21800	0	21800	2728	0
30100	111900	142000	3767	2640
19200	154800	174000	2400	2353
0	0	0	9481	0
0	0	0	41825	0
48200	337800	386000	6031	4151
36200	212800	249000	4523	2880
66400	143600	210000	8294	11300
54300	103700	158000	6786	2178 Obj
160800	349200	510000	15081	2475
181000	1098000	1279000	22623	14904 Obj
120700	140000	260700	15084	8919

0	0	0	7542	10486
30200	289800	320000	3771	3300
30200	225800	256000	3771	4598
30200	258800	289000	3775	3234
30200	267800	298000	3772	3412
81200	282300	363500		
30200	213400	243600	3773	2774
90600	274400	365000	11320	4920
24000	282000	306000	3000	3134
19400	88800	108200		
45600	349500	395100		
45600	329400	375000		
45600	334300	379900		
45600	290000	335600		
45600	372300	417900		
45600	324300	369900		
44700	0	44700		
63500	382300	445800		
45300	249700	295000	7552	12690
45300	365700	411000	7552	9172
22700	122300	145000	3777	2575
30200	232800	263000	3772	4400
60400	0	60400	7550	0
70000	10000	80000	4000	0
91200	1652800	1744000	15088	22500
132000	536000	668000	7544	13950 Obj
132000	0	132000	7544	0
71900	0	71900		
132000	845000	977000	7544	13624 Obj
13300	226700	240000		
13300	226700	240000		
13300	281700	295000		
13300	259700	273000		
18900	154600	173500		
18900	149600	168500		
18900	149600	168500		
18900	157100	176000		
10800	318700	329500		
10800	279200	290000		
10800	279200	290000		
10800	279200	290000		
10800	279200	290000		
10800	279200	290000		
10800	318700	329500		
14500	399500	414000		
14500	409500	424000		
14500	289500	304000		
14500	299500	314000		
14500	304500	319000		
14500	335400	349900		Obj
14500	329500	344000		
14500	339500	354000		

14500	384500	399000		
14500	384500	399000		
21000	314000	335000		
21000	314000	335000		
12600	142300	154900		
12600	142300	154900		
12600	142300	154900		
12600	142300	154900		
24200	311800	336000		
24200	309800	334000		
303600	37400	341000	21689	0 Obj
551500	1408500	1960000	39393	193988
1081400	60900	1142300	77242	0 Obj
84600	542400	627000	58754	47250
0	0	0	41525	0
272000	438000	710000		
32500	0	32500	5411	0
48000	112000	160000	8000	5000
2000	195600	197600		Obj
10100	0	10100	1680	0
108600	107400	216000	18106	4920
108000	28500	136500	18000	0
90000	291000	381000	15000	12500
19029000	10971000	30000000	634300	551048 Obj
119900	16400	136300	14985	0
72000	853000	925000	9000	22500
256000	543200	799200	32000	37746 Obj
80000	588000	668000	8000	15126
62300	240500	302800		
62300	284700	347000		
45000	132000	177000	7500	6000
45000	92000	137000	7500	4500
90000	3000	93000	15000	0 Obj
90000	17100	107100	15000	0
138500	374900	513400		
60000	276000	336000	7500	21834 Obj
200	0	200	12000	6853
63000	8300	71300	10500	0 Obj
311900	251100	563000	22275	5138
60000	78000	138000	7500	4037
60000	252000	312000	7500	8600
66000	2000	68000	8250	0
52500	215500	268000	3750	5178
55700	238300	294000	3975	5286
502200	2250100	2752300		
254400	790600	1045000	39750	99875
45000	169000	214000	7500	11250 Obj
333000	353000	686000	55495	65850
1164700	8904300	10069000	83191	92039 Obj
446300	1289700	1736000	31879	45479
517800	1267200	1785000	36986	51181
95800	154200	250000	13690	32904

0	0	0	75280	101840
0	0	0	27597	0
782000	4365000	5147000	48000	104647
984000	102000	1086000	109335	40670
620400	221000	841400	73862	0
488600	51000	539600	43627	0
1618400	230000	1848400	165146	0
1300700	398200	1698900	130069	0
3581600	58352400	61934000	119385	280000 Obj
719000	2000	721000	47934	22782
1857700	24586300	26444000	61924	189063
356600	243400	600000	35659	169484
286900	63100	350000	35868	126761
0	0	0	65171	0