

BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

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ANNUAL OPERATING PLAN

2003



BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

ANNUAL OPERATING PLAN - 2003

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No. 10 - Avenues West**

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BUSINESS IMPROVEMENT DISTRICT NO.10 - AVENUES WEST

ANNUAL OPERATING PLAN - 2003

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 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, manage and promote the districts and to establish an assessment method to fund these activities.”** On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.608(3)(b), Wisconsin Statutes, requires that a BID Board “... *shall annually consider and may make changes to the Operating Plan ... The Board shall then submit the Operating Plan to the local legislative body for its approval.*” The Board of Business Improvement District No. 10 submits this year 2003 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wisconsin Statutes, and the proposed changes for 2003. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

II. DISTRICT BOUNDARIES

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

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

III. PROPOSED WORK PLAN - 2003

A. Plan Objective

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

B. Proposed Activities - 2003

The principal activities to be undertaken during 2003 **will result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements.**

Possible staff activities include:

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

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

C. Proposed Expenditures - 2003

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

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

Program Services:

Salaries	29,700
Payroll taxes & benefits	4,600
Office Insurance (GA & WC, O & D)	1,100
Facade Grants	7,500
Grants and/ or Projects (marketing, promotions)	1,500
Projects (streetscape, lighting, graffiti, safety, newsletters, programs/ meetings)	34,400
Office supplies, incl. copier, computer, fax	500
Postage	1,500
Printing	600
Telephone	<u>900</u>
	\$82,300

Management and General:

Salaries	29,700
Payroll taxes & benefits	4,400
Office Insurance (GA & WC, O & D)	1,800
Office supplies, incl. copier, computer, fax	1,300
Equipment repair and maintenance	1,500
Postage	500
Advertising	250
Conferences, professional training	1,200
Subscriptions/ memberships	700
Printing	200
Professional fees	5,500
Depreciation	1,800
Rent & Utilities	7,300
Telephone	<u>900</u>
	\$57,050

Fundraising:

Salaries	6,600
Payroll taxes & benefits	1,000
Office Insurance (GA & WC, O & D)	<u>300</u>
	\$ 7,900

Other: 961

EXPENDITURE TOTAL \$148,211

D. Financing Method

It is proposed that \$118,117 approximately 79.7% of the budget, be obtained from assessments on property within the District. The assessment method is described in Section V. of this plan. It is proposed that \$18,000 approximately 12.2% of the budget, be obtained from the Avenues West Association. It is proposed that \$12,000 about 8.1% of the budget, be provided directly by the City of Milwaukee which is the same dollar amount provided by the City to Business Improvement District No. 10 in 2002.

IV. MANAGEMENT OF BID NO. 10

A. Organization of the BID Board

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

Serving terms ending during 2003:

Darleen Howard-Binder, M & I Bank

Thomas Neubauer, Ogden Development

Richard Wiegand, Ambassador Hotel/Executive Inn

Rana Altenburg, Marquette University

Pamela Smith-Anderson, U.S. Bank

Serving terms ending during 2004:

Jim Kurz, WISN-TV

Serving terms ending during 2005:

James Ryan, Penfield Children's Center

Thomas E. Wiseman, Brett Funeral Home

John VanderBloemen, Downey, Inc.

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

B. Relationship to the Avenues West Association, Inc.

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

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

V. METHOD OF ASSESSMENT

A. Assessment Rate and Method

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

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

As of January 1, 2002, the assessable property in the District had a total value of over \$59,008,700. Property assessable for BID purposes is \$46,264,880. This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, **subject to the maximum assessment**, for the purposes of the BID. Appendix B shows the projected BID assessment for each property included in the District.

B. Excluded and Exempt Property

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

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

2. State Statute 66.608(5)(a): **Property known to be used exclusively for residential purposes will not be assessed**; such properties are identified as Non BID Assessable Properties in Appendix B.

There are several large residential buildings in the District in which ground floor retail or office space is provided. To prevent the disproportional

assessment of such properties, this plan provides for an adjustment to the assessment of "substantially residential property".

Real property on which more than 66-2/3% of the square footage of the floor area of the building on such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. **The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000.00 per parcel cap. (There is no minimum assessment.)** Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment in 2002, shall be assessed for 2003 only on the non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.608(1)(b), property exempt from general real estate taxes has been excluded and is not assessed by the District.

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

A. City Plans

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

B. City Role in District Operations

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

In particular, the City will continue to:

- a. Provide assistance as appropriate to the BID Board.
- b. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
- c. Collect BID Assessments and maintain them in a segregated account.
- d. Disburse all monies of the District no earlier than January 31, 2003 and no later than March 31, 2003. Disbursements of the full amount assessed by the District will be made without reference to the amount of assessments actually collected by the City by the date of disbursement.
- e. Obtain a copy of the annual audit from the BID Board as required per Sec. 66.608(3)(c) of the BID law prior to July 1st of the following year. If said audit is not provided within six months of the due date, contract for an independent certified audit with the cost paid from BID appropriations.
- f. Provide the Board, through the Tax Commissioner's Office, on or before July 1st of each plan year with the assessed value of each parcel within the District as of January 1st of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the BID assessments for the following plan year.
- g. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

The presentation of this plan to the City shall serve as a standing order of the Board under Sec. 66.608(4), Wisconsin Statutes, to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method. Budget authority made under this plan shall be shown in the City's Budget as a line item.

VII. FUTURE YEAR OPERATING PLANS

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

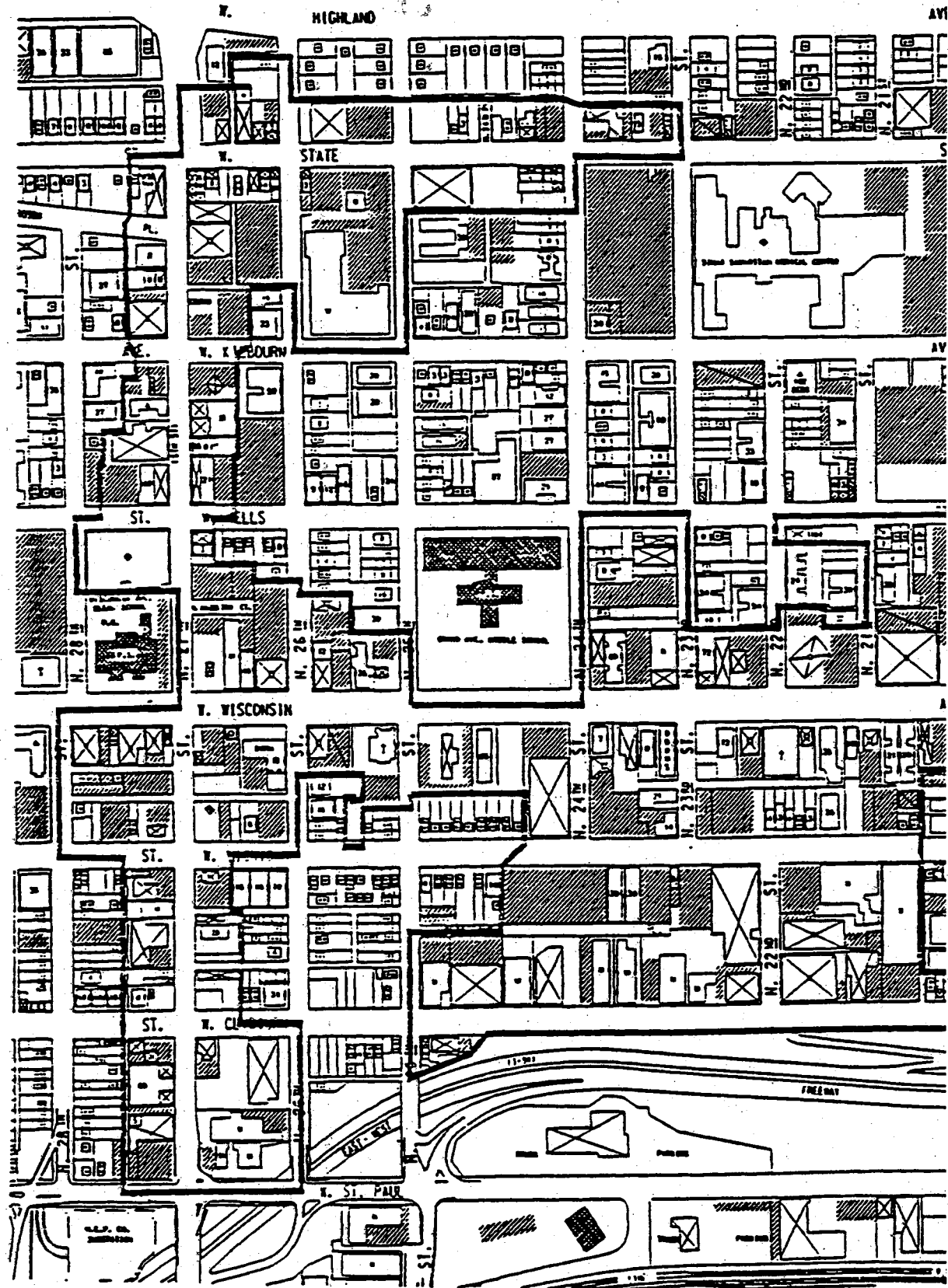
The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives which provided the basis for the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

APPENDICES

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

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

MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUE



NEST



APPENDIX B:

Year Eleven - VALUES AND SPECIAL ASSESSMENTS

BID NO. 10-Avenues West - YEAR 2003 OPERATING PLAN (All parcels listed by ascending taxkey number)												
NO.	NO.											
PARCEL	TAXKEY	CK DG	CLS	BLDG.	STREET	OWNERS	EXEMPT=0	TOTAL VALUE	ASSESSMENT BASE BID	FACTOR ADJUT	ASSESSMENT FINAL BID	
1	363262110	0	4	1800	WELLS	HEARST-ARGYLE	1	\$188,500.00	505.5	1	\$505.50	
2	3632631000	4	8	1824	WELLS	City of Milwaukee	0	\$0.00	0	1	\$0.00	
3	3632632000	X	9	1830	WELLS	City of Milwaukee	0	\$0.00	0	1	\$0.00	
4	3632633000	5	1	812	20TH	Timothy J. O'Brien	1	\$1,900.00	0	1	\$0.00	
5	3632634000	0	1	816	20TH	BRUCE R DAVIES	1	\$15,100.00	0	1	\$0.00	
6	3632635000	9	8	1700	WELLS	MARQUETTE UNIV.	0	\$0.00	0	1	\$0.00	
7	3632636000	4	8	1722	WELLS	City of Milw.	0	\$0.00	0	1	\$0.00	
8	3632637000	X	7	1728	WELLS	Campus Development LLC	1	\$58,400.00	0	1	\$0.00	
9	3632638000	5	2	812	18th	Campus Development LLC	1	\$9,500.00	28.5	1	\$28.50	
10	3632639100	8	1	853	16TH	GERARD KEMPERMANN	1	\$40,100.00	0	1	\$0.00	
11	3632671100	8	2	846	16th	MARQUETTE DELTA CORP.	1	\$53,300.00	159.8	1	\$159.80	
12	3632674100	5	8	831	16TH	Marquette University	0	\$0.00	0	1	\$0.00	
13	3632686000	9	2	1801	WELLS	Virginia Albano c/o Angelo's	1	\$275,000.00	825	1	\$825.00	
14	3632700100	5	7	1900	WISCONSIN	THREE A.C.O.	1	\$2,400,000.00	7200	0.125	\$900.00	
15	3632702100	3	7	1828	WISCONSIN	17TH & WISCONSIN CO	1	\$3,000,000.00	6000	1	\$6,000.00	
16	3632711000	5	8	721	17TH	MARQUETTE UNIVERSITY	0	\$0.00	0	1	\$0.00	
17	3632714000	5	9	1835	WELLS	W Electric c/o R.E. Deit.	0	\$0.00	0	1	\$0.00	
18	3632715100	7	8	783	18TH	MARQUETTE UNIVERSITY	0	\$0.00	0	1	\$0.00	
19	3632724110	3	4	788	18th	HEARST-ARGYLE	1	\$1,600,000.00	4800	1	\$4,800.00	
20	3632726100	7	8	1826	WISCONSIN	MARQUETTE UNIVERSITY	0	\$0.00	0	1	\$0.00	
21	3680105111	8	8	2711	WELLS	MILWAUKEE COUNTY	0	\$0.00	0	1	\$0.00	
22	3680111100	6	2	853	27th	BELWOOD LTD	1	\$58,500.00	175.5	1	\$175.50	
23	3680112110	9	7	838	27th	BELWOOD LTD	1	\$480,000.00	1380	1	\$1,380.00	
24	3680114000	6	2	801	27th	SS Motel c/o C. Pankowski	1	\$914,000.00	1842	1	\$1,842.00	
25	3681201100	3	9	2713	RICHARDSON	HOUSING WITH HELP, INC	0	\$0.00	0	1	\$0.00	
26	3681203000	8	2	921	27th	Gay Lee Leskie	1	\$194,200.00	582.6	1	\$582.60	
27	3681204000	3	2	801	27th	Tarman Investment Co.	1	\$171,000.00	613	1	\$613.00	
28	3681813000	4	1	2715	STATE	MIL DPED L FISHER	1	\$58,400.00	0	1	\$0.00	
29	3681814000	X	2	848	27th	SH Residential Partnership	1	\$353,000.00	1059	1	\$1,059.00	
30	3680108000	0	2	2638	WELLS	Abel Barakat, Adnan Shabana	1	\$182,000.00	486	1	\$486.00	
31	3680109100	2	8	748	27TH	MILWAUKEE COUNTY	0	\$0.00	0	1	\$0.00	
32	3680111100	3	8	2620	HAZELTON	City of Milw. c/o DCD R.E.	0	\$0.00	0	1	\$0.00	
33	3680120110	X	4	2630	WISCONSIN	Mobile Oil c/o Prop. Tax Div	1	\$421,100.00	1283.3	1	\$1,283.30	
34	3680121100	8	8	2620	WISCONSIN	City of Milw. Attn: Police Dept.	0	\$0.00	0	1	\$0.00	
35	3680122000	7	7	2616	WISCONSIN	D.L. Duka & V.L. Duka	1	\$194,300.00	0	1	\$0.00	
36	3680123110	6	8	2602	WISCONSIN	Amer. Nat. Red Cross	0	\$0.00	0	1	\$0.00	
37	3680301000	X	2	954	27th	Betty Ziemer	1	\$12,200.00	36.6	1	\$36.60	
38	3680302000	5	2	958	27th	Sate Harbour Corp.	1	\$20,700.00	62.1	1	\$62.10	
39	3680303000	0	2	982	27th	Sate Harbour Corp.	1	\$82,400.00	247.2	1	\$247.20	
40	3680304000	6	2	2627	STATE	C. Sivongsa, R. Sivongsa	1	\$102,000.00	306	1	\$306.00	
41	3680305000	1	2	2619	STATE	Sayemotie Sivongsa	1	\$8,100.00	18.3	1	\$18.30	
43	3680308100	4	9	2622	STATE	William S. Andrews	1	\$44,600.00	0	1	\$0.00	
44	3680311000	4	8	2812	STATE	PACH	0	\$0.00	0	1	\$0.00	
45	3680515100	X	8	2626	WELLS	City of Milw. Off-St. Park	0	\$0.00	0	1	\$0.00	
46	3680517000	9	2	2632	WELLS	West Pointe LLC	1	\$220,000.00	660	0.21	\$138.60	
47	3680518000	4	2	820	27th	Fong Xiong Bee Xiong	1	\$135,000.00	405	1	\$405.00	
48	3680519100	1	4	848	27th	AMJAD TUFAIL	1	\$102,000.00	306	1	\$306.00	
49	3680701000	4	2	2401	STATE	Old House Restoration LLC	1	\$8,300.00	24.9	1	\$24.90	

(All parcels listed by ascending taxkey number)												
NO.	NO.			NO.		NAME				ASSESSMENT	FACTOR	ASSESSMENT
PARCEL	TAXKEY	CK DG	CLS	BLDG.	STREET	OWNERS	EXEMPT=0	TOTAL VALUE	BASE BID	ADJUT	FINAL BID	
50	3890702000	X	9	955	24TH	RACH	0	\$0.00	0	1	\$0.00	
51	3890703000	5	2	2411	STATE	Barry Hanley	1	\$109,000.00	327	1	\$327.00	
52	3890704000	0	2	2429	STATE	W I Telephone Co Ameritech	1	\$28,100.00	84.3	1	\$84.30	
53	3890705000	6	2	2441	STATE	HONG FAT CO INC	1	\$239,000.00	717	1	\$717.00	
54	3890741110	6	1	2424	STATE	Coopers & Lybrand Club	1	\$25,100.00	0	1	\$0.00	
55	3890743110	7	4	2412	STATE	COOPER'S 5 O'Clock	1	\$120,000.00	360	1	\$360.00	
56	3890750100	2	9	2454	STATE	WIS TELEPHONE COMPANY	0	\$0.00	0	1	\$0.00	
57	3890755000	3	1	2446	STATE	Michael R.Dunmore et al	1	\$41,800.00	0	1	\$0.00	
58	3890756000	9	1	2440	STATE	Shirley F. Lewis	1	\$46,700.00	0	1	\$0.00	
59	3890757000	4	9	2439	STATE	RACH	0	\$0.00	0	1	\$0.00	
60	3890870110	8	3	2522	STATE	B.Stoughton Co Milk Prod	1	\$240,600.00	721.8	1	\$721.80	
61	3890882110	3	9	918	28TH	W I Telephone Co Amer/R.E.	0	\$0.00	0	1	\$0.00	
62	3890883000	5	2	2537	STATE	AMARJIT S KALSEY	1	\$90,700.00	272.1	1	\$272.10	
63	3890884000	5	2	2601	STATE	Milton Rickman & Florene	1	\$103,000.00	309	1	\$309.00	
64	3890885000	0	2	2807	STATE	Milton Rickman & Florene	1	\$9,000.00	27	1	\$27.00	
65	3890886000	6	2	2611	STATE	Savemore & Sieraplane Storage	1	\$38,900.00	116.7	1	\$116.70	
66	3890887000	1	2	946	27th	Milk,Indian Health Board	1	\$20,700.00	62.1	1	\$62.10	
67	3890888100	3	9	887	28TH	W I Tel. Co Ameritech	0	\$0.00	0	1	\$0.00	
68	3890900110	X	2	850	27TH	Hardeen Peters,Henry Peters Jr.	1	\$308,000.00	927	1	\$927.00	
69	3890910000	0	4	814	27th	DELROSE TRUST	1	\$203,000.00	609	1	\$609.00	
70	3890915110	1	9	1031	28TH	RACH	0	\$0.00	0	1	\$0.00	
71	3890923000	1	1	1031	26TH	Bountong Vaisana	1	\$29,700.00	0	1	\$0.00	
72	3890925100	9	9	1025	28th	RACH	0	\$0.00	0	1	\$0.00	
73	3890928100	5	2	2600	STATE	Peter Chronis & Anthoula HW	1	\$33,300.00	89.9	1	\$89.90	
74	3890929000	4	2	2608	STATE	MICHAEL CHRIST	1	\$62,800.00	158.4	1	\$158.40	
75	3891209000	2	4	2502	WISCONSIN	Rakesh Kumar,Rakesh Dhillman	1	\$397,000.00	1191	1	\$1,191.00	
76	3891209000	8	7	2518	WISCONSIN	Resnant Properties Ltd Partnership	1	\$325,000.00	0	1	\$0.00	
77	3891320000	1	2	2302	STATE	BILLY WARD	1	\$47,000.00	141	1	\$141.00	
78	3891324100	X	7	2314	STATE	Charles Kempelhan	1	\$55,500.00	0	1	\$0.00	
79	3891326110	8	9	2324	STATE	First Love Assembly of God	0	\$0.00	0	1	\$0.00	
80	3891405000	3	7	2027	WELLS	Wegand Investments 2027 LLC	1	\$72,700.00	0	1	\$0.00	
81	3891406110	2	2	2040	WISCONSIN	George Bock & J.Bernstein	1	\$3,431,200.00	6000	1	\$6,000.00	
82	3891502000	0	1	2031	WELLS	J & F Investments LLC	1	\$33,800.00	0	1	\$0.00	
83	3891503000	6	1	2035	WELLS	J & F Investments LLC	1	\$39,000.00	0	1	\$0.00	
84	3891504000	1	2	2041	WELLS	J & F Investments LLC	1	\$162,000.00	456	1	\$456.00	
85	3891556100	1	7	2101	WELLS	Wegand Investments 2101 LLC	1	\$9,400.00	0	1	\$0.00	
86	3891567100	1	4	2120	WISCONSIN	LOLUO COMPANY	1	\$877,000.00	2831	1	\$2,831.00	
87	3891571000	7	2	2117	WELLS	Debra Jean Thaler	1	\$172,000.00	516	1	\$516.00	
88	3891582000	7	4	2210	WISCONSIN	Border Patrol WI #3528	1	\$306,000.00	918	1	\$918.00	
89	3891583000	2	2	2220	WISCONSIN	Mike Christodoulakis, Margaret	1	\$127,000.00	381	1	\$381.00	
90	3891584000	8	7	2224	WISCONSIN	Blankstein Enterprises Inc	1	\$850,000.00	2550	0.02	\$51.00	
91	3891802100	8	2	2318	WELLS	Judith Kopra,Richard Kopra	1	\$161,000.00	483	1	\$483.00	
92	3891803000	7	2	2317	WELLS	Wegand Investments 24W LLC	1	\$42,100.00	129.3	1	\$129.30	
93	3891804000	2	2	755	23rd	Wegand Investments 755 LLC	1	\$115,000.00	345	1	\$345.00	
94	3891805000	8	1	747	23rd	Wegand Investments 755 LLC	1	\$47,800.00	0	1	\$0.00	
95	3891810110	9	4	2308	WISCONSIN	Ambassador Enterprise LLC	1	\$1,150,000.00	3450	1	\$3,450.00	
96	3891812000	6	7	2324	WISCONSIN	Wegand Investments 2324 LLC	1	\$830,000.00	0	1	\$0.00	
97	3891813000	1	2	2339	WISCONSIN	E & K Land LLC	1	\$145,000.00	435	1	\$435.00	
98	3891815100	9	1	730	24TH	Wegand Investments 730 LLC	1	\$32,900.00	0	1	\$0.00	
99	3891816000	8	7	746	24TH	Wegand Investments 24W LLC	1	\$20,800.00	0	1	\$0.00	

(All parcels listed by ascending taxkey number)														
NO.	NO.				NO.		NAME						FACTOR	ASSESSMENT
PARCEL	TAXKEY	CK DG	CLS	BLDG.	STREET	OWNERS	EXEMPT=0	TOTAL VALUE	ASSESSMENT	BASE BID	ADJMT	FINAL BID		
100	3891817000	3	7	754	24TH	Wegand Investments 24W LLC	1	\$39,700.00	0		1			\$0.00
101	3891818000	8	2	2323	WELLS	Wegand Investments 24W LLC	1	\$13,200.00	39.6		1			\$39.60
102	3891819000	4	2	2319	WELLS	Wegand Investments 24W LLC	1	\$8,900.00	20.7		1			\$20.70
103	3891852000	4	8	2000	WISCONSIN	Wl Heritages c/o Carl F. Pabst	0	\$0.00	0		1			\$0.00
104	3890989100	X	8	734	28TH	Amalgamated Transit Union	0	\$0.00	0		1			\$0.00
105	3890989000	4	2	2524	WISCONSIN	LA 1 LLC	1	\$31,500.00	94.5		1			\$94.50
106	3890989000	X	2	2532	WISCONSIN	LA 1 LLC	1	\$308,500.00	825.5		1			\$825.50
107	3800108000	7	2	1400	WELLS	Wmam A Sharma & Mary HW	1	\$581,000.00	1743		1			\$1,743.00
108	3800114100	0	8	814	15th	CNAI	0	\$0.00	0		1			\$0.00
109	3800710100	0	8	804	13TH	MARQUETTE UNIVERSITY	0	\$0.00	0		1			\$0.00
110	3800708100	7	8	1300	WELLS	Evans Scholars Frdn c/o Jim Moc	0	\$0.00	0		1			\$0.00
111	3801181000	8	2	1633	WELLS	HILLTOP ENTERPRISES INC.	1	\$325,000.00	876		1			\$876.00
112	3801182000	3	8	1621	WELLS	CNAI	0	\$0.00	0		1			\$0.00
113	3801183000	8	2	1617	WELLS	HILLTOP ENTERPRISES INC.	1	\$137,000.00	411		1			\$411.00
114	3801184000	4	7	1619	WELLS	Marquette University	1	\$145,000.00	0		1			\$0.00
115	3801185000	X	2	1613	WELLS	HILLTOP ENTERPRISES INC.	1	\$192,000.00	576		1			\$576.00
116	3801186000	5	8	1615	WELLS	CNAI	0	\$0.00	0		1			\$0.00
117	3801187000	0	2	1608	WELLS	HILLTOP ENTERPRISES INC.	1	\$115,000.00	345		1			\$345.00
118	3801188000	6	2	1616	WELLS	HILLTOP ENTERPRISES INC.	1	\$2,181,000.00	6000		1			\$6,000.00
119	3801189000	1	8	818	17TH	CNAI	0	\$0.00	0		1			\$0.00
120	3801190000	7	2	1528	WELLS	HILLTOP ENTERPRISES INC.	1	\$2,802,000.00	6000		1			\$6,000.00
121	3801191000	2	8	814	16TH	CNAI	0	\$0.00	0		1			\$0.00
122	3801192000	8	2	1500	WELLS	HILLTOP ENTERPRISES INC.	1	\$228,000.00	884		1			\$884.00
123	3801211000	X	8	797	16th	Marquette University	0	\$0.00	0		1			\$0.00
124	3801212000	1	2	1610	WISCONSIN	University Centre LLC	1	\$669,000.00	1877		1			\$1877.00
125	3810201000	4	2	1119	KILBOURN	AM CHILDROW	1	\$122,000.00	366		1			\$366.00
126	3810202000	X	2	855	11th	CHILDROW & TILTON	1	\$65,800.00	287.4		1			\$287.40
127	3810203000	5	2	845	11th	STEVEN F. TILTON	1	\$138,000.00	414		1			\$414.00
128	3810204000	0	2	838	11th	AM CHILDROW	1	\$232,000.00	696		1			\$696.00
129	3810205000	6	2	827	11TH	Trustees Kibourn Lodge 3	1	\$698,000.00	2087		1			\$2,087.00
130	3810208000	2	7	1120	WELLS	St. James Estates LLC	1	\$1,600,000.00	0		1			\$0.00
131	3810209100	4	8	840	12TH	SSMC c/o Aurora Health Care	0	\$0.00	0		1			\$0.00
132	3810212100	0	8	844	12th	SSMC c/o Aurora Health Care	0	\$0.00	0		1			\$0.00
133	3810214110	9	8	851	12TH	SSMC c/o Aurora Health Care	1	\$0.00	0		1			\$0.00
134	3810218000	7	2	1200	WELLS	TAYMAN INVESTMENT CO	1	\$481,000.00	1383		1			\$1,383.00
135	3810219000	2	2	1222	WELLS	TAYMAN INVESTMENT CO	1	\$480,000.00	1440		1			\$1,440.00
136	3818984100	7	4	1100	WELLS	Catholic Knights Ins. Soc.	1	\$3,541,000.00	0		1			\$0.00
137	3880623100	6	9	506	18TH	HOUSING WITH HELP	0	\$0.00	0		1			\$0.00
138	3880625000	0	2	1718	CLYBOURN	John Joseph Healey	1	\$94,600.00	263.6		1			\$263.60
139	3880628100	2	7	525	17th	University Partners LLP	1	\$631,400.00	1884.2		1			\$1,884.20
140	3890628100	3	8	1710	CLYBOURN	MARQUETTE UNIVERSITY	0	\$0.00	0		1			\$0.00
141	3890652100	4	2	500	18th	Henry Goldenberg Substance Abuse	1	\$2,144,000.00	6000		1			\$6,000.00
142	3890659100	2	9	1805	WISCONSIN	Evangelical Luth Church	0	\$0.00	0		1			\$0.00
143	3890662000	2	2	1825	WISCONSIN	PRO BU COLLIS ASSOCIATION	1	\$141,700.00	425.1		1			\$425.10
144	3890663100	4	2	1833	WISCONSIN	PRO BU COLLIS ASSOCIATION	1	\$225,000.00	675		1			\$675.00
145	3890668000	3	2	515	18th	John Piculuro James Piculuro	1	\$23,600.00	70.8		1			\$70.80
146	3890687100	5	2	1800	CLYBOURN	John J Piculuro et al	1	\$122,000.00	366		1			\$366.00
147	3890690100	1	7	510	20th	Robert Schneider, Fred Rouse	1	\$224,000.00	0		1			\$0.00
148	4000001110	1	8	638	25th	CENTRAL UNITED METHODIST	0	\$0.00	0		1			\$0.00
149	4000002100	X	4	2525	WISCONSIN	Firsta Bank Mllw, NA	1	\$656,000.00	1968		1			\$1,968.00

(All parcels listed by ascending taxkey number)												
NO. PARCEL	NO. TAXKEY	CK DG	CLS	NO. BLDG.	STREET	NAME OWNERS	EXEMPT=0	TOTAL VALUE	ASSESSMENT BASE BID	FACTOR ADJMT	ASSESSMENT FINAL BID	
150	4000011100	6	9	2801	WISCONSIN	FLACH	1	\$0.00	0	1	\$0.00	
151	4000037210	4	2	594	27th	Jerome/Dearna Murray	1	\$115,000.00	345	1	\$345.00	
152	4000038110	3	7	528	27th	Sterling Properties	1	\$211,800.00	0	1	\$0.00	
153	4000041100	2	2	510	27th	Richard J Fisher, Barbara S Fisher	1	\$80,600.00	241.8	1	\$241.80	
154	4000042000	1	2	2834	CL YBOURN	Mrs P's Galaxy Motors	1	\$2,000.00	6	1	\$6.00	
155	4000081100	0	4	2801	CL YBOURN	Figure Properties Alvin T. Schrock	1	\$200,000.00	600	1	\$600.00	
156	4000084000	0	2	2831	CL YBOURN	SAM ELYAN	1	\$73,900.00	221.7	1	\$221.70	
157	4000089100	4	9	2809	ST PAUL	Min. City Active Hwy lands	0	\$0.00	0	1	\$0.00	
158	4000201000	5	7	2111	WISCONSIN	Patidian Apartments LLC	1	\$700,000.00	0	1	\$0.00	
159	4000203000	6	7	2114	MICHIGAN	2123 W. Michigan St. LLP	1	\$525,000.00	0	1	\$0.00	
160	4000204100	8	2	2051	WISCONSIN	Manet's Mansion LLC	1	\$393,200.00	1149.6	1	\$1,149.60	
161	4000206100	9	2	2102	MICHIGAN	2123 W.Michigan St.LLP	1	\$14,400.00	43.2	1	\$43.20	
162	4000207000	8	7	2101	WISCONSIN	Patidian Apartments LLC	1	\$251,800.00	0	1	\$0.00	
163	4000212000	5	1	2032	MICHIGAN	Victor Melendez aka Victor Torres	1	\$19,700.00	0	1	\$0.00	
164	4000213000	0	1	2028	MICHIGAN	BSM LLC	1	\$42,100.00	0	1	\$0.00	
165	4000215100	8	7	2029	WISCONSIN	Maryland Court Apts.LLC	1	\$875,000.00	0	1	\$0.00	
166	4000217100	9	4	2030	CL YBOURN	C CALYANO CO. INC	1	\$316,000.00	948	1	\$948.00	
167	4000218100	X	2	2100	CL YBOURN	E.L. ENTERPRISES INC	1	\$285,400.00	866.2	1	\$866.20	
168	4000220100	5	2	2123	MICHIGAN	2123 W.MICHIGAN LLP	1	\$298,400.00	805.2	1	\$805.20	
169	4000501000	6	2	2121	WISCONSIN	City of Minn.	1	\$86,600.00	289.8	1	\$289.80	
170	4000502000	1	9	2133	WISCONSIN	Irish Cultural & Heritage	0	\$0.00	0	1	\$0.00	
171	4000503000	7	2	2207	WISCONSIN	K&G OF WISCONSIN	1	\$286,000.00	858	1	\$858.00	
172	4000504000	2	7	2217	WISCONSIN	Wagand Enterprises	1	\$278,400.00	0	1	\$0.00	
173	4000505100	4	4	2227	WISCONSIN	Ambassador Enterprise LLC	1	\$39,500.00	118.5	1	\$118.50	
174	4000508100	0	9	2222	MICHIGAN	Irish Cultural & Heritage	0	\$0.00	0	1	\$0.00	
175	4000518100	8	3	2200	MICHIGAN	K & G OF WISCONSIN INC	1	\$67,600.00	202.8	1	\$202.80	
176	4000514000	7	1	2140	MICHIGAN	LA2 LLC	1	\$79,100.00	0	1	\$0.00	
177	4000515000	2	1	2134	MICHIGAN	LA2 LLC	1	\$79,200.00	0	1	\$0.00	
178	4000516000	8	7	2130	MICHIGAN	LA2 LLC	1	\$53,300.00	0	1	\$0.00	
179	4000517000	3	1	2129	MICHIGAN	Mark A.A. Troy Worzall	1	\$65,400.00	0	1	\$0.00	
180	4000518000	9	1	2120	MICHIGAN	TROY J.WORZALL	1	\$62,400.00	0	1	\$0.00	
181	4000519000	4	4	2301	WISCONSIN	Ambassador Enterprise LLC	1	\$680,000.00	1890	1	\$1,890.00	
182	4000520000	X	7	2311	WISCONSIN	Wagand Investments 2311 LLC	1	\$239,700.00	0	1	\$0.00	
183	4000521000	5	7	617	23RD	23rd St. Partnership c/o James Katz F	1	\$269,400.00	0	1	\$0.00	
184	4000522100	7	7	601	23RD	23rd St. Partnership c/o James Katz F	1	\$178,400.00	0	1	\$0.00	
185	4000601000	X	4	2001	WISCONSIN	Thomas E. Wiseman, Marlene M.W.	1	\$180,000.00	640	1	\$640.00	
186	4000602000	5	4	2009	WISCONSIN	Thomas E. Wiseman, Marlene M.W.	1	\$34,400.00	103.2	1	\$103.20	
187	4000604100	2	9	2017	WISCONSIN	WI Correctional Foundation	0	\$0.00	0	1	\$0.00	
188	40006022000	4	1	509	20TH	Karl F. Schick & Barbara HW	1	\$35,200.00	0	1	\$0.00	
189	40006023000	X	1	505	20TH	David A. Brown, Michael D. Brown	1	\$28,200.00	0	1	\$0.00	
190	40006024000	5	2	501	20th	David A. Brown, Michael D. Brown	1	\$5,400.00	16.2	1	\$16.20	
191	40006025000	0	1	2016	CL YBOURN	Bruce Investments	1	\$27,800.00	0	1	\$0.00	
192	40006026000	6	1	2020	CL YBOURN	BSM LLC	1	\$53,400.00	0	1	\$0.00	
193	4000701000	3	4	2323	WISCONSIN	2323 Fenwickable Trust/Garnett O A	1	\$171,000.00	613	1	\$613.00	
194	4000702000	9	7	2335	WISCONSIN	Wagand Investments 2335 LLC	1	\$171,500.00	0	1	\$0.00	
195	4000703110	8	2	624	24th	Wagand Investments 624 LLC	1	\$47,100.00	141.3	1	\$141.30	
196	4000708000	1	4	2401	WISCONSIN	Eagles Auditorium c/o A. Balaschke	1	\$500,000.00	1500	1	\$1,500.00	
197	4000709000	7	4	2425	WISCONSIN	Eagles Auditorium c/o A. Balaschke	1	\$87,200.00	201.6	1	\$201.60	
198	4000710000	2	7	2435	WISCONSIN	Wagand Investments	1	\$570,000.00	0	1	\$0.00	
199	4000711000	4	4	2455	WISCONSIN	McDonald's Corp.	1	\$809,000.00	1827	1	\$1,827.00	

Brady Street Business Improvement District #11
1224 E. Brady Street
Milwaukee, WI 53202

TO: Michael Maierly, Manager, Long Range Planning

FROM: Ellen Callahan, Board Chair #11

RE: BID Activity January – December 2001

The Brady Street Business Improvement District (BID #11) worked on a number of projects in 2001. We accomplished or participated in a number of projects/activities. Briefly, we:

- Continued to work on funding and design of the pedestrian and bicycle bridges on both east and west end of the street
- augmented co-operative advertising efforts with area merchants by developing art which included an image to be used in all common advertising.
- designed color brochures and ordered special plastic holders that incorporated our "brand image". for businesses to display the brochures
- installed gold painted stainless steel "crowns" on street signs to further "brand" the street
- continued to promote Trolley ridership among neighbors, tourists and downtown employees to benefit our residents and businesses.
- continued to work with the City to address streetscape maintenance issues, including repair of streetscape crosswalks
- participated in Milwaukee Bike Task Force meetings
- facilitated monthly merchant meetings and quarterly BID meetings. In addition, 3 BID Board members served as on the Board of Directors of Brady Street Area Association and Brady Area Foundation for Art and Education.
- facilitated a "Bridge Party" that brought together many neighborhood groups & community organizers interested in river revitalization and increased connection among themselves by, increased bicycle and pedestrian amenities
- addressed ongoing "green" maintenance issues by working with an independent contractor to weed, fertilize and clean tree grates and planters, keep sewer grates clear and to clear busy crosswalks in the commercial areas after a heavy snow
- created infrastructure and planted a Prairie Garden on the Lift Station Path below the Brady St. Transit Plaza on the NE corner of Holton and Van Buren
- worked with DPW to replace 25 metal trash receptacles with heavy plastic aggregate bins
- continued our participation in meetings to discuss Downtown Connector plans
- staged an Oktoberfest that included bands, street vendors and a wine stomping
- purchased and installed new holiday decorations